

Local Plan Strategy Issues Paper

We all want our city to look good and feel good. At times in its history, Gloucester has been shaped by people with a strong vision of what it should look like. The Romans laid the foundations for an internationally important city. Norman and Mediaeval architects crowned Gloucester with its cathedral and religious buildings. The period of Empire brought seafaring ships from around the world up the new Sharpness canal and saw the construction of the docks and its great warehouses.

During the twentieth century thousands of people were given decent homes with good standards of space and sanitation. The engineers of the late twentieth century built roads that would cope with the increasing demands of the car and architects built tall buildings with rooftop car parks in the centre to cope with the rising demand for offices and shops. Most recently, the city has spread outwards with large private housing estates on green fields. Big shops and leisure clubs housed in metal warehouses have sprung up in clusters along main roads.

Most planners and politicians think we've gone too far in providing for the car. The inner roads we built are a barrier which stops the centre growing outwards. Central Gloucester suffered when most new shops got built in the retail parks. People without cars find it hard to get around to all these places, so they lose out. The city certainly will grow rapidly in the first ten years of the new millennium. We need to find space for a lot more housing because people are living longer and more people are living alone. We need more shops and places for people to learn, work and play, and we need to do something to help them get around.

Planning is often seen as a way of finding places for cities to grow in a way that will do the least harm. Suppose we try to plan our city in a way that will do the most good? To do that, this Local Plan needs to have a vision of how we all want our city to grow and get better. This issues paper brings together some ideas from the other papers and lays out one vision of how it could be done. What do you think?

Other Plans

The Council is preparing two other plans, the City Plan and the Corporate Development Plan:

- The City Plan will set out a general vision of the city's future over the next 10 to 20 years. This is being done in partnership with local community groups and other agencies. A draft City Plan is expected to be available for public consultation in June 2000.
- The Corporate Development Plan reflects the new agenda of the government. It has six key policy objectives: fairness, sustainable development, community safety, healthy living, learning and aspiration, and modern local government.

The Local Plan will be consistent with these other plans. They will provide a context for the land use objectives of the Local Plan.

Consultation and Participation

We will be holding exhibitions and informal meetings around the city. Come along and have a chat about what the Local Plan could mean for you. The dates and locations are set out below. All exhibitions will be attended by staff and informal meetings will be held in the evenings.

Exhibitions	Date
• Eastgate Shopping Centre	May 8th-12th (9-5.30pm)
• Sainsbury, Barnwood	May 15th-19th (9-5.30pm)
• Safeway, Abbeydale	May 22nd-26th (9-5.30pm)
• Asda, Bruton Way	May 30th-June 2nd (9-5.30pm)
• Tesco, Quedgeley	June 5th-9th (9-5.30pm)
• Eastgate Shopping Centre	June 12th-16th (9-5.30pm)
• Herbert Warehouse Reception	May 8th-June 16th (9-5pm)

Informal Meetings	Date
• North Warehouse, The Docks	May 11th (6-8pm)
• Matson Neighbourhood Project, Matson Lane	May 18th (6-8pm)
• Longlevens Community Centre, Church Rd	May 25th (7-9pm)
• Barton Community Centre, Conduit St	June 1st (6-8pm)
• Quedgeley Community Centre, School Lane	June 8th (6-8pm)
• Hucclecote Community Centre, Hucclecote Rd	June 13th (6-8pm)

There will also be 'topic' meetings for residents, landowners, developers and other interested parties to discuss issues in a little more depth. These will be held in the Council Offices, North Warehouse at The Docks. The dates for these are set out below with all meetings starting at 6pm and ending at 9pm.

Topic Meetings	Venue	Date
• Housing/Employment	Ctte. Room 1	May 9th
• Central Gloucester/Shopping	Ctte. Room 1	May 16th
• Travel and Accessibility	Civic Suite	May 23rd
• Green Areas	Ctte. Room 1	June 7th

Comments and Contacts

All comments on the Issues Papers should be made in writing to: **Head of Planning Services, Gloucester City Council, Herbert Warehouse, The Docks, Gloucester, GL1 2EQ**, by Friday 16th June at the latest.

You may use the comment form provided or write a letter. You can comment by e-mailing localplan@gloucester.gov.uk or use the talkback facility on the Council's website www.gloucester.gov.uk

When the consultation period has ended, all comments on land use issues will be considered by the Council in preparing the draft Local Plan. We intend to get the draft Local Plan 'on deposit' in April 2001 and this will be the next stage for public comment. For further information please call the Local Plan Team on 396831.

