

Main Modifications to Gloucester City Plan

The Gloucester City Plan (GCP) is a plan for the area that will allocate sites for housing and employment as well as provide planning policies that will shape future development in the city. It provides a plan covering the period from 2011-2031.

Gloucester City Council has prepared a Schedule of Proposed Main Modifications to the GCP for consultation. This consultation seeks views on the proposed Main Modifications and any changes to the policy map only. It is not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings on the submitted plan. Comments should focus on whether the proposed Main Modifications comply with legal requirements and are considered sound.

All comments received will be submitted to the Planning Inspector and considered as part of the examination.

Please note that copies of all comments will be made available for the public to view (including your name but will not include any personal contact details or signatures), and therefore cannot be treated as confidential. Data will be processed and held in accordance with the General Data Protection Regulations 2018 and Data Protection Act 2018.

We are seeking your views on the Main Modifications to the Pre-submission Gloucester City Plan, which is the version of the plan submitted for examination. We would encourage you to respond by using the online consultation facility at:

<https://www.gloucester.gov.uk/planning-development/planning-policy/mainmodifications-consultation/>

However, you may also send completed forms to us via email and post:

- Email: cityplan@gloucester.gov.uk
- Post: Planning Policy, Gloucester City Council PO Box 3252, Gloucester, GL1 9FW

The consultation opens on Monday 16th May 2022 and you will be able to submit comments up to 6pm on Monday 4th July 2022.

The following response form has two parts:

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Main Modifications to the Gloucester City Plan Response Form

| |
|--|
| PART A: Personal Details – only complete once |
| Title: Mrs |
| Name: Mary Crew |
| Company: Stantec |
| Email Address: [REDACTED] |
| Address: [REDACTED] |

If you are acting on behalf of a client, please supply the following details:

| |
|---|
| Client Name: Gloucestershire County Council Asset Management and Property Services (GCC AMPS) |
| Client Organisation: Gloucestershire County Council |

Keeping you updated

| | |
|--|----|
| Would you like to be notified of future progress on the Gloucester City Plan? (* we will do this via email) | |
| YES | NO |

Part B – Please use a separate sheet for each representation

Please note – comments should be restricted to the proposed Main Modifications only and should not relate to any other aspect, site or policy of the Gloucester City Plan.

Name or Organisation: Gloucestershire County Council Asset Management and Property Services (GCC AMPS)

To which Main Modification to the Pre-Submission Plan, Policies Map or updated Sustainability Appraisal does this representation relate?

| | |
|---|-------------------|
| Main Modification, Policies Map or SA/HRA? | MM |
| Main Modification or Policies Map Number | MM or MAP MM16 |
| SA/HRA paragraph number | |

Do you support or object to the proposed modification?

| | |
|---------|---|
| Support | X |
| Object | |

Please provide comments below on the Main Modifications to the Gloucester City Plan. Please be as precise as possible. If you wish to support the Main Modifications, or comment on the modifications to the policies map or SA, please also use this box to set out your comments.

The County Council are owners of the Former Quayside House site (Site Allocation SA09 now SA07). The first phase of development comprising two general medical practitioner surgeries, associated pharmacy, open plan office space and ground floor parking is now occupied.

These comments relate to the next phase of development at the site which is currently being considered by the County Council, with a view to entering into pre application discussions in the near future.

The emerging proposals for the next phase comprise student accommodation, a multi storey car park and associated public realm. The student accommodation will provide circa 200 beds and the multi storey car park circa 400 spaces with a total of circa 450 spaces across the site.

MM16 proposes amendments to Policy A4 Student Accommodation:

Point 1.) Removing reference to 'full time' courses is supported as this would be too restrictive.

Point 4.) Support the additional text 'to the educational establishment.' Consideration of suitable bus service provision is important.

Student accommodation accords with the uses permitted in the adopted LDO for Quayside and Blackfriars.

The County Council are currently discussing the delivery of student accommodation at the Quayside site to meet identified needs from 2023.

Please set out what change(s) you consider necessary to improve the Main Modifications to the Gloucester City Plan. It will be helpful if you are able to put forward suggested revised wording for any policy or text. Please be as precise as possible.

N/A

Signature:

A rectangular box containing a solid black redaction, covering the signature of the respondent.

Date:

04/07/22

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| Main Modification, Policies Map or SA/HRA? | MM |
| Main Modification or Policies Map Number | MM or MAP MM51 |
| SA/HRA paragraph number | |

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MM51 Policy G1 Sustainable Transport addresses Car Parking at para 4.7.17. The emerging proposals for the Quayside site include a multi storey car park to meet an identified need and respond to a deficit of parking in the City Centre. A multi storey car park accords with the uses permitted in the adopted LDO for Quayside and Blackfriars.

The emerging proposals for the MSCP are that a proportion of the spaces would provide a dedicated facility for GCC staff and reduce the likelihood of GCC staff parking in other Gloucester City Centre car parks. This will alleviate the existing Gloucester City Centre car parks from the demand from GCC staff, improving access for retail users through the weekday and provide an additional facility during the evenings and weekends.

Please set out what change(s) you consider necessary to improve the Main Modifications to the Gloucester City Plan. It will be helpful if you are able to put forward suggested revised wording for any policy or text. Please be as precise as possible.

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| Main Modification or Policies Map Number | MM or MAP MM82 |
| SA/HRA paragraph number | |

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MM82 proposes amendments to Site Allocation Statement SA07: Former Quayside House, Blackfriars. The added text is *'Opportunities to improve flood protection along the River Severn as part of a wider regeneration scheme should be explored in consultation with the EA.'*

The proposed modification is supported in that liaison with the EA is good practice and will be valuable to inform emerging proposals for the site. However, it is essential that any strategic scheme which may emerge from EA work to support flood protection along the River Severn does not prejudice the timely delivery of Phase 2 of the Quayside House site. This is essential to meet an identified need for student accommodation at the site from 2023.

Please set out what change(s) you consider necessary to improve the Main Modifications to the Gloucester City Plan. It will be helpful if you are able to put forward suggested revised wording for any policy or text. Please be as precise as possible.

N/A

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