Gloucester City Plan
Main Modifications Schedule
April 2022

The Main Modifications below are those the Inspector considers necessary to make the plan sound. They are expressed either in the conventional tracked-changes form of strikethrough for deletions and bold underlining for additions of text. In the interests of being succinct, only those paragraphs that have been amended are shown within this schedule, i.e. unchanged text paragraphs will not be shown below.

Reference	Section / paragraph of submitted plan	Main Modification
MM1	Relationship with the JCS Paragraph 1.3	Joint Core Strategy 1.3 The Joint Core Strategy (JCS) is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. It is ~~a~~ **the** strategic plan that covers a twenty-year period between 2011 and 2031, addressing cross-boundary planning matters including housing need for each of the local authorities, the need for employment land and strategic site allocations. **The JCS provides strategic policies for the local authorities, in accordance with paragraphs 20 – 23 of the NPPF. The district plans provide non-strategic policies, which for Gloucester City is the Gloucester City Plan.**
MM2	Relationship with the JCS – Appendix 6 Paragraph 4.1	~~6~~**7**. STRATEGIC POLICIES AND PROPOSALS IN THE JOINT CORE STRATEGY AND GLOUCESTER CITY PLAN ~~4.1~~ **7.1** For Gloucester the majority of strategic policies are contained within the JCS. A full list of strategic and non-strategic policies contained within the development plan as a whole are as follows: Joint Core Strategy 2011 – 2031 – Strategic Policies Paragraph 2.2 – Vision Paragraph 2.35 – Strategic Objectives 1 – 9 Policy SP1 – The Need for New Development Policy SP2 – Distribution of New Development

			Policy SD1 – Employment
			Policy SD2 – Retail and City/Town Centres
			Policy SD3 – Sustainable Design and Construction
			Policy SD4 – Design
			Policy SD5 – Green Belt
			Policy SD6 – Landscape
			Policy SD7 – AONB
			Policy SD8 – Historic Environment
			Policy SD9 – Biodiversity and Geodiversity
			Policy SD10 – Residential Development
			Policy SD11 – Housing Mix and Standards
			Policy SD12 – Affordable Housing
			Policy SD13 – GTTS
			Policy SD14 – Health and Environmental Quality
			~~Policy SA1 – Strategic Allocations~~
			Policy INF1 – Transport Network
			Policy INF2 – Flood Risk Management
			Policy INF3 – Green Infrastructure
			Policy INF4 – Social and Community Infrastructure
			Policy INF5 – Renewable Energy and Low Carbon Energy Development
			Policy INF6 – Infrastructure Delivery
			Policy INF7 – Developer Contributions
			Policy SA1 – Strategic Allocations
			Gloucester City Plan 2011 – 2031 **– Non-**strategic Policies
			Vision
			Key Principles
			Policy A1: Effective and efficient use of **housing**, land and buildings
			Policy A2: ~~Affordable housing~~ **Houses in Multiple Occupation**
			Policy A3: Estate regeneration
			Policy A4: Student accommodation

			Policy A5: Specialist housing
			Policy A6: Accessible and adaptable homes
			Policy A7: Self-build and custom-build homes
			Policy A8: Static caravan sites
			Policy A9: Extensions to existing dwellings
			Policy A10: Annexes to existing dwellings
			Policy B1: Employment and skills plans
			Policy B2: Safeguarding employment sites
			Policy B3: New employment development and intensification and improvements to existing employment land
			Policy B4: Development within and adjacent to Gloucester Docks and Canal
			Policy B5: Tourism and culture
			Policy B6: Protection of public houses
			Policy C1: Active design and accessibility
			Policy C2: Allotments
			Policy C3: Open spaces, playing fields and sports facilities
			Policy C4: Hot food takeaways
			Policy C5: Air quality
			Policy C6: Cordon Sanitaire**: Netheridge Sewage Treatment Works**
			Policy C7: Fall prevention from taller buildings
			Policy C8: Changing Places Toilets
			Policy D1: Historic Environment
			Policy D2: Non-designated heritage assets
			Policy D3: Recording and advancing understanding of heritage assets
			Policy D4: Views of the Cathedral and historic places of worship
			~~Policy E1: Landscape character and sensitivity~~
			Policy E~~2~~**1**: Biodiversity and geodiversity
			Policy E~~3~~**2**: Nature Recovery Area
			Policy E~~4~~**3**: Green/blue infrastructure
			Policy E~~5~~**4**: Flooding, sustainable drainage and wastewater
			Policy E~~6~~**5**: Renewable energy potential of the River Severn and Canal
			Policy E~~7~~**6**: Development affecting Cotswold Beechwoods Special Area of Conservation

			Policy ~~D5~~**E7**: Trees, woodlands and hedgerows
			Policy F1: Materials and finishes
			Policy F2: Landscape and planting
			Policy F3: Community safety
			Policy F4: Gulls
			Policy F5: Open plan estates
			Policy F6: Nationally Described Space Standards
			Policy F7: Shopfronts, shutters and signs
			Policy G1: Sustainable transport **and parking**
			~~Policy G2: Charging infrastructure for electric vehicles~~
			Policy G~~3~~**2**: Cycling
			Policy G~~4~~**3**: Walking
			Policy G~~5~~**4**: Broadband connectivity
			Policy G~~6~~**5**: Telecommunications infrastructure
			Policy G~~7~~**6**: Water efficiency
			Policy G~~8~~**7**: Review mechanism
			Policy SA: Site allocations
			Article 4 Directions
		7.2	Gloucester currently has two Article 4 directions, at St Michaels Square and Southgate Street Conservation Area. Full details can be found online Article 4 Direction - Gloucester City Council
			~~Gloucester City Plan – Strategic Policies~~
			~~Vision~~
			~~Key Principles~~
			~~Policy A2: Affordable housing~~
			~~Policy A6: Accessible and adaptable homes~~
			~~Policy B2: Safeguarding employment sites~~
			~~Policy B3: New employment development and intensification and improvements to existing employment land~~

			~~Policy C6: Cordon Sanitaire~~
			~~Policy E8: Development affecting Cotswold Beechwoods Special Area of Conservation~~
			~~Policy F6: Nationally Described Space Standards~~
			~~Policy G8: Review mechanism~~
			~~**Site allocations SA01 to SA22**~~
			~~Policy SA01: Land at the Wheatridge~~
			~~Policy SA02: Land at Barnwood Manor~~
			~~Policy SA03: Former Prospect House, 67 – 69 London Road~~
			~~Policy SA04: Former Wessex House, Great Western Road~~
			~~Policy SA05: Land at Great Western Road Sidings~~
			~~Policy SA06: Blackbridge Sports and Community Hub~~
			~~Policy SA07: Lynton Fields, Land East of Waterwells Business Park~~
			~~Policy SA08: King's Quarter~~
			~~Policy SA09: Former Quayside House, Blackfriars~~
			~~Policy SA10: Former Fleece Hotel & Longsmith Street Car Park~~
			~~Policy SA11: Land rear of St Oswalds Retail Park~~
			~~Policy SA12: Land at Rea Lane, Hempsted~~
			~~Policy SA13: Former Colwell Youth & Community Centre~~
			~~Policy SA14: Land off New Dawn View~~
			~~Policy SA15: Land South of Winnycroft Allocation~~
			~~Policy SA16: Land off Lower Eastgate Street~~
			~~Policy SA17: Land South of Triangle Park (Southern Railway Triangle)~~
			~~Policy SA18: Jordan's Brook House~~
			~~Policy SA19: Land off Myers Road~~
			~~Policy SA20: White City Replacement Community Facility~~
			~~Policy SA21: Part of West Quay, The Docks~~
			~~Policy SA22: Land adjacent to Secunda Way Industrial Estate~~
			~~Gloucester City Plan – Non-Strategic Policies~~
			~~Policy A1: Effective and efficient use of land and buildings~~
			~~Policy A3: Estate regeneration~~

			~~Policy A4: Student accommodation~~
			~~Policy A5: Specialist housing~~
			~~Policy A7: Self-build and custom-build homes~~
			~~Policy A8: Static caravan sites~~
			~~Policy A9: Extensions to existing dwellings~~
			~~Policy A10: Annexes to existing dwellings~~
			~~Policy B1: Employment and skills plans~~
			~~Policy B4: Development within and adjacent to Gloucester Docks and Canal~~
			~~Policy B5: Tourism and culture~~
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			~~Policy C8: Changing Places Toilets~~
			~~Policy D1: Historic Environment~~
			~~Policy D2: Non-designated heritage assets~~
			~~Policy D3: Recording and advancing understanding of heritage assets~~
			~~Policy D4: Shopfronts, shutters and signs~~
			~~Policy D5: Views of the Cathedral and historic places of worship~~
			~~Policy E1: Biodiversity and geodiversity~~
			~~Policy E2: Nature Recovery Area~~
			~~Policy E3: Green/blue infrastructure~~
			~~Policy E4: Flooding, sustainable drainage and wastewater~~
			~~Policy E5: Renewable energy potential of the River Severn and Canal~~
			~~Policy E6: Development affecting Cotswold Beechwoods Special Area of Conservation~~
			~~Policy E7: Trees, woodlands and hedgerows~~
			~~Policy F1: Materials and finishes~~
			~~Policy F2: Landscape and planting~~
			~~Policy F3: Community safety~~

			~~Policy F4: Gulls~~ ~~Policy F5: Open plan estates~~ ~~Policy G1: Sustainable transport~~ ~~Policy G2: Charging infrastructure for electric vehicles~~ ~~Policy G3: Cycling~~ ~~Policy G4: Walking~~ ~~Policy G5: Broadband connectivity~~ ~~Policy G6: Telecommunications infrastructure~~ ~~Policy G7: Water efficiency~~
MM3	Review of JCS Paragraph 1.5	1.5	The review has now begun and an 'Issues and Options' consultation was held between November 2018 and January 2019. ~~This includes a focused and accelerated review of the retail and city/town centre policies which are already progressing.~~ **The next stage will be the Draft JCS Review (Regulation 18). At the time of writing the programme is being finalised, but it is anticipated the draft plan will be considered by the authorities by the end of 2022, followed by public consultation.** Further information is available on the JCS website at www.jointcorestrategy.org.
MM4	Resource efficiency and waste reduction Paragraph 2.16	2.16	Climate change is the greatest long-term challenge facing human development. The Gloucester Climate Change Strategy (2010) identifies that even in the 'best-case scenario' Gloucester is likely to experience winters up to 42% wetter, more frequent flooding, worsening summer air pollution, drier summers and loss of wildlife habitats and species. Planning can make a major positive contribution to tackling climate change by shaping new and existing developments in ways that reduce carbon emissions and positively build community resilience to problems such as weather events and flood risk. The JCS and GCP contain policies that will require new development to be designed in ways that promote the ***efficient use of resources and waste reduction, greater*** use of sustainable transport, uplift in the generation of renewable energy, provide tree planting, create and connect to public open spaces and multi-functional green infrastructure, make use of Sustainable Urban Drainage Systems and opportunities to improve flood risk and manage it better, and to deliver improvements and net gains to biodiversity.
MM5	Vision and Key Principles		Vision New development will be built to the highest possible standard of design, focused on protecting the quality and local distinctiveness of the city, whilst responding to **and building resilience and adaptability to** the implications of climate change.

		Key Principle 1 Ensure that new development contributes to the delivery of a transforming, **low carbon** city which **is resilient and adaptable to a changing climate,** brings regeneration benefits, promotes sustainable development, **incorporating measures to reduce waste, and** makes the most efficient used of brownfield land and the reuse of vacant **and underused** buildings and space.
MM6	Development needs and strategy Paragraphs 4.1 – 4.3, 4.10 – 4.12 New paragraph	**3. DEVELOPMENT NEEDS AND STRATEGY** ~~4.1~~ **3.1** The NPPF requires that local authorities should positively plan to deliver development needs. For Gloucester, these development needs are set by the strategic level Joint Core Strategy (JCS), which was adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council **in December 2017**. Between 2011 and 2031, the development needs for **Gloucester** are **set out by the following JCS policies**. • Policy SP1 – The need for new development': **at least** 14.359 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, **at least** 192 hectares of B-Class employment land to support approximately 39,500 new jobs. • Policy SD2 – Retail and City / Town Centres': 45,500 sq m (net) of comparison goods retail floorspace and 3,600 sq m (net) of convenience goods floorspace. • Policy SD13 – 'Gypsies, Travellers and Travelling Showpeople': This policy sets out a criteria-based policy for the assessment of planning applications for these communities. The supporting text sets out accommodation needs arising from the Gloucestershire Gypsy and Traveller Accommodation Assessment (201~~6~~**7**). For Gloucester **City**, it identifies a need of two Gypsy pitches and 16 Travelling Showpeople plots arising from Gloucester's existing communities. In relation to transit pitches for those members of the community travelling through the area, the GTAA recommends that there is no need for such provision and that the authorities should instead consider the use of 'temporary tolerated stopping places'. ~~4.2~~ **3.2** Policy SP2 'Distribution of new development' of the JCS, sets out the delivery strategy, which is ~~the delivery of~~ development that maximises urban capacity, alongside the identification of urban extensions (strategic allocations) to the main urban areas of Gloucester and Cheltenham. This is so as to concentrate new

development in and around the existing urban areas of Cheltenham and Gloucester to meet their needs, to balance employment and housing needs, and provide new development close to where it is needed and where it can benefit from the existing and enhanced sustainable transport network.

~~4.3~~ **3.3** Most strategic allocations are in Tewkesbury Borough; this reflects the fact that Gloucester has a very limited land supply and in order to meet development needs, it has been necessary to work in partnership with Tewkesbury Borough Council to identify urban extensions within that local authority area. One strategic allocation, Winnycroft, is located within the administrative area of Gloucester City.

