



These representations are made on behalf of Gloucestershire County Council Asset Management and Property Services (GCC AMPS) as owner of the land covered by emerging Policies, SA09 and SA18 and provide an update to representations submitted to the Pre Submission Consultation in response to the inspectors matters, issues and questions for discussion at the examination hearings: Matter 10, paragraph 85.

### **Former Quayside House, Blackfriars – Policy SA09**

The Site is proposed to be allocated in the emerging City Plan under draft Policy SA09 for B1 Class offices, Combined GP Practice, Pharmacy and residential development of approximately 50 dwellings.

Planning permission was granted on 21 November 2019 for Phase 1 of the proposed development comprising the erection of one three-storey building to comprise two general medical practitioner surgeries (Use Class D1), associated pharmacy (Use Class A1), open plan office space (Use Class B1) and ground floor parking. Development is nearing completion and is set for occupation in June 2021.

Planning for further phases of development has progressed with the site now expected to deliver a 200 place student accommodation development and car parking including replacement GCC operational parking. The further phase(s) are expected to be deliverable within 5 years.

The need for student accommodation arises from discussions with Hartpury University to satisfy their identified need from 2023 forwards.

### **Jordans Brook House – Policy SA18**

The site is proposed to be allocated in the emerging City Plan under draft policy SA18 for residential development of approximately 20 dwellings.

The inclusion of Policy SA14 is legally compliant and sound. The Site is justified, effective, and compliant with national policy. The development of this brownfield site will contribute to the housing need for Gloucester City Council.

The site is expected to become available and deliverable within the next two years following the relocation of GCC services to new accommodation within the former Quayside House, Blackfriars development (see Policy SA09)

GCC AMPS has received an approach from The Clinical Commissioning Group (CCG) enquiring about the availability of GCC owned land in the Hucclecote area for a replacement surgery, pharmacy and car parking. Feasibility work with the CCG is underway to establish if the Jordans Brook site would be suitable. If so the sites capacity for housing would be reduced from approximately 20 dwellings to approximately 10-15 dwellings to accommodate the surgery