

Rubicon Planning

**GLOUCESTER CITY PLAN 2011- 2031
EXAMINATION HEARINGS**

Matter 2 Coverage and general approach.

For Tritax Symmetry Limited

Respondent Id: 29165313

Matter Statement 2

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Appendices

Appendix 2 – Location Plan

Appendix 2 – Illustrative Masterplan

Appendix 3 – Delivery Document (Attached to Matter 1 Statement)

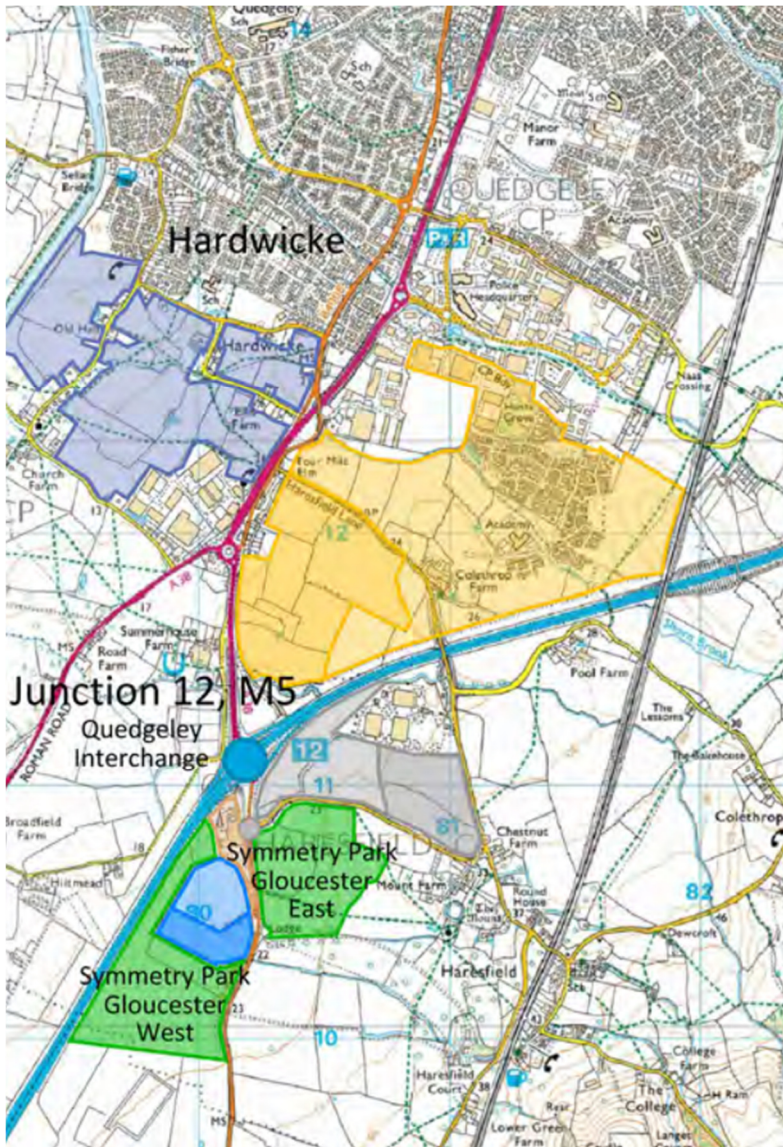
Matter 2 Coverage and general approach.

- 1.1 This Matter 2 Hearing Statement has been prepared on behalf of our client Tritax Symmetry Limited for Gloucester District Council's ('the Council') Local Plan 2031 ('the Plan') Examination in Public. Tritax Symmetry have a promotion agreement for land known as Symmetry Park, Gloucester Phase 1 and Phase 2. The Statement should be read in conjunction with previous consultation responses submitted to the Council on behalf of Tritax Symmetry in relation to this Local Plan (some of which are referred to in this Statement).

Coverage and general approach. 22. Is the vision of the GCP, and the key principles which have been identified relevant; justified; and consistent with the JCS and national policy?

- 1.2 In respect of Matter 2 Tritax Symmetry Limited (TSL) wish to comment of the Council's approach to the delivery of employment land. The first point of the expanded Vision states that between 2011 and 2031 the city Council, together with its partners, stakeholders and the community will work together in positively delivering the Joint Core Strategy and Gloucester City Plan. The Joint Core Strategy undertakes to make provision for at least 192 hectares of B-class employment land. At least 84 hectares of B-Class employment land will be delivered on Strategic Allocation sites as detailed at Policy SA1. Any further capacity will be identified in District Plans. The JCS and Local Plans underprovide around 65ha of employment land. This is set out in our response on Matter 12. Key Principle 7 is to encourage and facilitate inward and homegrown investment, attract innovative growth sectors, create high and stable levels of economic growth and productivity, and increase jobs and skills development opportunities. Failing to allocate the required supply of employment land will inhibit the achievement of this key principle and that of Key Principle 13 to tackle poverty and deprivation in the worst affected areas of the city.
- 1.3 The Key Diagram identifies Hunts Grove, which is within Stroud District, as a strategic allocation. This site is identified in the draft Stroud Local Plan as a development of 2500 dwellings to meet Gloucester's Need. The GLP similarly needs to identify land at M5 Junction 12 for employment development to meet Gloucester's need.
- 1.4 There is an under provision of employment land across the JCS area. As with housing development; land needs to be identified close to Gloucester to meet its need. J12 is ideally situated for this.

Appendix 1 Location Plan



Appendix 2 Illustrative Masterplan