Housing

~~4.10~~ **3.4** Gloucester city's housing delivery position, as of 31st March ~~2019~~ **2021**, is summarised in the table below.

	Gloucester City	**Tewkesbury Borough**
JCS Strategic allocations (Tewkesbury Borough)	-	~~4,895~~**4,331**
Winnycroft Strategic allocation (Gloucester City)	620	-
Completed	~~3,993~~**5,070**	
Planning consents **(commitments)**	~~2,339~~**1,769**	-
'Windfall allowance'	~~640~~**512**	-
Gloucester City Plan allocations	~~972~~**920**	-
Other supply	**92**	**-**
TOTAL	~~**13,459**~~**13,314**	

~~4.11~~ **3.5** Further information is available from the housing monitoring report (~~September 2019~~ **October 2021**), available to download from the City Council's website.

~~4.12~~ **3.6** Gloucester City has a shortfall of sites to provide for identified housing needs from 2028 to 2031; this amounts to ~~900~~ **1,043 dwellings as of the end of the monitoring period to March 2021**. ~~This~~ **A** shortfall is acknowledged and accepted within the JCS. Policy REV01 'Gloucester and Tewkesbury Housing Supply Review' states the need for an immediate review of housing supply and that 'The review will cover the

		allocation of sites to help meet any shortfall in housing supply against the JCS housing requirements for the respective authorities'. ~~The JCS Review has already commenced with an 'issues and options' consultation taking place during November 2018 and January 2019. Further information is available from the JCS website.~~ **3.7 Further details of Gloucester City's housing trajectory and five-year housing land supply is provided at Appendix 1.**
MM7	Development needs and strategy Paragraph 4.14	Employment land ~~4.14~~ **3.8 Employment development is considered on a JCS-wide basis. Across the JCS area, through both strategic and non-strategic allocations, provision has been made for at least 192 hectares of traditional employment land. At the JCS examination, evidence was provided to demonstrate that there was a capacity of 7ha of employment land in the city (20). The GCP allocates** ~~From an employment perspective, a total of 14.6~~ **8.1** hectares ~~is allocated~~, either as 100% 'B Class' employment sites or as part of wider mixed-used schemes. **Together with recent commitments, such as those at King's Quarter, there is the opportunity for a substantial amount of floorspace to be delivered over the plan period.** ~~Together, they will deliver a substantial amount of employment floorspace.~~ Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council's website. **(20) EXAM180 'JCS Economic Update Note'**
MM8	Development needs and strategy Paragraph 4.16	Gypsy and traveller communities ~~4.16~~ **3.10** As identified above, there is a need for additional permanent Gypsy and Travelling Showpeople accommodation to meet the needs of Gloucester's existing communities. **The Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 identifies an overall need for two Gypsy/Traveller pitches and 16 Travelling Showpeople plots, between 2016 and 2031.** The City Council has reviewed all possible site opportunities, including their own land assets and those submitted through 'call for sites', and it has been concluded there are none that are suitable, available and viable within the

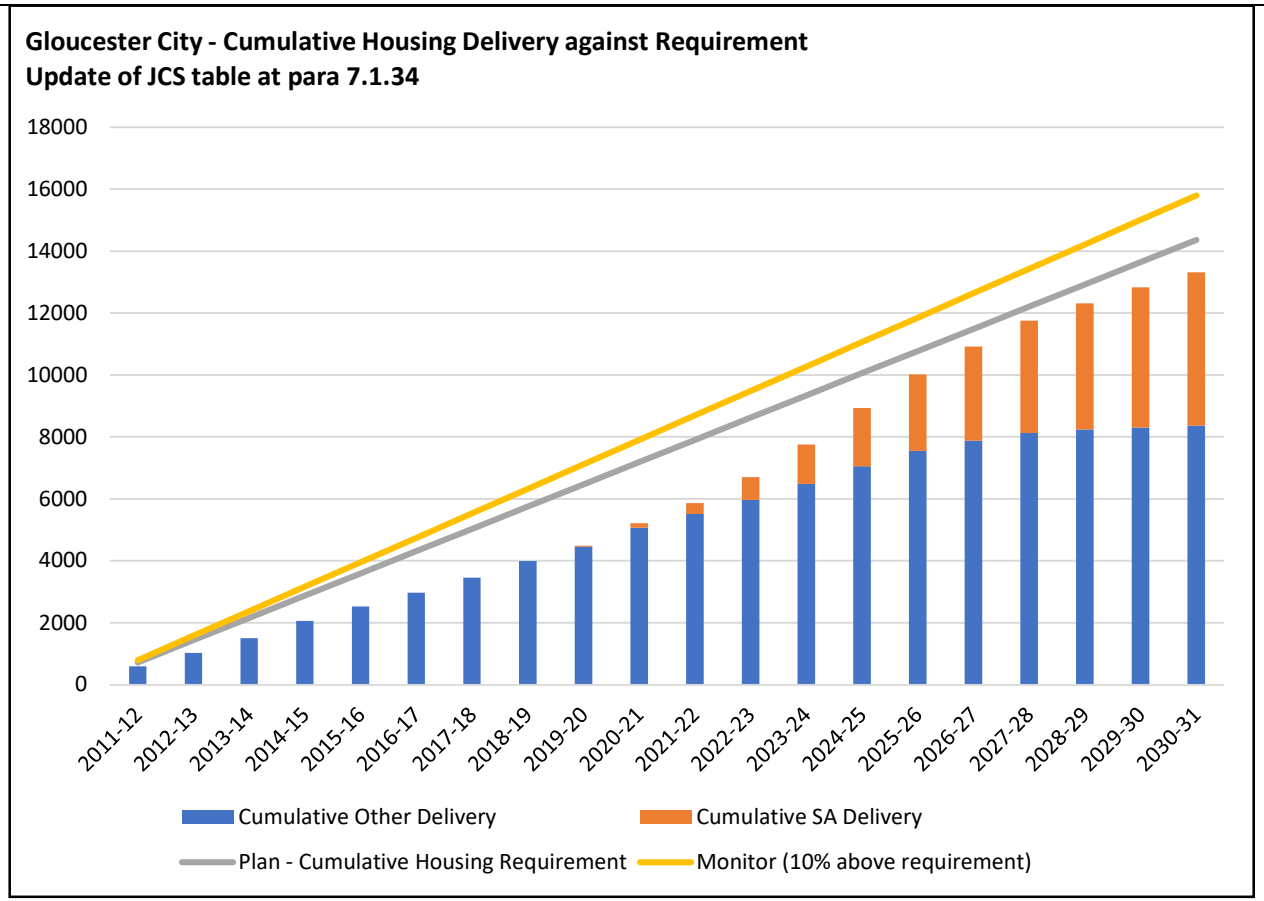
		city. A request has been submitted to all neighbouring authorities, under the 'duty to cooperate', for help in identifying deliverable sites. **Further details of the five-year housing land supply requirement for Travelling Showpeople plots is provided at Appendix 1.** **3.11 Notwithstanding this, Policy SD13 'Gypsies, Travellers and Travelling Showpeople' and Policy SD11 'Housing mix and standards' set out a positive policy mechanism to deliver sites for both travelling and non-travelling households, where consistent with other policies in the Development Plan.**
MM9	Development needs and strategy New paragraph	**Windfall development** **3.12 The JCS Review is underway. This will consider the quantum of development required and the overarching spatial strategy moving forward, including the identification of development sites. Notwithstanding this, in the context of Gloucester's current development requirements as set out in the adopted JCS, relating to general housing needs, employment land and accommodation for Gypsies, Travellers and Travelling Showpeople, the City Council will take a positive approach to proposals for additional development over and above those allocated within the development plan where they are consistent with the development strategy of the JCS and policies of the Development Plan as a whole.**
MM10	Housing Paragraphs 3.1.1 – 3.1.4. New paragraphs	Introduction and context ~~3.1.1~~ **4.1.1** There is a significant shortage of housing in the UK and this problem has persisted for decades. Not enough homes are being built to meet current or future needs and Gloucester is certainly not immune from this major social and economic issue. Gloucester's population is growing, but the city is physically constrained by the M5 to the east and floodplain to the west and is not able to meet its housing needs without formal cooperation with its neighbouring authorities. Through the adopted JCS the urban extensions to Gloucester (geographically in Tewkesbury Borough) will make an important contribution to meeting housing needs up to 2031. However, further allocations are made through the GCP and it is important that the most effective use of these sites is made of these development opportunities and that residential development delivers the range of housing required to meet the city's needs. ~~Further information on the city's housing requirement, delivery and site allocations made through the GCP is provided at Section 4 – Site allocations.~~ **4.1.2 Policy SP1 'The need for new development' of the adopted JCS sets a housing requirement of at least 14,359 new homes over the plan period of 2011 – 2031. Table SP2b of the JCS apportions the district**

		capacity in the urban area at 7,772 homes, taken from different sources of supply. This figure does not represent a cap on capacity and, as highlighted elsewhere in the GCP, the City Council takes a positive approach to development proposals, where consistent with the development strategy of the JCS and policies contained in the Development Plan as a whole. **4.1.3 The supporting text to Policy SD13 'Gypsies, Travellers and Travelling Showpeople' identify needs relating to the Gypsy, Traveller and Travelling Showpeople community. At the time of writing, there are no deliverable sites for these needs in Gloucester City. However, the Council continues to explore opportunities within its administrative area and work proactively with neighbouring local authorities to meet these needs. Furthermore, Policy SD13 and Policy SD11 'Housing mix and standards' are enabling policies that support the delivery of suitable sites, where in accordance with the development plan, should they come forward as windfall proposals.** **4.1.4 Appendix 1 provides the housing trajectory and five-year housing land supply calculation as of the end of March 2021. In addition, it appears from limited evidence available (21) that as of 1 April 2022, the Council will be able to demonstrate a five-year supply of deliverable housing on adoption of the GCP.** ~~3.1.2~~ **4.1.5** When people have decent, affordable and secure housing this acts as a foundation for healthy and happy communities and stable family lives. Ideally good housing needs to be close to schools, healthcare and public transport links. Good housing improves environmental and economic wellbeing and helps to create stronger communities and places that can act as a draw to investment and skilled workers. ~~3.1.3~~ **4.1.6** The policies in this chapter specifically reflect City Plan Key Principles 1, 3, 6 and 10. The GCP aims to create a policy framework whereby the needs of all types of households are met. The plan seeks to support families, single people, students, self-builders, the elderly, ~~and~~ those with disabilities or particular special needs, **and Gypsies, Travellers and Travelling Showpeople**. Based on the NPPF, Policy A1 provides the overall driver which seeks to use land and buildings effectively and efficiently. If this is achieved, then there is a greater prospect of a. achieving higher densities which will increase the supply of homes and b. protecting and preserving sites which need to be protected for their natural environmental value. ~~3.1.4~~ **4.1.7** Further information in relation to policies in this section is provided in the Housing Background Paper, available to download from the City Council's website.

		(21) In December 2021 the City Council was subject to a cyber incident that removed access to systems used to manage planning applications, and which records information necessary to complete monitoring and a five-year supply calculation. The Council has undertaken a headline assessment, using predicted figures in the existing housing trajectory, and will prepare a full statement in due course.
MM11	Housing New appendix	**Appendix 1 – Housing trajectory and five-year housing land supply calculation** **Housing (bricks and mortar)** **The following tables and graph provide details of Gloucester City's housing trajectory and five-year supply calculation as of 31st March 2021. It updates that provided at paragraph 7.1.34 of the adopted Joint Core Strategy (pages 109 – 110).**

Year	Other Delivery	SA Delivery	Total Projected Completions	Cumulative Completions	Plan – Annual Housing Requirement	Plan – Cumulative Housing Requirement	Monitor – No of dwellings above or below Cumulative Requirement
2011-12	593	0	593	593	718	718	-125
2012-13	430	0	430	1023	718	1436	-413
2013-14	476	0	476	1499	718	2154	-655
2014-15	554	0	554	2053	718	2872	-819
2015-16	470	0	470	2523	718	3590	-1067
2016-17	439	0	439	2962	718	4308	-1346
2017-18	487	0	487	3449	718	5026	-1577
2018-19	544	0	544	3993	718	5744	-1751

2019-20	467	21	488	4481	718	6462	-1981
2020-21	610	114	724	5205	718	7180	-1975
2021-22	440	211	651	5856	718	7898	-2042
2022-23	454	388	842	6698	718	8616	-1918
2023-24	515	540	1055	7753	718	9334	-1581
2024-25	572	609	1181	8934	718	10052	-1118
2025-26	495	585	1080	10014	718	10770	-756
2026-27	334	564	898	10912	718	11488	-576
2027-28	241	595	836	11748	718	12206	-458
2028-29	114	450	564	12312	718	12924	-612
2029-30	64	450	514	12826	718	13642	-816
2030-31	64	424	488	13314	718	14360	-1046



Update of JCS 5 Year Housing Land Supply table at para 7.1.34				
	Housing Delivery as of end March 2021	Explanation	5% Buffer	
A	GCC annual housing requirement		718	718
B	Number of years into the plan period to adoption		10	10

		C	Requirement to plan adoption		7,180	7,180
		D	Actual delivery 2011 - 2021		5,205	5,205
		E	Total delivery to date		5,205	5,205
		F	Shortfall to date	F = C - D	1,975	1,975
					Sedgefield	Liverpool
		G	5 year requirement	G = A x 5	3,590	3,590
		H	Remainder of plan period (years)		10	10
		I	Plan period shortfall to be met within the five year period	I = Sedgefield = F Liverpool = (F/H) x 5	1,975	988
		J	NPPF buffer	J = 5% of (G+I)	278	229
		K	Total number of dwellings required	K = G + I + J	5,843	4,806
		L	Total anticipated supply over 5 years		4,809	4,809
		M	Percentage of total requirement met	M = (L/K) x 100	82%	100%
		N	Supply in years	M = (L/K) x 5	4.1	5.0

MM12

Housing

New appendix

Appendix 1 – Housing trajectory and five-year housing land supply calculation

Travelling Showpeople plots

For Travelling Showpeople plots for households that meet the definition, the five-year housing land supply requirement as set out in the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017), are as follows.