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 如果你希望我們把這份單張翻譯為中文，請致電 01452 396909

Local Plan Review Overall Strategy Issues Paper



Illustration from THE TAILOR OF GLOUCESTER by Beatrix Potter Copyright © Frederick Warne & Co. 1903, 1987 Reproduced by kind permission of Frederick Warne & Co.

The Local Plan shows where new development should go. It identifies sites for new homes, businesses and shops. At the same time, it also protects the best parts of our city. The Local Plan is being reviewed to guide development for the next decade and we have produced several Issues Papers for you to comment on (Overall Strategy, Central Gloucester, Shopping, Housing, Employment, Green Areas, Travel and Accessibility). This is your chance to say how Gloucester should be planned over the next ten years.

The government sets the framework for local plans. New development must be sustainable: what we do today should leave our children with a better environment. So we need to protect our green spaces by building on previously developed land as far as possible. We need to put jobs, homes, and shops close together so that people do not have to make expensive trips which cause traffic congestion and pollution. And we need to revitalise central Gloucester as a place open to everyone to live, work and enjoy themselves.

We need an eye catching way of presenting our vision for Gloucester that will capture the imagination and inspire optimism about our city's future. The ancient story of The Tailor of Gloucester, as related by Beatrix Potter, paints a picture of the mice pulling together to make special clothes for the mayor and help change the Tailor's fortunes. If we can all pull together to repair this historic city, and if we can show the same attention to quality and care for the finished product as the Tailor's helpers, then our city's future will be assured.

“We want to weave new life into Gloucester’s rich tapestry.”

Issues

New uses for an old blue ribbon

OS1. We have been spreading most new development out around the edges of Gloucester. But the government is now calling for an urban renaissance of our towns and cities. So we should be saving green fields by building more houses in old parts of the city. One idea is to build houses and flats overlooking the River Sever in the central area, and along the canal. The canal is close to a potentially good bus route up Bristol Road and the new cycle track which runs straight along the canal into central Gloucester. We could even have a water bus in summer. If we build well and include some cafes, food shops and leisure activities, maybe the whole of the city waterfront could become a place to visit.

OS2. In the last century, most houses in Gloucester were built as semis or detached homes with gardens. We now think it could be worthwhile planning some places to have a real city feel to them, with some blocks of 4 storey flats. This would give people more choice about where to live. Also, flats are less spread out than houses, so they use up less land, and people can more easily visit friends and shops on foot.

Emerald necklace

OS3. If we do build less homes with gardens, or make gardens smaller, we need to make sure that everyone is in easy reach of open spaces. This is really important for children who don’t have a garden. We need to make sure we leave enough open space for trees to grow. Wildlife needs to live side by side with us as well. If we start to plan for it now, we could try to link up the open spaces, including the waterways, to benefit nature and make walks more enjoyable.

Mix and match

OS4. In the past, planners have kept housing estates, industrial estates and other types of use separate from each other. Sometimes this is really important, to stop noise and pollution from spoiling where people live. However, these days the types of jobs that many people have don’t cause so many problems. Some people even work from home. So our idea is to allow more mixing of uses, with houses side by side with offices, shops and so on.

Issues (continued)

OS5. Some things work well together, and some don’t. Some factories need deliveries by big lorries and some take up a lot of space. It makes sense to build these close to the motorway junctions and near places where railway sidings could be built, without upsetting people in their homes. Most canal side factories no longer use the canal for transport. Maybe we could move some factories to the city edge and use more of the waterside land for houses? If we can build more houses closer to central Gloucester, then some of the land we needed for houses in the green fields could be given over to industry instead.

OS6. We need to ensure that we make the most of the land in central Gloucester. Some developments may no longer be needed in central Gloucester but occupy important sites. They may be better placed elsewhere in the city. What uses do you think could be moved away from the centre and redeveloped for mixed use?