Years	0 – 5 2021 – 2026	6 – 10 2026 – 2031	Total
Plots	7	1	8

		At the time of writing, there are no deliverable sites within Gloucester to provide for this need. However, the City Council continues to explore opportunities within its administrative area and engage proactively with neighbouring authorities to identify deliverable sites. Policies in the JCS support the delivery of windfall sites where in accordance with the development plan.
MM13	Policy A1 Effective and efficient use of land and buildings Paras 3.1.13 and 3.1.14	Policy A1: Effective and efficient use of **housing**, land and buildings Development **will be permitted where it** ~~proposals are required to~~ make**s** effective and efficient use of land and buildings. Development proposals should: 1. Result in overall improvements to the built and natural environment; and 2. Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, ~~or the amenities enjoyed by the occupiers of the neighbouring properties~~ **and the living conditions of neighbouring occupiers or future residents**; and 3. ~~Not lead to a saturation of intensified properties within the area; and~~ 3. Provide adequate off-street parking, access, covered and secure cycle storage which provides for the existing and proposed use; and 4. Not prejudice the potential for the comprehensive development of adjacent land; and 5. Provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development; and 6. Provide adequate, well designed, appropriately located and accessible bin storage areas; **and** **7. Be well-designed to create and support healthy living conditions.** Mixed-use developments and the re-use of vacant floors above commercial premises will be supported where it can be demonstrated that the uses are compatible and will result in safe and healthy living conditions.

		~~3.1.13 Where it is proposed to intensify an existing building (by conversion into flats or large House in Multiple Occupation) it is important to ensure that the proposal would not have a significant adverse impact on neighbouring properties or the wider area including its character. When assessing whether a proposed intensification of a dwelling would impact the character of the area consideration will be given to the number of existing of intensifications in the area. Applications that would result in a saturation of family homes converted into flats or HMOs will not be permitted. Saturation is deemed to be reached if:~~ ~~1. It would result in any residential property (C3 use) being 'sandwiched' between two intensified properties; or~~ ~~2. Intensified properties represent more than 10% of households within a 100-metre radius of the application property.~~ ~~3.1.14~~ **4.1.16** Careful consideration will be given to the design and location of the proposal as well as to amenity space, parking, servicing and access arrangements. Any residential development~~, including the intensification of an existing dwelling,~~ will be required to provide a suitable housing mix in accordance with SD11 Housing Mix and Standards of the JCS.
MM14	New Policy – Houses in Multiple Occupation New paragraphs	**Policy A2: Houses in Multiple Occupation** **Planning permission for the creation of a House in Multiple Occupation (HMOs) will be permitted where:** **1) The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and** **2) The development would not result in the creation of more than two adjacent properties in HMO use; and** **3) HMOs, including the proposed development, would represent no more than 10% of properties within a 100-metre radius of the application property.**

		4.1.19 HMOs are residential properties that were originally intended for a single household and have since been converted into a large HMO (Sui Generis) requiring planning permission. **4.1.20 Whilst HMOs can provide a valuable housing option for many, high concentrations can have a negative impact on the character of an area, and the amenities enjoyed by existing residents. To ensure an appropriate balance HMOs will be required to provide a suitable housing mix in accordance with SD11 Housing Mix and Standards of the JCS and accord with the other policies of the GCP.** **4.1.21 The number of properties will be calculated using the Council's GIS (Geographic Information Systems) mapping software. Each property has a unique location point defined on the National Land and Property Gazetteer (NLPG) and the location point of the proposed HMO will be the centre of the 100m radius. The number of residential properties falling within the 100m radius of the proposed HMO will be assessed by totalling the location points falling within that defined radius. Properties that fall partly within the 100m radius will only be included if the location point, as depicted on the NLPG, falls within this buffer.** **4.1.22 For the purpose of this approach, dwellings that are either within purpose-built blocks of flats, or within houses that have been sub-divided into separate flats, are all counted as one single property, and only the first address point is counted. This will avoid counts becoming 'skewed' by a high proportion of flats in one small area. Where a property is in mixed use, the first residential address point is counted.** **4.1.23 In an area with an Article 4 Direction small HMOs (Use Class C4) will also be counted as intensified properties. Outside of an Article 4 direction, small HMOs will not be counted as intensified properties as they do not require the benefit of planning permission.**
MM15	Policy A2 – Affordable Housing Paras 3.1.17 to 3.1.24	~~Policy A2: Affordable Housing~~ ~~On residential sites of 10 dwellings or more, or sites with a gross site area of 0.5 hectares or more, 25% affordable housing is required on all residential sites within Gloucester City.~~ ~~The City Council will support grant aided schemes that deliver greater than 25% affordable housing, and tenure and house types, that meet the city's needs. The occupation of~~

		~~affordable housing will be limited to people in need of affordable housing and shall be secured in perpetuity.~~ ~~Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the pro-rata percentage of affordable housing sought will apply to the larger area as a whole.~~ ~~3.1.17 Gloucester has a significant need for more affordable homes. JCS Policy SD12 sets out the overarching strategic policy position; 'Outside of the strategic allocations, on sites of 11 dwellings or more, or sites with a maximum combined floorspace of greater than 1,000 sq m; a minimum of 20% affordable housing will be sought on developments in Gloucester City…' This policy reflects the fact that the evidence underpinning the JCS identified value areas within which different levels of affordable housing could be achieved. This evidence has been strengthened through the Viability Appraisal prepared in support the GCP, and this demonstrates that a 25% figure can be supported residential developments in the city. Please note that since the JCS was adopted, the Government has amended the affordable thresholds as reflected in the policy above.~~ ~~3.1.18 Affordable housing is defined within the NPPF as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers), including (a) affordable housing for rent (b) starter homes (c) discounted market sales housing (d) other affordable routes to home ownership such as shared ownership.~~ ~~3.1.19 In accordance with the adopted JCS, affordable housing should be provided on-site and seamlessly integrated and distributed through the development scheme. Developments should also include a balanced mix of dwelling sizes, types and tenures to meet the future housing needs of the area, including affordable rent, and the design and price of homes should ensure they are genuinely affordable and fit for purpose.~~ ~~3.1.20 The density, layout and type/tenure mix of a site can impact on viability and therefore the ability to deliver affordable housing. Applicants should design schemes to ensure the most efficient and effective use of land, whilst being consistent with other policies in the JCS and GCP, for example in relation to design and heritage.~~

		~~3.1.21 In exceptional circumstances where an applicant may be able to provide robust evidence to demonstrate an inability to meet the affordable housing requirement, evidence must be provided in the form of a viability appraisal. This will be independently assessed for the City Council by a third party and this will be paid for by the applicant. Clarity as to the particular circumstances that have given rise to the development's reduced viability or non-viability will be established through either an open-book valuation or through an independently commissioned assessment using the Homes and Communities Agency 'Development Appraisal Tool' or other equivalent tools, to be agreed with the City Council in advance of the assessment.~~ ~~3.1.22 Where is can be demonstrated through viability that a development cannot support the required 25% affordable housing, the applicant is expected to seek, in accordance with JCS Policy SD12, public funding or other public subsidy in order to support the required level of affordable housing. Equally, the applicant should consider the mix and design of a scheme (whilst according with other relevant policies in the JCS and GCP) in order to reduce costs and maximise the delivery of affordable housing.~~ ~~3.1.23 The City Council will support schemes that deliver levels of affordable housing greater than 25%, through public subsidy or other mechanisms.~~ ~~3.1.24 In some circumstances, vacant building credit may apply to developments that would bring vacant buildings on a site back into lawful use, or where such buildings are demolished as part of a development. If the site in question is eligible, this would reduce the expected affordable housing contribution from a site.~~
MM16	Policy A4 – Student accommodation	Proposals for new purpose-built student accommodation must satisfy the following criteria: 1. The proposal will provide for an identified need of a further educational establishment located in Gloucestershire, for students attending ~~full time~~ courses for one academic year or more; and 2. The developer has entered into a formal agreement with the further education establishment; and

			3. The proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution(s); and 4. The location is well served by sustainable transport modes **to the educational establishment;** and 5. Rooms and facilities are of an appropriate size for living and studying.
MM17	Policy A5 – Specialist housing Paras 3.1.38 and 3.1.39 New paragraph		~~Development proposals for specialist housing must be~~ **Specialist housing developments will be permitted where they:** 1. **Are** supported by evidence of the demonstrable need for this form of housing within Gloucester City; 2. **Are** suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care; ~~supported by a sustainable business model.~~ 3. **Are** accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and 4. ~~In a location that avoids excessive concentration of such housing within any one street or small area.~~ **Will not lead to harm through over concentration in the local area, including but not limited to:** **a. Levels of activity that cause excessive noise and disturbance to local residents** **b. Excessive demand on social infrastructure, such as health and social care and police services** **c. Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community.** Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester. ~~in accordance with Policy A2~~.

		~~3.1.38~~ **4.1.37** Older persons households, and disabled persons households often have a limited income. **Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester.** ~~Therefore, applications will need to demonstrate how the housing costs and related service charges are sustainable in relation to local earnings and incomes of the specific group for which the housing is designed.~~ A scheme's eligibility to be treated as 'exempt accommodation' for Local Housing Allowance purposes is not an indication that the provision is affordable housing, merely that the residents housing costs are benefit supported. Consideration will need to be given to future needs of residents and whether benefit dependency undermines longer term personal development, care, or housing needs. ~~3.1.39~~ **4.1.38** Given that specialist housing often provides housing for vulnerable persons, the safeguarding of their health and wellbeing is a key issue. Proposals will need to demonstrate that the landlord and service providers are either on a relevant procurement framework and/or can demonstrate that they are a fit and proper organisation to deliver the proposed scheme. ~~Legal agreement will allow for the substitution of landlords or service providers whose business model risks long term delivery of the housing or the support/services, or the management of the scheme or provision of support/services are deemed inadequate by the Council and /or Social /Health Care commissioners.~~ **4.1.39 Proposals should support the building of mixed and balanced communities and the over concentration of specialist housing in an area may lead to harm, for example through a significant adverse impact on the amenity of occupiers in the local area, and/or excessive demand on social infrastructure.**
MM18	Policy A6 – Accessible and adaptable homes Paras 3.1.41 and 3.1.42, 3.1.45 and 3.1.46	In order to create accessible homes that meets the needs of an aging population, frail and disabled persons, and to meet the City Council's duty under the Equalities Act, the following accessible and adaptable homes standards will be met: 1. ~~50~~**25%** of housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met; and

		2. 4 (four) % of the affordable housing component of every housing development should meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' ~~to be wheelchair accessible or be easily adapted for residents who are wheelchair users.~~ ~~3.1.41~~ **4.1.41** Homes built to M4 (2) standards have design features that have been tailored to foster accessible living, helping to accommodate old age, injury, disability, pregnancy and pushchairs or enable future adaptation to accommodate this diversity of use. **Developers are encouraged to provide M4(2) dwellings across all type and tenure to meet identified need in the city.** ~~3.1.42~~ **4.1.42 Homes built to M4(3) 2 (b) standard are sufficient to meet the needs of occupants who are wheelchair users.** The National Planning Practice Guidance states that local plan policies for wheelchair accessible homes M4 (3) should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. In the interest of mixed and balanced communities, the Council would also encourage developers to build wheelchair accessible market homes, and Policy A7: Self build and custom build homes also supports provision of such homes. **4% of affordable homes should be wheelchair accessible to meet identified need on the City Council's Housing Register. Provision shall comprise of affordable rented homes to which the city council will allocate households.** ~~3.1.45~~ **4.1.45** ~~Developers of Specialist Housing may wish to increase the level of M4(3) category homes to reflect the needs of the intended occupants.~~ **In complying with this policy, developers, and in particular those delivering specialist housing, may wish to increase the proportion of properties which meet the higher M4 (2) and M4 (3) standards, including the provision of wheelchair accessible housing.** ~~3.1.46~~ **4.1.46** Compliance with the criteria should be demonstrated in the Design and Access Statement submitted with the planning application and conditions will be applied to any consent granted to ensure the standards are complied with. **Exceptions will only be made where the applicant can clearly demonstrate why, given the particular site-specific circumstances of a development, the standards cannot be met. This could, for example, be where the structure of an existing building would preclude its conversion to housing in a manner consistent with the standards.**

MM19	Policy A7 – Self-build and custom build homes	For all housing sites* either allocated in this plan or which come forward as windfall developments, and which comprise 20 or more ~~dwellings~~ **houses**, ~~a minimum of~~ 5% of ~~the net developable area shall be set aside as serviced plots.~~ **t**~~T~~he serviced plots shall be offered for sale to self and custom builders, subject to demand being identified on the Council's Self & Custom Build Register. Self and custom build plots which come forward through this policy shall be made available and appropriately marketed for a minimum of 12 months from grant of planning permission**, or a shorter period if agreed by the City Council**. Marketing should be directed at those on the Council's Self and Custom Build Register as well as the general public. If, after **the agreed set marketing period** ~~a 12-month period~~, the plots have not been sold it will be for the developer to consider whether the plots continue to be marketed as self / custom build opportunities or if they will be built out by the developer. Evidence of sustained marketing will need to be submitted to the Council. Elsewhere, windfall sites for self-build and/or custom build housing will be supported where they meet other policies within the JCP and GCP. * Excluding sites and applications for flats/apartments.
MM20	Employment development, culture and tourism Paras 3.2.2 and 3.2.3	~~3.2.2~~ **4.2.3** **Employment land is considered on a JCS-wide basis, providing** ~~The JCS provided~~ an employment strategy ~~for the JCS~~ and strategic land release at urban extensions, aligned with the Strategic Economic Plan (SEP). **Across the JCS area, through both strategic and non-strategic allocations, provision has been made for at least 192 hectares of traditional employment land. At the JCS examination, evidence was provided to demonstrate that there was a capacity of 7ha of employment land in the city (20). The GCP allocates 8.1 hectares, either as 100% 'traditional' employment sites or as part of wider mixed-used schemes. Together with recent commitments, such as those at King's Quarter, there is the opportunity for a substantial amount of floorspace to be delivered over the plan period.**

		~~3.2.3~~ **4.2.4** ~~That said,~~ The GCP ~~plays its part in~~ allocat**es**~~ing~~ sites for additional employment land, in whole or in part, at the following locations; ~~SA07 Lynton Fields (Land East of Waterwells Business Park); SA08 King's Quarter~~; ~~SA09~~ Quayside House; ~~SA17~~ Land South of Triangle Park; **and** ~~SA21~~ Part of West Quay, The Docks~~.;~~ ~~and SA22 Land adjacent to Secunda Way Industrial Estate~~. Further information is available in Section 4**5** of this plan – Site allocations.
MM21	Policy B1 – Employment and skills plans Para 4.2.16 New paragraphs	For housing development of 10 or more units and major commercial development of 1,000 sq. m or more of new internal floorspace, applicants will be required to submit an Employment and Skills Plan (ESP). The ESP will be proportionate to the scale of the proposal and identify opportunities for the employment and skills development of local people ~~through~~ **during** the ~~implementation~~ **construction and operational stages** of the proposal. ~~The ESP should address priorities identified and agreed at an early stage through consultation with the City Council and local employment and skills agencies. The ESP will have targets reflecting industry standard benchmarks, setting out the outcomes expected from the development.~~ **4.2.13** The ESP should address priorities identified **by relevant local industry groups, such as the Construction Industry Training Board (CITB)** and be agreed at an early stage through consultation with the City Council and local employment and skills agencies. The ESP ~~should~~ **will** have targets reflecting industry standard benchmarks, setting out the outcomes expected from the development. **4.2.14 The City Council will further support proposals within the ESP that seek to deliver the employment and skills aims of the EGS during the operational stage of the development.** **4.2.15 The City Council will keep the effectiveness of the policy under review through regular dialogue with housebuilders and through liaison with the Gloucestershire Employment and Skills Board, which includes industry representatives alongside learning and skills providers.**

		~~3.2.11~~ **4.2.16** Further guidance in relation to the preparation and implementation of Employment and Skills Plans is available on the City Council's website.
MM22	Policy B2 – Safeguarding employment land and buildings Paragraph 3.2.16	Employment sites and buildings will be safeguarded for ~~B class employment uses~~ **offices, research and development, light industrial, general industrial and storage and distribution,** and change of use/redevelopment to ~~non-B class~~ **other** uses will generally be resisted. Such proposals will only be supported where the following criteria are met: a. The site or premise is redundant or no longer fit for purpose or capable of meeting employment needs; ~~and~~ **or** ***b.*** **Alternative local employment facilities of an equivalent standard can be provided without adversely impacting on the operation of the existing business and its accessibility to existing employees; and** c. The proposal would not adversely impact on the continued use of adjacent employment uses; **and** d. The proposal would bring significant benefits to the local economy and/or community that would demonstrably outweigh the loss of employment land. ~~3.2.16~~ **4.2.21** ~~For the avoidance of doubt,~~ This policy applies to ~~all employment falling into Class B of the Town and Country Planning (Use Classes) Order 1987 (as amended) including Class B1 (a, b and c), B2 and B8. It applies to~~ all existing employment land and premises, consented employment land and premises, and allocations made in the GCP.
MM23	Policy B3 – New employment development and intensification and improvement to	Development proposals for new '~~B' class employment development~~ **offices, research and development, light industrial, general industrial, and storage and distribution**, and/or to

	existing employment land New paragraph	improve the quality of accommodation, the environment and intensify the use of existing employment sites will be supported where the following criteria are met: 1. Any increase in traffic can be accommodated by the transport network; and 2. Satisfactory vehicular access, parking and maneuvering space can be provided; and 3. The proposal would not result in significant adverse impact on the amenity of neighbouring uses, particularly residential properties **and it would not place unreasonable operational restrictions on adjacent existing or allocated land uses**; and 4. The scale and design of the proposal is compatible with the character of the location; and 5. It would not result in unacceptable adverse environmental impacts~~, for example~~ in terms of noise, air, water, soil or light pollution; **and** **6. Provision is made for the delivery of efficient and effective commercial waste collection services.** Proposals for limited ~~non-B class~~ **development outside these** uses will be supported where they are genuinely ancillary / complementary to the primary use of the site ~~for B class uses~~. Where such uses are defined as 'main town centres uses', they will be considered in the context of Adopted JCS Policy SD2 'Retail and City / Town Centres'. **4.2.26 With regards to waste collection from employment sites the City and County Council wish to see high quality facilities which support the implementation of the waste hierarchy and encourage the practices of resource efficiency and waste reduction.**
MM24	Policy B4 – Development within and adjacent to Gloucester Docks and Canal	Development proposals within, or adjacent to the docks and canal that facilitate accessibility and recreational use of the historic docks, waterspace and the wider canal network will be supported where they satisfy the following criteria:

	Paras 3.2.21		1. The development will not infill or reduce the depth of water of docks/canal waterspaces to the extent where it would limit the range of boats and other craft that could safely navigate and/or operate within the waterspaces; and ~~2. The development would not adversely affect, and where possible enhances the historic built character, features and setting of the open waterspaces; and~~ **2. <u>Development will be expected to respond to the significance of the historic docks conservation area and other individual heritage assets, ensuring new development makes a positive contribution to its character and distinctiveness; and</u>** 3. There will be no significant adverse impact on the ~~environmental~~ amenity of local residents, visitors, workers or other recreational users of the waterspace; and 4. The development will not adversely affect existing, and where possible makes appropriate provision for future management and maintenance of public realm, movement routes, waterspaces and quaysides, moorings or waterway infrastructure and utilities. Where appropriate, opportunities should be taken to improve or reinstate the canal towpath; and **5. <u>The development would not adversely affect the functioning of existing businesses; and</u>** **6.** Development provides net biodiversity gain and facilitate**<u>s</u>** ~~its role as~~ **<u>delivery of</u>** multifunctional green and blue infrastructure (including water quality). Where development could have an impact on internationally designated sites a Habitats Regulations Assessment is required. ~~3.2.21~~ **<u>4.2.27</u>** Gloucester Docks and the canal side is a major cultural and historic asset for the city, and already represents a major tourist attraction with the National Waterways Museum, Soldiers of Gloucestershire Museum and various festivals and events. **<u>The docks are also home to both commercial and leisure moorings as well as other commercial uses, including a successful working boatyard which add heritage value and visual interest to both the dockside and waterspace.</u>**

		~~3.2.21~~ **4.2.28** However, the waterspace is generally underutilized and represent an opportunity to attract further investment, generate footfall within the city centre and encourage physical activity and improved health and wellbeing. The Canal and River Trust has prepared a Waterspace Strategy for Gloucester Docks, which aims to increase the recreational use of the Docks and canal**, whilst retaining and supporting existing uses**.
MM25	Policy B5 – Tourism and culture Paragraph 3.2.26	The City Council will support proposals ~~that deliver the Cultural Strategy and Vision (2016 - 2026), or any future iteration. This includes proposals~~ for the provision of new creative workspaces and for the improvement and/or extension of existing tourism, arts and cultural workspace and facilities. Where the proposal includes 'main town centre uses', the applicant must demonstrate compliance with the sequential test and impact test, as set out at Policy SD2 of the adopted Joint Core Strategy. ~~3.2.26~~ **4.2.33** Gloucester has a strong and unique culture and tourism offer, with Gloucester Cathedral, the Docks, over 700 Listed buildings, Roman heritage, Gloucester Rugby, thriving festivals and events, museums and cultural venues such as the Guildhall. At the same time, it is recognized that the city lags other cities and towns of a similar size or status. In response to this, the City Council and the Gloucester Culture Trust have ambitions to build on current strengths and develop and cultural and arts offer of the city further. **The Gloucester Cultural Strategy and Vision Update 2021 – 2026 sets out a range of objectives and actions that seek to embed culture into the city's future plans, build cultural and creative industries, activities, festivals and events, and empower young people to participate in culture.** Further opportunity is identified in the City Council's adopted Heritage Strategy (2019) in terms of the role that the historic environment can play in underpinning the delivery of quality places, tourism and culture.
MM26	Policy B6 – Protection of public houses Paragraph 3.2.29	

	New paragraph		Development proposals for the redevelopment or change of use of public houses or buildings last used as public houses will only be permitted where it can be demonstrated that: **1.** All reasonable efforts have been made to keep the pub in viable use and it can be demonstrated that its continued use would not be feasible or practical~~;~~**. This will include:** **a) The submission of a comprehensive sustained marketing campaign (agreed in advance by the Council), offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;** **b) The agreed marketing campaign will be run for a period of at least six months before the planning application is submitted;** **c) The public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;** or 2. There is an existing public house within a reasonable walking distance that meets the needs of the local community; or 3. A replacement public house **that meets the needs of the local community** will be provided on part or all of the site, or within **reasonable** walking distance of the site. ~~3.2.29~~ **4.2.36** Local pubs can be an important focal point within the local community. The City Council therefore seeks to protect pubs from unnecessary loss and will seek evidence to from an applicant to demonstrate that all reasonable efforts have been made to retain the pub in viable use. ~~In order to satisfy the requirements of this policy, applicants will normally be expected to submit evidence demonstrating the following:~~ ~~a) A comprehensive sustained marketing campaign (agreed in advance by the Council) has been undertaken, offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;~~

		~~b) The marketing campaign has run for a period of at least six months before the planning application is submitted;~~ ~~c) The public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;~~ ~~d) Extensive engagement with the local community to demonstrate the acceptability of existing provision within a reasonable walking distance for the community, or alternative replacement provision.~~ ~~e) Opportunities have been explored for the public house to be taken forward through a community ownership initiative.~~ **4.2.37 To demonstrate that the alternative or proposed public house meets the needs of the local community evidence of extensive engagement will be required. As well as seeking the views of the community on their needs and the suitability of alternative or proposed provision, the community consultation shall also make the community aware of community ownership initiatives.**
MM27	Policy C1 – Active design and accessibility Paragraphs 3.3.9 – 3.3.11	Development proposals must ~~clearly demonstrate~~ **meet the highest possible standards of accessible and inclusive design, so that:** ~~1. A layout that fully accords with the principles of Active Design outlined by Sport England, or any future iteration:~~ ~~2. The proposal meets the highest possible standards of accessible and inclusive design, meeting the following principles:~~ 1. The development can be used safely, easily and with dignity by all regardless of ability, age, gender, ethnicity or economic circumstances; and 2. The development is convenient and welcoming with no disabling barriers, so that everyone can use the development independently without undue effort, separation, or special treatment; **and** 3. **The development will support healthy active lifestyles by facilitating participation in physical activity by:**

		a) **Creating the conditions for active travel between all locations within the development and to the wider local shops, services, built and natural surroundings.** b) **Prioritising active travel through safe integrated walking, running and cycling routes separate from vehicular activity.** c) **Locating new facilities in the best location for those walking, cycling or using public transport.** d) **Providing multifunctional spaces opens opportunities for sport and physical activity.** e) **Creating a network of streets and spaces that are well enclosed by buildings and/or structural landscaping.** f) **Creating a clear hierarchy of principal and secondary streets and** g) **Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.** ~~3.3.9~~ **4.3.9** Active design promotes healthy lifestyles that are made easy through: the pattern of development, providing access to local services and facilities, good levels of connectivity, green spaces and green routes, safe places for active play, and spaces for food growing. All of which will be accessible by walking ~~or~~ **and** cycling. Developers **should have regard to** ~~will be required to demonstrate how their proposals accord with the 10 Principles of Active Design outlined by Sport England in "Active Design: Planning for Health and Wellbeing through Sport and Physical Activity'~~, **'Building for a Healthy Life'** (**Birkbeck, D., Kruczkowski, S. with Jones, P., McGlynn, S. and Singleton, D. June 2020),** or any future iteration**, in developing proposals**. ~~3.3.10 Cycle parking, cycle storage, accessibility and walking distances shall meet the guidance provided in Manual for Gloucestershire Streets and any subsequent amendments from the Highways Authority.~~ ~~3.3.11~~ **4.3.10** Good design should reflect the diversity of people who use it and not impose unnecessary barriers of any kind. People of all ages, genders, ethnicity, economic circumstance, those with both physical and learning disabilities in our community should be able to access, **use** and feel safe in all new developments. This includes extensions to all public buildings and the design and layout of public open spaces and playgrounds.