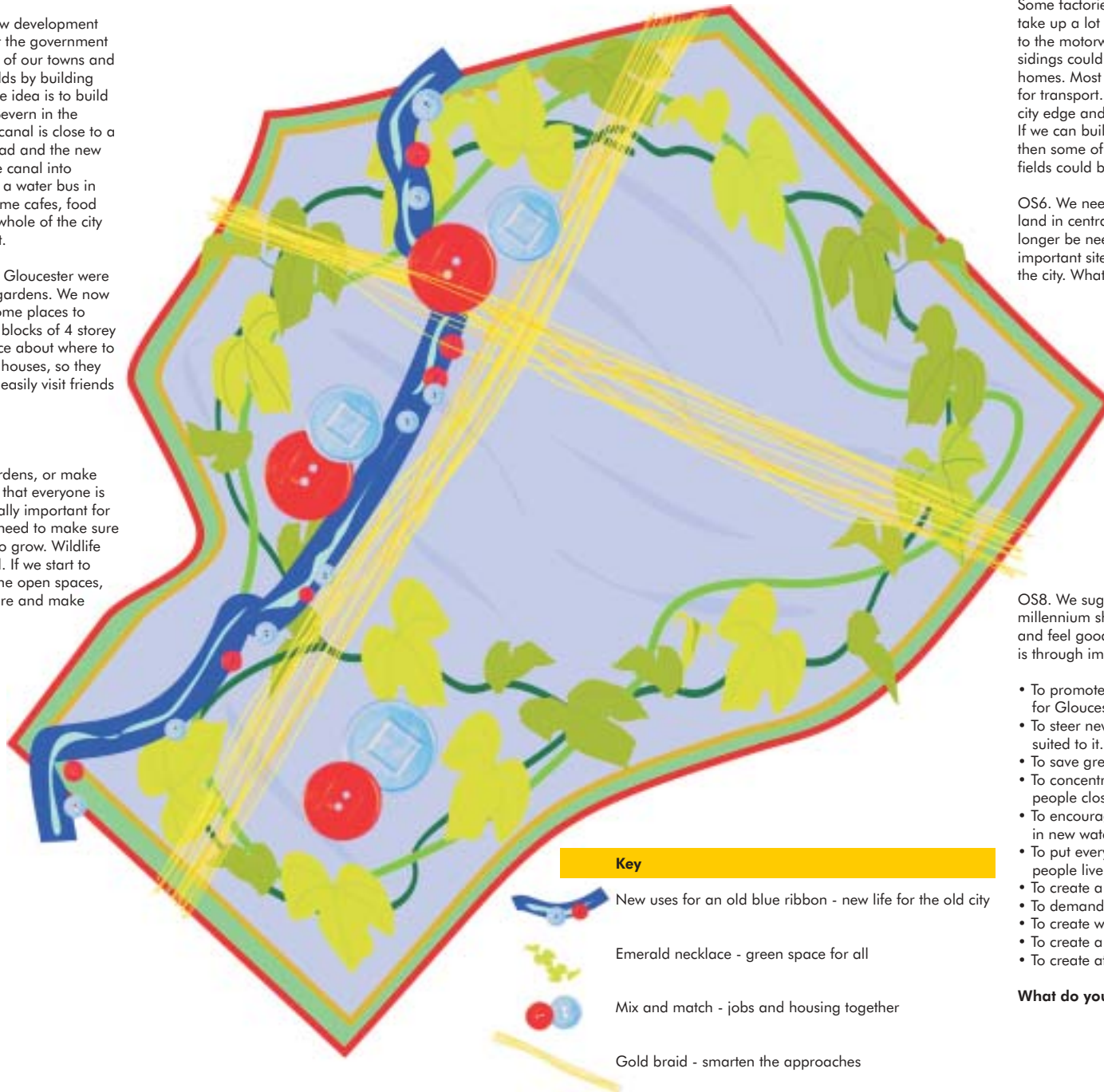
Gold braid

OS7. Many of the roads leading into Gloucester look unwelcoming. The lower Bristol Road is lined with uninteresting buildings and car display areas. It has a lot of scruffy looking advertising signs. Should we start demanding better looking buildings on main roads and allow taller buildings at ‘gateways’? Should we impose stronger controls on advertising? Should we plant avenues of trees?

OS8. We suggest that the planning strategy for the new millennium should be to help make Gloucester look good and feel good. We suggest that the best way of doing this is through implementing these strategic policies:

- To promote and seek out the right kind of investment for Gloucester.
- To steer new development to places which are best suited to it.
- To save green land.
- To concentrate development which attracts a lot of people close to central Gloucester and near bus routes.
- To encourage people to live in central Gloucester and in new waterside apartments.
- To put everyday facilities and shops close to where people live.
- To create a variety of types of place to live and work.
- To demand the best quality possible for new buildings.
- To create welcoming streets and open spaces in the city.
- To create a linked up open space network.
- To create attractive routes into the city.

What do you think?



Key

New uses for an old blue ribbon - new life for the old city

Emerald necklace - green space for all

Mix and match - jobs and housing together

Gold braid - smarten the approaches