MM28	Policy C3 – Public open space, playing fields and sports facilities Paragraph 3.3.20 New paragraphs		Existing public open spaces, playing fields and built sports facilities will be protected from redevelopment to alternative uses, in whole or in part, unless ~~it can be demonstrated that~~ **the following criteria are met:** **1. For public open spaces, an assessment demonstrates the site is of low value and of poor quality, with no opportunities for improvement and is surplus in terms of all functions that open space can provide.** 2. **For playing fields and sports facilities, an assessment demonstrates** there is an excess of provision in the local area, there is no current or planned future demand for such provision, **or** that there would be no overall shortfall **in provision**. If the criteria above cannot be met: 3. The open space, playing field or facility can be replaced by alternative provision of an equivalent or better quality and quantity in an accessible and appropriate location to the community where the loss would occur; **or** 4. The proposal is ancillary development that would enhance existing facilities and not reduce or prejudice its ongoing use; **or** 5. The proposal affects land that is not suitable, or **is** incapable, of forming an effective part of ~~the~~ **an** open space, playing field or facility and its loss would not prejudice the ongoing use of the remainder of the site for that purpose. ~~The need for *n*~~**N***ew* open space**,** ~~and~~ playing fields **and built sport facilities** within new development will be ~~determined~~ **provided** ~~in accordance with~~ **to meet** the **needs of the local area.** ~~aims and recommendations of the City Council's Open Space Strategy and Playing Pitch Strategy~~. Development proposals to enhance ~~or provide new~~ open spaces, playing fields or built sports facilities will be supported where they **meet the needs of the local**

		area. ~~deliver the aims and recommendations of the Council's Open Space Strategy, Playing Pitch Strategy and Built Sports Facilities Strategy, or any future iterations.~~ **4.3.19 The Council has set out in its adopted Open Space Strategy (OSS), Playing Pitch Strategy (PPS) and Built Sports Facilities Strategy (BSFS), the needs of the local area both in terms of the provision and the necessary enhancements required to improve the provision. These documents, or any future iterations, provide the detailed background evidence to support the delivery of the Council's aims and recommendations for new and enhanced open space, playing pitches, and built sports facilities.** **4.3.20 The Council's strategies also provide an assessment of the public open spaces, playing pitches and built sports facilities within the local area. These approved assessments, or any future update to them, will be used when assessing criterion 1 and 2 of this policy. It is recommended that the scope and methodology of any third-party assessments are approved in advance.** ~~3.3.20 Where new development affects land currently or previously used as a playing field (within the last five years), Sport England will be consulted as statutory consultee and the applicant will be required to demonstrate compliance with their exception tests.~~
MM29	Policy C4 – Hot food takeaways Paragraph 3.3.23	Proposals for hot food takeaways, including mobile catering units must satisfy the following criteria: 1. The design of the unit, including its ventilation and bin storage would not have a significant adverse impact on the visual amenity of the area; and 2. There would not be a significant adverse impact on the amenities of occupants of ~~neighbouring~~ **nearby** properties ~~within a reasonable distance of the proposed location~~ in terms of noise, traffic disturbance, odour, litter, light or hours of operation; and 3. There would not be a**n** **unacceptable** ~~severe~~ impact on the surrounding highway network, traffic safety or create unacceptable parking issues; and

		4. The proposal incorporates adequate waste storage and disposal facilities; and 5. There should be a minimum of two non-**hot food takeaway units** ~~A5 units~~, or at least 10 metres, between the units, whichever is greater. 6. Outside of the city centre, district centres and local centres, that the proposal is not within 400 metres of **any access to** a secondary school or college. ~~3.3.23~~ **4.3.24** To help tackle childhood obesity through supporting healthy behaviours, hot food takeaways will not be permitted within 400 metres of **any access to** a secondary school~~s~~ or college~~s~~. Primary schools have been excluded as children in this age group are normally restricted from leaving the school premises at breaktimes.
MM30	Policy C5 – Air Quality Paragraph 3.3.30	~~3.3.30~~ **4.3.31** In terms of trees, it is important to note that the level of effectiveness of any planting will depend on the season, the number of trees, the species, the siting, the canopy density and the prevailing wind direction in the particular street. NPPF Paragraph ~~81~~ **186** states that in tackling air pollution green infrastructure provision and enhancement should be considered along with other initiatives.
MM31	Policy C6 – Cordon Sanitaire Paragraphs 3.3.31 – 3.3.33 New paragraphs	Policy C6: Cordon sanitaire **– Netheridge Sewage Treatment Works** ~~Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted.~~ **Planning permission will be granted for development within the Cordon Sanitaire, as shown on the policies map, where it can be clearly demonstrated through a robust odour assessment that:** **1. The users/occupants of the proposed development will not be adversely affected by odour nuisance; and** **2. The introduction of the proposed use will not adversely affect the continued operation of the Netheridge Sewage Treatment Works.**

		~~3.3.31~~ **4.3.33** Severn Trent Water PLC (Severn Trent) is responsible for sewerage and sewage disposal. They operate Netheridge Sewage Treatment Works (NSTW) south of Hempsted, ~~a facility that processes a significant amount of waste from Gloucester City and beyond. The fields adjoining Netheridge are used for sludge disposal that, in addition to the works itself, create unavoidable smell problems within the area. In order to reasonably prevent development that would be adversely affected by smell, a cordon sanitaire area is shown on the proposals map within which development will not be permitted~~ **which is a strategic regional/subregional waste facility, processing permitted and non-permitted waste, for sewerage/sludge, domestic waste and trade waste. In order to prevent development that would be subject to odour nuisance and to prevent unreasonable constraints on the operation of NSTW, a Cordon Sanitaire is shown on the policies map. Development within the Cordon Sanitaire will not be permitted unless it can be shown that odour nuisance risk is negligible to future occupiers of that development**. **4.3.34 NSTW is identified in the Gloucestershire Waste Core Strategy 2012 under Core Policy WCS11 'Safeguarding Site for Waste Management', which states:** **'Existing and allocated sites for waste management use will normally be safeguarded by local planning authorities who must consult the Waste Planning Authority where there is likely to be incompatibility between land uses. Proposals that would adversely affect, or be affected by, waste management uses will not be permitted unless it can be satisfactorily demonstrated by the applicant that there would be no conflict.** **The Waste Planning Authority will oppose proposals for development that would prejudice the use of the site for waste management.'** ~~3.3.32~~ **4.3.35** To support ~~this~~ Policy **C6**, an assessment of odour nuisance arising from NSTW has been undertaken and has informed the boundary on the policies map. ~~The study is informed by a review of odour complains, odour surveys, a detailed dispersion model assessment and a review of a previous model assessment.~~ Severn Trent were engaged in the review process in order to understand currently and future operations, including plans for any proposed future infrastructure improvements to accommodate additional waste and/or to reduce the impact of odour on the surrounding area. ~~It categorises likely odour nuisance on the basis of odour contours from the sewage works.~~

		~~3.3.33 The extent of the cordon sanitaire has been drawn on the basis the area most likely to be affected by odour nuisance, within the 3 – 5 odour contour area. This boundary does not represent the absolute limit of the area where smells can be detected but is drawn so as not unreasonably to constrain development in the existing built-up area.~~ **4.3.36 The Cordon Sanitaire is necessarily conservative as there is uncertainty as to how odorous emissions from NSTW might alter over the plan period – for example from the intensification of waste facilities at the site due to new development and/or from the closure of nearby facilities, or from a reduction in odour emissions from NSTW through the introduction of new technology.** **4.3.37 If development is proposed within the Cordon Sanitaire, whose occupants/users are likely to be sensitive to odours from NSTW, then applicants will be required to undertake appropriate assessments to show that odour nuisance would not occur, or the new use pose a risk to NSTW's operation.** **4.3.38 Without Policy C6, an increase in nuisance impacts on new development within the Cordon Sanitaire could unduly prejudice NSTW's operation, requiring it to pursue changes to its operation that would entail excessive cost; which would be contrary to Core Policy WCS11.** **4.3.39 Development proposed within the Cordon Sanitaire must be supported by an appropriate odour assessment in line with the Institute of Air Quality Management (IAQM) guidance. Planning applications for residential development and similarly sensitive uses must be supported by comprehensive and detailed odour dispersion modelling, and appropriate source monitoring and ground-based observations. It is strongly advised that the scope of any such odour assessment is agreed with the City Council in advance.**
MM32	Policy C8 – Changing Places toilets Paragraphs 3.3.39 – 3.3.40 New pargaraph	Where **possible** ~~appropriate~~, **major non-residential developments and minor developments for community, cultural, leisure, sport and civic uses where a new or refurbished public toilet or changing facility is proposed, shall include a fully accessible and equipped toilet.** ~~major applications for retail, sports venues, cultural and leisure developments that propose to provide toilets will provide at least one toilet to the 'Changing Places' standard~~.

		~~3.3.39~~ **4.3.45** People with profound and multiple learning disabilities, as well as other disabilities that limit mobility, cannot often use standard accessible toilets. People may be limited in their own mobility and require equipment to help them, or the space to have support from one or more carers. Standard accessible toilets (or "disabled toilets") do not allow for both right-hand and left-hand side transfers, provide changing benches or hoists and most are too small to accommodate more than one person. Without ~~Changing Places~~ **fully accessible and equipped** toilets, the user is put at risk, and carers are forced to risk their own health and safety by changing their loved one on a toilet floor. This is potentially dangerous, unhygienic and undignified. Everyone has a right to live in the community, to move around within it and access all its facilities. For some people the lack of a fully accessible toilet is denying them this right. ~~3.3.40~~ **4.3.46** At present, none of the public toilets in the city ~~meet this standard~~ **are fully accessible**, although a **'**Changing Places**'** toilet is proposed within the refurbishment of Kings Walk Shopping Centre. The City Council will actively encourage developers to provide enhanced accessible toilets within schemes. This is considered especially important for those uses that are accessed by the public. This ~~reduces the~~ **will help to improve the** accessibility of the city and its enjoyment for some of our residents and visitors. The Council endorse the use of "Changing Places: the practical guide" which can be found at http://www.changing-places.org/install_a_toilet.aspx **4.3.47 A fully accessible and equipped toilet includes space for two carers to change an adult with all of the necessary equipment required to do this with ease and in comfort.**
MM33	Policy D1 – Historic Environment	Development proposals must conserve the character, appearance and significance of designated and non-designated heritage assets and their settings. Proposals should demonstrate: 1. The protection and enhancement of existing heritage assets and their settings in proportion with the significance of the asset; and

			2. The conservation of features that contribute to the significance of a heritage asset, including structures forming part of the curtilage; and 3. The proposed use of the heritage asset is compatible with ~~the preservation~~ **sustaining** or enhanc**ing**~~ment~~ ~~of~~ its significance; and 4. The proposal conserves and enhances the character, appearance and architectural quality of the area and wider setting in terms if siting, scale, form, proportion, design and materials; and 5. The use of high quality and locally distinctive materials following traditional building methods and detailing, where appropriate; and 6. Retains important views into or out of the Conservation Area. **Great weight will be applied to the conservation of designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm will require clear and convincing justification.**
MM34	Policy D2 – Non-designated heritage assets		~~Where development affects a non-designated heritage asset, it is necessary to satisfy the following criteria. Development proposals should:~~ **Development affecting a non-designated heritage asset, or its setting, should protect and where appropriate enhance its significance. Where harm is likely to occur, the scale of the impact and the significance of the heritage asset will be considered. Development proposals should:** 1. Be of high quality and designed sympathetically to preserve the historic, architectural and archaeological interest. 2. Respect the surrounding landscape and its setting. 3. Seek to enhance the character of the non-designated heritage asset.

		Proposals for demolition or total loss of non-designated heritage assets will be subject to a balanced assessment taking into account the significance of the asset, the scale of harm or loss, and that all reasonable steps have been taken to retain the asset, including an assessment of alternative uses.
MM35	Policy D4 – Shopfronts, shutters and signs Paragraphs 3.4.20 and 3.4.21	Policy ~~D4~~**F7**: Shopfronts, shutters and signs **Developments that** ~~There will be a presumption in favour of~~ retain~~ing~~ ~~good quality~~ traditional shopfronts**, including any features such as blind boxes or historic signage,** ~~where they make a positive~~ contributi~~on~~**g** to the character of an area **will be supported.** ~~The City Council will support the following~~ **Developments for shop fronts, shutters and signage will be permitted where it can be demonstrated that:** **1.** **The p**~~P~~roposal~~s~~ ~~that~~ retain**s** or reinstate**s** **a** traditional timber shopfront architectural detailing, including timber fascia~~s~~ and painted signage; **or** 2. **Proposals for new shopfronts** ~~New shopfronts which~~ are of high quality and respond**s** to the **character of the scale and design of the building and the** character of the area; 3. Internal shutters ~~which~~ are open and allow shopfront displays to be prominent in the streetscene; 4. Signage ~~which~~ is sympathetic to **the scale and architectural style of the building,** its surroundings, and **is** not visually dominant or results in visual clutter; **In an historic setting in addition to the above the following will also be supported:** 5. **Non-illuminated or halo illuminated signage for applied and freestanding signage;** ~~Illuminated signage which is halo illuminated especially in sensitive historic settings;~~

		6. Timber fascia signage; 7. Traditional hanging signs in timber on a metal bracket; and 8. Colours for shopfronts and signage ~~should be~~ sympathetic to the character of a building or area. ~~and very bright and garish colours. should be avoided.~~ ~~Proposals to alter or create a new shopfront, shutter or signs should take account of the guidance provided in the Shopfronts, Shutters & Signage Design Guidelines for Gloucester Supplementary Planning Document and any future iterations.~~ ~~3.4.20~~ **4.6.31** The Shopfront, Shutters and Signage policy will ensure that schemes are well considered and make a positive contribution to the streetscene and wider urban environment. **Well-designed shopfronts and associated signage add to the character and quality of the city, change perceptions of local character and create a sense of place and pride.** Most people recognise the importance of an attractive central shopping core to the city ~~and~~ encourage**ing** tourism and providing an attractive environment for business and residents. **Shopfronts should be designed to provide active building frontages with display windows, which contribute to the vibrancy of the shopping area and provide visual interest in the streetscene. Signage should be subtle and complement the built environment.** ~~A high standard of shopfront design, construction and maintenance is one of the most effective ways of improving appearances and changing perceptions of local character and pride~~. Retention of historic shopfronts and sympathetic signage can help to protect the history of our city, provide opportunity for innovative and imaginative design and can result in a more attractive, richly varied and prosperous environment for residents, traders, workers and visitors alike. **4.6.32** In all cases, both in an historic setting or in a more modern setting, it is important that shopfronts and signage are well proportioned, and **the design and materials will need to take into account the character and appearance of the property and the wider area** ~~sympathetic in scale and design to the building and the wider street scene~~. ~~3.4.21~~ **4.6.33** ~~Proposals should accord with the~~ **The** City Council's Shopfronts, Shutters & Signage Design Guidelines for Gloucester Supplementary Planning Document (2017) or any future iteration~~. This document~~ provides information on general design guidelines **that can be applied to the** ~~to be used during the~~ design

		or alterations to shopfronts, shutters and signs across the city**.** ~~and will be used to support the regeneration of Gloucester.~~
MM36	Natural Environment – Introduction and context Paragraph 3.5.2 New paragraph	~~3.5.2~~ **4.5.2** At a local level the Gloucester City Plan (GCP) seeks to make a difference. The policies in this chapter specifically reflect Key Principles 1, 9 and 11. In July 2019, the City Council declared a climate emergency, committing to make the city carbon neutral by 2050 and the Council's activities by 2030. All the policies aim, directly or indirectly, to address climate change. With effective implementation on the ground, these policies will make a difference locally even if the results seem small when weighed against the global climate change scenario. There is a push to protect our most valued natural environments and species and to green our urban neighbourhoods with more trees and more green roofs/walls. In doing this we cool the city, create more attractive places, encourage wildlife and tackle air pollution and associated health problems. The plan seeks better quality green**/blue** infrastructure in Gloucester and areas where nature can recover and thrive. **4.5.3 Part of the area covered by the Gloucester City Plan lies within the South West Marine Plan area. Decisions on any development likely to affect this area should take the South West Marine Plan, and the Marine Policy Statement, into account in accordance with s58 of the Marine and Coastal Access Act. The Marine Management Organisation (MMO) should be consulted as appropriate. Also see the requirement in the supporting text for Policy E5 'Renewable energy potential of the River Severn and canal'.**
MM37	Policy E1 – Landscape character and sensitivity Paragraphs 3.5.5 and 3.5.6	~~Policy E1: Landscape character and sensitivity~~ ~~Development proposals in areas of Gloucester outside of the Joint Core Strategy (JCS) Landscape Characterisation and Sensitivity Analysis (supporting JCS Policy SD6) will be judged on their own merits. Applicants will be expected to adopt a balanced approach, providing for housing, employment and/or other needs whilst seeking to protect and enhance features of the local landscape which contribute to a sense of environmental quality and local distinctiveness.~~ ~~Trees, hedgerows and areas of green (not otherwise protected) but which contribute to local landscape character should, where at all possible, be retained and utilised to~~

		~~enhance development. Applications should make clear how retained features will be effectively managed and maintained in the future.~~ ~~For major development proposals, a Landscape Visual Impact Assessment will be required where it is considered that the local landscape is particularly sensitive.~~ ~~3.5.5 This policy has clear links to JCS Policy SD6 Landscape and the associated evidence base namely the report: Landscape Characterisation Assessment and Sensitivity Analysis. This evidence focused the sensitivity analysis on the fringes of the city but excluded those within the urban area.~~ ~~3.5.6 This policy is focused on development sites in their wider landscape context; it's focus is on the wider setting, character and sensitivity which can be important even when assessing small schemes.~~
MM38	Policy E2 – Biodiversity and geodiversity Paragraph 3.5.8	Policy E~~2~~**1**: Biodiversity and geodiversity Development proposals must demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network. Potential adverse impacts on natural environment assets, including the connectivity of the ecological network, must be avoided or satisfactorily mitigated ~~in line with the objectives of the Gloucestershire Local Nature Partnership or a future equivalent body~~. ~~3.5.8~~ **4.5.7** In accordance with the NPPF, the City Council seeks to protect and enhance the ecological network, improving the biodiversity of sites by achieving net biodiversity gains from development. Developers should demonstrably follow the mitigation hierarchy, which should be designed to maintain and, where possible, improve the connectivity of the network. ~~The appropriate type and level of provision will be a matter for the City Council in consultation with bodies such as the Local Nature Partnership (LNP).~~
MM39	Policy E3 – Nature Recovery Area	Policy E~~3~~**2**: Nature Recovery Area

	Paragraph 3.5.16	The Severn Vale Nature Recovery Area (NRA) as shown on the policies map has been identified as an area for biodiversity offsetting as part of achieving biodiversity net gain when proposals cannot deliver enhancements on site or at priority Green Infrastructure projects. Development proposals within the NRA, or in an area ecologically related to it, should identify the biodiversity constraints and opportunities. Applicants should show how the proposal will help to achieve net gain for biodiversity in keeping with **identified** ~~the~~ species and habitat priorities ~~identified in consultation with the Local Nature Partnership (LNP) or future equivalent body~~. ~~3.5.16~~ **4.5.14** Target species currently identified for the Severn Vale NRA are: Brown Hare, Otter, Water Vole, Reed Bunting, Farmland Birds, Curlew, Herring gull, True Fox Sedge, Bullfinch, Bewick Swan, all bat species, Great Crested Newt, Lesser Spotted Woodpecker, House Sparrow, Starling, Noble Chafer, Mistletoe Marble Moth and the Harvest Mouse. The priorities may be subject to change ~~due to ongoing renewal of evidence and will be determined by the LNP~~.
MM40	Policy E4 – Trees, woodlands and hedgerows New paragraphs	Policy E4**7**: Trees, woodlands and hedgerows Development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site**, including trees and hedgerows.** In the case of an unavoidable significant adverse impact on trees, woodlands and hedgerows, the developer must provide for measurable biodiversity net gain on site, or if this is not possible: 1. At nearby Green Infrastructure projects/areas; or 2. In suitable areas of parks, open spaces, verges; or

3. Through the restoration or creation of traditional orchards, prioritising sites identified as opportunities for increasing the connectivity of the ecological network; or
4. As new or replacement street trees.

Development which would result in the loss of irreplaceable habitats such as Ancient Woodland, Ancient Trees and veteran trees* will not be permitted except in wholly exceptional circumstances.

On development sites where existing trees to be retained, applicants will be required to demonstrate how these trees will be protected through all phases of development. ~~It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions.~~

All new streets must be tree-lined unless, in specific circumstances, it can be demonstrated that there are clear, justifiable and compelling reasons why this would be inappropriate.

All new planting, either on site or elsewhere in the city as part of biodiversity net gain must be provided to the satisfaction of the City Council.

4.5.56 New planting should include measures for appropriate long-term maintenance. It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions. The Council's Arboriculturist will advise.

4.5.57 Through planning conditions, for the protection of wild birds, developers should be dissuaded from using exclusion netting and encouraged to either retain woodland features or undertake works at appropriate times of year.

		* Veteran trees are defined as 'trees that are of interest biologically, culturally or aesthetically because of their age, size or condition' (Ministry of Housing, Communities and Local Government; Ancient trees and veteran trees: protecting them from development', 2019). **For veteran trees root protection buffers should generally be greater than standard buffers. Again, the Council's Arboriculturist will advise.**
MM41	Policy E5 – Green/blue infrastructure~~–~~ Building with Nature Paragraphs 3.5.21 – 3.5.25 New pargaraph	Policy E~~5~~**3**: Green/**Blue** Infrastructure~~: Building with Nature~~ Development must contribute towards the provision, protection and enhancement of Gloucester's Green**/Blue** Infrastructure Network. Contributions should be appropriate and commensurate to the proposal. Major development proposals will be designed in accordance with ~~'Building with Nature' standards~~ **recognised** standards. ~~3.5.21~~ **4.5.17** JCS Policy INF3 and the associated JCS Green Infrastructure Strategy (GIS) seek to connect the urban areas of Gloucester with the high-quality green**/blue** infrastructure ~~(GI)~~ assets of the Cotswold's AONB and the Severn Vale. ~~GI~~ **Green/blue** infrastructure and **their** ~~and its~~ associated corridors and links are a vital component of maintaining and enhancing health and wellbeing. **They** ~~It~~ also ~~has~~ **have** functions regarding biodiversity, connecting the ecological network, surface water management, climate change adaption and amenity value. Importantly, ~~it~~ **local green/blue infrastructure** also contributes to mitigating recreational impacts on European designated sites, including Cotswold Beechwoods. **4.5.18 Waterside areas, or areas along known flood routes, can act as Green Infrastructure, being used for recreation, amenity and environmental purposes, allowing the preservation of flow routes and flood storage, and at the same time providing valuable social and environmental benefits contributing to other sustainability objectives.** ~~3.5.22~~ **4.5.19** Development should contribute towards this objective, and to the broader network of ~~GI~~ **green/blue** corridors and assets across the city using SuDS, open space, green roofs and walls and tree planting. **It is important that blue infrastructure such as rivers, streams, canals, lakes, ponds, wetlands and floodplains are fully considered as important assets.**

		~~3.5.23~~ **4.5.20** Development has the potential to block corridors resulting in the isolation of habitats from the ecological network which is a concern in an urban area such as Gloucester. The rivers, brooks, disused railway corridors, footpaths and open spaces form important corridors linking communities within the city and habitats to the wider countryside. These vital corridors need to be protected and where possible enhanced for their biodiversity value and as pedestrian/cycle routes through the city. ~~3.5.25~~ **4.5.21** For major developments, the Council will expect developers to **design schemes in accordance with recognised standards, for example Building with Nature or the National Design Guide.** ~~use 'Building with Nature' standards, to inform development.~~ Compliance should be demonstrated through the Design and Access Statement and/or a site-based green infrastructure strategy.
MM42	Policy E6 – Flooding, sustainable drainage and wastewater Paragraphs 3.5.27, 3.5.36 – 3.5.37, 3.5.44 – 3.5.45 New pargaraph	Policy E~~6~~**4**: Flooding, sustainable drainage, and wastewater Development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere. In accordance with the National Planning Policy Framework, ~~flood risk betterment shall be sought through the development process~~ **opportunities provided by new development should be used to reduce the causes and impacts of flooding in the area and beyond, through the layout and form of development, the appropriate application of sustainable drainage systems and, where appropriate through the use of natural flood management techniques.** Flooding ~~3.5.27~~ **4.5.24** Gloucester has been identified as a 'Flood Risk Area' by the Environment Agency following a preliminary flood risk assessment for river, sea and reservoir flooding, carried out to meet the requirements of the European Floods Directive (2007/60/EC) (transposed into the Flood Risk Regulations (2009)). Flood Risk Areas are where the risk of flooding is likely to be significant at a national scale for people, the economy or the environment (including cultural heritage). As such, it is particularly important that Gloucester has robust policy with respect to flooding, sustainable drainage, watercourses and wastewater. All of Gloucester's watercourses are considered to lack capacity during design rainfall events;

		any increase in surface water discharge from development sites therefore represents an increase in flood risk. **Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development.** **Upstream Natural Flood Management** **4.5.33 Upstream Natural Flood Management (NFM) may be appropriate in some circumstances as this can achieve the complementary benefits of effective flood risk management and habitat creation. Watercourses in greenspaces, the rural/urban fringe and in appropriate designated areas should be considered.** Climate Change ~~3.5.36~~ **4.5.34** In calculating the attenuation volume requirements, the uplift on rainfall to allow for climate change shall be 40%, unless it can be demonstrated that the site is likely to revert to greenfield prior to 2070. It is expected that the Environment Agency climate change guidance will be updated in 2019/20 to incorporate the UK Climate Projections 2018 data (UKCP18). This is likely to increase the 40% requirement, and developments will be expected to adhere to the latest guidance, including any future upgrades to climate change guidance during the plan period. ~~3.5.37~~ **4.5.35** For calculating the climate change uplift for ~~river~~ **both tidal and fluvial** flows (i.e. to determine the design flood level for **the appropriate lifetime of** a development which influences ~~the~~ **its** design**/layout** of the development including floor levels, flow routes, floodplain compensation and safe access and egress arrangements), developers should refer to the latest Environment Agency climate change guidance. Developers are encouraged to assess the Upper End allowances (currently 70% for the Severn River Basin District based on 100 years lifetime of development). Major regeneration projects and infrastructure development are expected to ~~be~~ ~~designed to~~ **incorporate** this level **as part of any mitigation measures**. Financial contributions towards flood risk management infrastructure

		~~3.5.44~~ **4.5.42** **For all developments in areas with known flooding issues, appropriate mitigation and construction methods will be required including, where appropriate, contributions towards maintenance of existing defenses that benefit the site, development or maintenance of existing flood warning services, developments of future flood alleviation projects and/or provision of upstream rural SuDS projects**. ~~Where appropriate, in partnership with the Environment Agency and other flood risk management bodies, the Council will seek financial contributions towards flood risk management infrastructure.~~ The advice within paragraph 56 of the NPPF relating to planning obligations shall be key to determining appropriateness. Such instances would be rare but could include cases where the safety of a development and/or the ability to access the development safely, relies upon flood defences, the Environment Agency's Flood Warning System, or other flood risk management infrastructure. ~~3.5.45~~ **4.5.43** The Environment Agency has experience of working with developers and Councils in Gloucestershire to secure financial contributions in such cases. Money secured through such planning obligations can be used towards maintenance and improvements of flood defences, provision and upkeep of river gauges (which support the Flood Warning Service), and other flood risk management projects. **Where appropriate, money will be secured through the appropriate funding mechanism for upstream Natural Flood Management.**
MM43	Policy E7 – Renewable energy potential of the River Severn and the canal Paragraph 3.5.47	Policy E~~7~~**5**: Renewable energy potential of the River Severn and the canal Development proposals that utilise the renewable energy potential of the River Severn and the Gloucester and Sharpness Canal will be supported providing there will be no adverse impacts on commercial and leisure uses and on the biodiversity of watercourses and riparian habitats. ~~3.5.47~~ **4.5.45** Gloucester benefits both from a major river and a broad canal running through parts of the city. Through the use of heat exchange technologies there is the potential for significant benefits in terms of the heating and cooling of existing or future buildings. All applications proposing any water generated renewable energy generation (be this for heating, cooling or electricity generation) should consult with the Canal & River Trust and Natural England **and the Marine Management Organisation. Decisions on**

		applications affecting the marine area must consider the South West Marine Plan and Martine Policy Statement in accordance with the Marine and Coastal Access Act.
MM44	Policy E8 – Development affecting Cotswold Beechwoods Special Area of Conservation Paragraph 3.5.54	Policy E~~8~~**6**: Development affecting Cotswold Beechwoods Special Area of Conservation Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) (alone or in combination), and the effects cannot be mitigated. In order to retain the integrity of the SAC, and to provide protection from recreational pressure, all development that results in a net increase in dwellings will be subject to Habitats Regulations Assessment for likely significant effects. Any development that has the potential to lead to an increase in recreational pressure on the SAC will be required to identify any potential adverse effects and provide appropriate mitigation. This will be in accordance with the SAC mitigation and implementation strategy or through a Habitats Regulations Assessment. Development which is likely to generate road traffic emissions to air, which are capable of affecting the SAC, will be screened against the Habitats Regulations Assessment Framework~~ in line with Natural England's guidance 'Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)', or any future iteration~~. ~~3.5.54~~ **4.5.52** The Cotswold Beechwoods SAC lies within 200m of the A46. The 'air pollution information service' (APIS) website (www.apis.ac.uk) indicates that the SAC currently exceeds its critical loads and levels for nutrient nitrogen. Natural England have therefore advised that development proposals that may generate additional traffic along this route should take account of **its** Guidance Note NEA001 **(or any future iteration)**. This will ensure that the most up-to-date information in line with the Habitats Regulations 2017 are referenced and that the information is consistent with the Wealden case law dealing with in

		combination effects.
MM45	Policy F1 – Materials and finishes Paragraphs 3.6.7 – 3.6.8	Development proposals should achieve high quality architectural detailing, **with** external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality. **The** ~~and respect the~~ wider landscape **should be respected in terms of the views into the city from Robinswood Hill, and the surrounding hills.** Innovative modern materials will be encouraged where they ~~strongly compliment~~ **complement** local distinctiveness. ~~3.6.7~~ **4.6.7** Attention to detail can really make or hinder the overall design, appearance and **sense of** quality of a place. Particular attention ~~will~~ **should** be paid to: finishes, materials, ~~joins and fixing methods between materials, window sills (double sub-sill window sills are architecturally inappropriate), window reveals, window design, lintels, door design, the placement of meter boxes, flues, vents, chimneys, gutters and down water pipes, aerials, antenna and boundary treatments (although this list is not exhaustive)~~ **and the placement of external features to ensure the architectural design remains uncluttered, well designed and beautiful**. ~~3.6.8~~ **4.6.8** The wider landscape of a scheme needs to be carefully considered. New developments should avoid the use of light coloured or reflective roofing materials so that the development does not have undue prominence **or create glare,** when viewed from the surround**ing** landscape.
MM46	Policy F2 – Landscape and planting New paragraph	**Planning applications for** ~~M~~**m***ajor* development proposals **where landscaping is to be considered,** must be accompanied by a landscape scheme, incorporating hard

		landscape and planting details. ~~Such plans must~~ **Planning permission will be granted for schemes that:** 1. ~~Exhibit a design and choice of~~ **Use high quality** hard materials, boundary treatment and planting appropriate to the particular location and existing landscape character, or create a new and distinctive character where this is currently lacking; and 2. Retain and incorporate existing natural features such as trees, hedges and watercourses, where possible; and 3. Ensure, ~~in appropriate developments, especially housing schemes,~~ that adequate space is provided for the planting and maturing of suitable large-scale trees **and hedgerows**; and 4. ~~Indicate~~ **Incorporate well designed, suitable, and functional** areas of public open space and amenity land. **Plans must indicate which spaces** ~~that~~ are proposed for adoption and provide full details of who will be adopting and maintaining the spaces. Where appropriate, the use of native species in planting schemes will be required. **4.6.12 Adequate space must be provided around trees and hedgerows to ensure that when they achieve maturity there is still plenty of space around them for them to thrive, be easily accessed and maintained, remain healthy and not cause any nuisance to the occupiers of nearby buildings. Leaving insufficient space can mean that trees and hedgerows fail to thrive and can lead to future requests for their removal.**
MM47	Policy F3 – Community safety New pargraphs	Development proposals, including the associated public realm and landscaped areas, must be designed to ensure that community safety is a fundamental principle of the proposed development. This includes:

		1. Maximising natural surveillance; and 2. Laying out the development in a way that creates secure perimeter blocks with back to back development; and 3. Providing secure rear gardens; where there are rear accesses these are secure and private; and 4. Parking on plot or to the front of active frontages that provide overlooking; and 5. Creating attractive to use, safe and where appropriate vibrant streets which provide visual interest and active frontages, particularly at street level avoiding blank walls; and 6. Footpaths **and cycle routes** that are well designed, lit, ~~straight~~ **direct** and overlooked. **4.6.16 Lighting shall have low energy needs and be designed to ensure that it does not create excessive glare to highway users or to residential properties. Lighting that would have a detrimental impact on wildlife would not normally be permitted.** **4.6.17 If in exceptional circumstances rear parking courts are permitted, they should be well lit, overlooked, the same style as other parts of development, and restricted to a maximum of 10 spaces per court. Parking courts should only have one entrance/exit point to ensure that there is no reason for non-residents to travel through the court.**
MM48	Policy F5 – Open plan estates	Enclosure of front and side gardens and unusable strips of land will be **permitted** ~~allowed on existing~~ **in** open plan estates provided that the land to be enclosed does not adjoin a footpath link. **In all cases the** ~~and its~~ enclosure ~~does~~ **should** not harm the visual amenity, ~~or~~ community safety**, or degrade the ecological networks** of the locality.

MM49	Policy F6 – Nationally Described Space Standards Paragraph 3.6.26 New paragraph	Development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards **(or any future successor)**. ~~3.6.26~~ **4.6.29** Gloucester City Council places great weight on the quality of life and health and wellbeing of its residents. For this reason, the NDDS have been adopted. Development proposals will be robustly assessed against the standards set out in Technical Housing Standards – Nationally Described Space Standard March 2015, or any standards revoking or superseding those standards. **Exceptions will only be made where the applicant can clearly demonstrate that the standards cannot be met because of the nature of the development, for example where it is a conversion of an existing building into new residential dwellings and meeting the standard would affect the structural integrity of the building.** **4.6.30 A transition period of 3 months will apply from the adoption date of the Gloucester City Plan. During this time the council will strongly encourage developers to meet the requirements of NDSS.**
MM50	Sustainable living, transport and infrastructure – Introductory section Paragraphs 3.7.4 – 3.7.9 New paragraphs	Climate change ~~3.7.4~~ **4.7.4** Climate change is happening now; it is the issue of our times that cannot be ignored. The City Council has recently declared a climate change emergency and the local plan process is a key mechanism and catalyst for action on the ground. There needs to be a rapid step-change in the way we live our lives and undertake our day to day activities in order to prevent the climate changing in such a way that it threatens the planet and future generations. ~~3.7.5~~ **4.7.5** Climate change today is already resulting in a shift in our seasons; hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in officers and homes, greater strain on water resources and wildlife, worsening summer air

		pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Gloucester. The risk of flooding in Gloucester and neighbouring areas is already high and these risks are increasing steadily. **4.7.6 In order to address the climate emergency, and in compliance with JCS Policy SD3 Sustainable Design and Construction, all applications for new buildings will be expected to demonstrate that all reasonable techniques have been utilised to adapt to and mitigate the effects of climate change.** **4.7.7 JCS Policy SD3 requires the submission of an Energy Statement as well as a Waste Minimisation Statement for all major development. The GCP strongly encourages all applications for new buildings to supply an Energy statement and a Waste Minimisation Statement.** **4.7.8 The GCP strongly encourages energy efficiency measures allied with the appropriate use of renewable energy in new buildings and the retrofitting of existing buildings. It is considered that, as technologies and energy markets evolve, there are increasing opportunities to utilise renewables in sustainable design and construction without excessive costs.** ~~3.7.6~~ **4.7.9 More specifically,** climate change is a theme that runs through the whole of GCP and is a Strategic Objective of the JCS. A number of policies in this plan address climate change and its impacts either directly or indirectly. These include: • Requiring new developments to make overall improvements to the natural environment (Policy A1) • Protecting existing trees, woodlands, hedgerows and ensuring every opportunity is taken to increase new planting. (Policy E7) • Requiring development to contribute towards the protection and enhancement of the Green **and Blue** Infrastructure Network. (Policy E3) • Requiring major development to be designed in accordance with ~~'Building with Nature'~~ **recognised Green/Blue Infrastructure standards**. (Policy E3) • Requiring developments are safe from flooding and contribute to flood risk betterment. (Policy E4) • Requiring all development to incorporate SUDs and facilitate watercourse reconstruction. (Policy E4) • Ensuring appropriate attenuation volume rates to allow for the increased rainfall from climate change. (Policy E4) • Supporting the use of the River Severn and canal for renewable energy generation. (Policy E5)

		• Requiring new landscape and planting to be climate change adaptable. (Policy F2) • Requiring development proposals to conserve and provide net gains to biodiversity. (Policy E1) • ~~Requiring electric vehicle charging points in every new home with a garage or on plot parking space, and 2% of spaces within 100 or more car parking spaces. (Policy G2)~~ • Protecting and improving cycle lanes and maximising opportunities for sustainable active travel. (Policy C1, G~~3~~**2**, G~~4~~**3**) • Introducing the enhanced water efficiency standards reducing water consumption for each new home. (Policy G~~7~~**6**) • Protecting allotments and providing new allotments where there is a need. (Policy C2) • Using green infrastructure to absorb dust and air pollutants from major developments, and increasing planting in AQMA, and around schools and hospitals. (Policy C5) ~~3.7.7~~ **4.7.10** The City Council strongly supports proposals that incorporate sustainable design and construction measures, including renewable energy generation within new development and within development sites. ~~3.7.8~~ **4.7.11** Policies SD3: Sustainable Design and Construction, SD4: Design Requirements, INF2: Flood Risk Management, and INF3: Green Infrastructure of the JCS also provide climate change requirements. ~~3.7.9~~ **4.7.12** This policy also links to the recently published the Gloucestershire Energy Strategy 2019**,** ~~https://www.gfirstlep.com/downloads/2019/gloucestershire-energy-strategy-2019.pdf This strategy sets out nine key building blocks. The fifth is: Developing Stronger Planning Policies. These policies should "…enable more local renewables and require zero-carbon and smart enabled new developments. To meet long-term targets, new planning policies need (a) to ensure that all new developments contribute to reducing carbon emissions rather than increasing them and are resilient to climate change and (b) to enable the growth of renewable energy generation and smart energy infrastructure, taking appropriate account of landscape sensitivities.'~~ **the Gloucestershire Climate Change Strategy 2019 and The Gloucester Climate Change Strategy and future iterations.**
MM51	Policy G1 – Sustainable transport Paragraphs 3.7.10 – 3.7.12	Policy G1: Sustainable transport **and parking** The City Council strongly supports and encourages improvements to the sustainable transport network.

	New paragraphs		**In all development the following measures will be prioritised over the parking of private vehicles:** • **On-street space which is designed and allocated for pedestrians, cyclists, mobility users and deliveries.** • **Bus stops and bus priority measures.** **Cycle Parking** **For residential development a minimum of 1 cycle parking space per 1 bedroom dwelling and 2 spaces per dwelling with more than 1 bedroom is required. For Houses of Multiple Occupancy (HMO) cycle parking shall be provided at a ratio of 1 space per bedroom.** **In all development cycle parking must be sheltered, secure and easily accessible. Cycle parking in residential garages will only be accepted where the garage has a minimum internal dimension of 6m x 3m.** **Car Parking** **All new development will provide car parking to a level and design that is appropriate for the local context taking into account:** **a. The accessibility of the development;** **b. The type, mix, and use of development;** **c. Any parking restrictions or restraints in the area;** **d. The availability and opportunities for public transport;** **e. Local car ownership levels; and** **f. The need to ensure adequate provision of spaces for charging plug-in and other ultra-low emissions vehicles.**	

			The minimum car parking space is 2.4m x 4.8m. A minimum of 6m is required in front of a garage door. Tandem parking spaces for individual residential dwellings is limited to 2 vehicles and must not overhang the footpath. For ease of use both spaces must serve the same dwelling. The maximum number of adjoining car parking spaces in a row, adjacent to a footway, is 6 spaces. ~~The Council will work closely with Gloucestershire County Council and other organisations regarding all local transport matters. The Council will take direction from the Transport Implementation Strategy, policies of the Joint Core Strategy and Gloucestershire Local Transport Plan and the Gloucester City Plan Highways Assessment with regard to the priority projects for implementation, including the capital and revenue funded transport projects identified in the city.~~ ~~The policies set out in the JCS and the Gloucestershire Local Transport Plan will also be used for development management matters and planning application decision making.~~ ~~New development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets and any subsequent amendments.~~ ~~The City Council strongly supports and encourages improvements to the sustainable transport network.~~
		~~3.7.10~~	~~The provision of transport projects and improvements is a fast moving and changing activity and closely linked to more general development delivery activities especially those that are planned through the JCS. Setting policies in the city plan for each specific piece of potential transport infrastructure is not considered necessary and would become out of date very quickly. The Gloucestershire Local Transport Plan performs this role better than the GCP can and will be frequently updated. The JCS also provide a transport strategy and policy context for the consideration of transport issues in the development management process. This is appropriate given the significance of joint working in the county and the likelihood that this will continue. In addition, to support the delivery of the quantum of development proposed within the city, a Highways~~

		~~Assessment has been undertaken. This identifies interventions necessary on the highway network necessary to support the GCP.~~ **4.7.13 The Council will work closely with Gloucestershire County Council and Highways England as transport and highways authorities regarding all local transport matters. The Council will have regard to the Gloucestershire Local Transport Plan, Transport Implementation Strategy, Infrastructure Delivery Plan and Gloucester City Plan Highways Assessment regarding priority projects for implementation, including the capital and revenue funded transport projects identified in the city.** **4.7.14 In accordance with Policy INF1 of the adopted JCS, 'Planning permission will be granted only where the impact of the development is not considered to be severe. Where severe impacts that are attributable to the development are considered likely, including as a consequence of cumulative impacts, they must be mitigated to the satisfaction of the Local Planning Authority in consultation with the Highways Authorities and in line with the Local Transport Plan.'** ~~3.7.11~~ **4.7.15** At present, buses and taxis operating within the city are fuelled by petrol/diesel. The City Council supports a move away from vehicles that use fossil fuels to the use renewable sources. Applications for infrastructure to support this, such as electric charging points, will be supported where they comply with other policies with the JCS and GCP. ~~3.7.12 Further information on Car Parking in new residential developments, Cycle Storage, Active Design, Air Quality and Pollution can be found in the Design and Health and Wellbeing sections of this plan.~~ **Cycle parking design** **4.7.16 Cycle parking must be sheltered, secure and easily accessible. Designers should in the first instance look to design facilities located close to the primary entrance of the dwelling or building. In all cases to be easily accessible the cycle parking should be located closer to the main entrance than the car parking that serves that building or dwelling. This will require careful design to present an attractive facility. In some circumstances, for example where dwellings do not have front gardens or in the case of flats and HMOs where the number of spaces may be greater than the physical space available at the front of the property, parking in the rear garden will be accepted where the route is direct and as short as possible. It is not**

		considered acceptable to negotiate 90-degree bends and/or several doors with a bicycle. Access through the dwelling to the rear garden is not considered acceptable. **Car Parking** **4.7.17 The quantum of car parking will depend on the specific circumstances of the site. This will ensure that effective and efficient use of land is made. Those development that are centrally located, close to public transport, and in areas with low car ownership, will not require as much land dedicated to car parking as more suburban sites with high levels of car ownership and limited access to public transport.** **4.7.18 Where a location can be shown to support a 'no car' or 'low car' approach then an approved Travel Plan will be required in accordance with Policy INF1 of the JCS. This will identify specific outcomes, targets and measures and set out clear future monitoring and management arrangements. This will be especially important in areas that are already subject to parking restrictions where on-street parking or access to existing parking permit schemes may not be possible. 'No car' and 'low car' developments will require, as part of the Travel Plan, a communication strategy to ensure that new residents understand the limited availability of car parking spaces. Where some spaces are available it must be made clear who those spaces are to be used by.** **4.7.19 Minimum sizes are provided to ensure that spaces are useable and that tandem car parking spaces do not impact on the pedestrian environment or are designed in a way that would inconvenience the user.** **4.7.20 Further information on car parking in terms of the configuration of car parking courts and community safety can be found in City Plan Policy F3: Community Safety. Policy SD4 of the JCS sets out the hierarchy of transport modes and the design approach that should be undertaken. Applicants are also encouraged to refer to the latest version of Gloucestershire Manual for Streets and the Gloucestershire Local Transport Plan for further guidance.**
MM52	Policy G2 – Charging infrastructure for electric vehicles	~~Policy G2: Charging infrastructure for electric vehicles~~

	Paragraphs 3.7.13 – 3.7.15	~~An electric vehicle charging point/socket will be provided at every new residential property which has a garage or dedicated residential car parking space within its curtilage.~~ ~~In all other new residential properties, the provision of electric vehicle charging points/sockets will be strongly encouraged where, in the opinion of the City Council, it is reasonable to do so and where it is technically feasible.~~ ~~For non-residential development which provides 100 or more car parking bays, at least 2% of bays should be utilised for the provision of rapid charging points for electric vehicles. Exceptions, will only be made where the applicant can demonstrate the local electricity network is technically unable to support this.~~ ~~3.7.13 JCS Policy SD4 'Design requirements' promotes, where feasible, facilities for charging plug-in and other ultra-low emission vehicles for the scale of development where a masterplan is required. The GCP builds on this, based on the following:~~ ~~• The NPPF (2019) at Para 105 encourages policies to ensure an adequate provision of spaces for charging plug-in and ultra-low emission vehicles.~~ ~~• Under Government plans, the sale of new petrol and diesel vehicle will be prohibited by 2040 and possibly sooner.~~ ~~• Global vehicle manufacturers are already making a major shift to electric or hybrid vehicle production and during the plan period there is likely to be major technological change at a rapid pace. Towns and cities across the UK are putting in new infrastructure and Gloucester cannot afford to get left behind.~~ ~~• Meeting targets outlined in the Government's 25 Year Environment Plan especially relating to 'Clean air' and 'Mitigating and adapting to climate change'.~~ ~~• Existing air quality issues within the city, including the existence of four Air Quality Management Areas.~~ ~~3.7.14 In terms of the technical requirements of this policy; for one dwelling the minimum requirement is a single phase 13-amp socket. This is likely to be upgraded by the homeowner as technologies change.~~

		~~3.7.15 Exemptions are made for residential flats/apartments and residential care homes with communal parking areas where, due to high costs and issues of security, servicing and maintenance it may not always be suitable or feasible to require charging points.~~
MM53	Policy G3 – Cycling Paragraph 3.7.16	Policy G~~3~~**2**: Cycling Cycle lanes and paths that make up Gloucester's existing cycle network will be protected and development that promotes new routes and improved cycle security will be encouraged. **All developments must provide safe and secure access by cycle.** ~~The Council wish to encourage comprehensive city-wide cycling initiatives in line with the County Council's Local Transport Plan. Working with Gloucestershire County Council and other partners,~~ The Council will support development leading to: 1. Improvement of cycle routes to sustainable transport hubs. 2. Cycle access improvements to the: a. Outer ring road corridor in Gloucester b. Canal towpath c. A40 corridor between Gloucester and Cheltenham. ~~3.7.16~~ **4.7.22** The extent of Gloucester's existing cycle lanes and paths are outlined in the Gloucestershire Local Transport Plan (2015 – 2031) Policy Document 2 – Cycle (November 2017) **and it is important that this document is referred to in considering development that promotes or protects cycling infrastructure in the city**. The four priorities highlighted in the policy reflect recent work undertaken by the County and City Council and the project delivery priorities on page 23 of the Gloucestershire Local Transport Plan (2015 – 2031) Policy Document 2 – Cycle (November 2017).
MM54	Policy G4 – Walking	Policy G~~4~~**3**: Walking

			The City Council will support development proposals that protect and enhances convenient, safe and pleasant walking environments within the city and, where appropriate, to areas outside of the City Council's administrative boundary. New footpaths that link neighbourhoods to each other and to areas of open space and Green Infrastructure will be supported subject to acceptability against other plan policies. ~~Working with Gloucestershire County Council and other partners,~~ **T**he City Council will support development leading to the improvement of walking routes to sustainable transport hubs. New ~~public realm~~ development ~~should~~ **must** reflect the fact that pedestrians are at the top of the road user's hierarchy. Proposals that disrupt walking desire lines, reduce the pedestrian legibility or reduce pedestrian connectivity will not generally be supported.
MM55	Policy G6 – Telecommunications infrastructure Paragraphs 3.7.23 – 3.7.24	Policy G~~6~~**5**: Telecommunications infrastructure	Development proposals for telecommunications infrastructure **will be permitted where it can be demonstrated that** ~~must demonstrate that~~ the development **is sympathetically designed and** would not have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting). In siting any equipment, every effort must be made to minimise visual impact. Proposals will be expected to use/share existing **masts,** structures o~~f~~**r** buildings where possible. **Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.** Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the

		developer or operator, and the site reinstated in accordance with proposals approved at the application stage. ~~3.7.23~~ **4.7.29** The City Council supports the introduction of ~~modern~~ **an advanced, high quality and reliable** communications networks, which are essential to support the growing demand for improved communications. However, this has land-use implications in the form of structures such as masts, aerials and satellite dishes and this in turn has implications for the surrounding area. **To minimise the visual impact of telecommunications infrastructure, the number of sites for such installations, shall be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.** ~~3.7.24~~ **4.7.30** Planning applications for new telecommunications infrastructure will be required to balance environmental, visual, **and** amenity ~~and health~~ concerns with the future development needs of the mobile technology networks. Mobile phone masts and antennas should always be located and designed to respect their context and the amenity of those living, working or spending time in the locality.
MM56	Policy G8 – Review mechanism Paragraph 3.7.30	~~3.7.30 Priority will be given to the delivery of affordable homes over other policy requirements.~~
MM57	Site allocations Paragraphs 4.1 – 4.3, 4.7, 4.10 – 4.16	~~4~~**5**. SITE ALLOCATIONS Introduction and context ~~Development needs and strategy~~ ~~4.1 The NPPF requires that local authorities should positively plan to deliver development needs. For Gloucester, these development needs are set by the strategic level Joint Core Strategy (JCS), which was adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. Between 2011 and 2031, the development needs are;~~

		~~• Policy SP1 – The need for new development': 14.357 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, 192 hectares of B-Class employment land to support approximately 39,500 new jobs.~~ ~~• Policy SD2 – Retail and City / Town Centres': 45,500 sq m (net) of comparison goods retail floorspace and 3,600 sq m (net) of convenience goods floorspace.~~ ~~• Policy SD13 – 'Gypsies, Travellers and Travelling Showpeople': This policy sets out a criteria-based policy for the assessment of planning applications for these communities. The supporting text sets out accommodation needs arising from the Gloucestershire Gypsy and Traveller Accommodation Assessment (2016). For Gloucester, it identifies a need of two Gypsy pitches and 16 Travelling Showpeople plots arising from Gloucester's existing communities. In relation to transit pitches for those members of the community travelling through the area, the GTAA recommends that there is no need for such provision and that the authorities should instead consider the use of 'temporary tolerated stopping places'.~~ ~~4.2 Policy SP2 'Distribution of new development' of the JCS, sets out the delivery strategy, which is the delivery of development that maximises urban capacity, alongside the identification of urban extensions (strategic allocations) to the main urban areas of Gloucester and Cheltenham. This is so as to concentrate new development in and around the existing urban areas of Cheltenham and Gloucester to meet their needs, to balance employment and housing needs, and provide new development close to where it is needed and where it can benefit from the existing and enhanced sustainable transport network.~~ ~~4.3 Most strategic allocations are in Tewkesbury Borough; this reflects the fact that Gloucester has a very limited land supply and in order to meet development needs, it has been necessary to work in partnership with Tewkesbury Borough Council to identify urban extensions within that local authority area. One strategic allocation, Winnycroft, is located within the administrative area of Gloucester City.~~ ~~Delivery~~ ~~4.7~~ **5.4** In total, the GCP makes ~~22~~**18** site allocations for residential development, employment development, mixed-use development, a school and community use. The site allocations **are** underpinned by a comprehensive evidence base including a Flood Risk Assessment (Level 2), Transport Assessment and

Infrastructure Delivery Plan to understand the likely infrastructure requirement required to support delivery. ~~A summary of the site allocations is provided below:~~

~~Housing~~

~~4.10 Gloucester city's housing delivery position, as of 31st March 2019, is summarised in the table below.~~

	~~Gloucester City~~	~~Tewkesbury Borough~~
~~JCS Strategic allocations (Tewkesbury Borough)~~	~~-~~	~~4,895~~
~~Winnycroft Strategic allocation (Gloucester City)~~	~~620~~	~~-~~
~~Completed~~	~~3,993~~	
~~Planning consents~~	~~2,339~~	~~-~~
~~'Windfall allowance'~~	~~640~~	~~-~~
~~Gloucester City Plan allocations~~	~~972~~	~~-~~
~~**TOTAL**~~	~~**13,459**~~	

~~4.11 Further information is available from the housing monitoring report (September 2019), available to download from the City Council's website.~~

~~4.12 Gloucester City has a shortfall of sites to provide for identified housing needs from 2028 to 2031; this amounts to 900 dwellings. This shortfall is acknowledged and accepted within the JCS. Policy REV01 'Gloucester and Tewkesbury Housing Supply Review' states the need for an immediate review of housing supply and that 'The review will cover the allocation of sites to help meet any shortfall in housing supply against the JCS housing requirements for the respective authorities'.~~

~~4.13 The JCS Review has already commenced with an 'issues and options' consultation taking place during November 2018 and January 2019. Further information is available from the JCS website.~~

~~Employment land~~

		~~4.14 From an employment perspective, a total of 14.6 hectares is allocated, either as 100% 'B Class' employment sites or as part of wider mixed-used schemes. Together, they will deliver a substantial amount of employment floorspace. Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council's website.~~ ~~Retail and city / town centres~~ ~~4.15 Policy SD2 'Retail and City / Town Centres' provides the current JCS position. However, the policy is subject to an immediate review; criterion 7 of the policy states 'Following adoption of the JCS, this policy will be subject to an immediate review. The single-issue review will take approximately two years to complete. It will cover strategic planning matters relating to the three JCS authorities including issues such as a revised assessment of retail, market share between different designated centres, city / town centre boundaries, site allocations, primary and secondary shopping frontages and locally defined impact thresholds.' As mentioned above, this review has already commenced with an 'issues and options' consultation held between November 2018 and January 2019. Consultants have been appointed to undertake the necessary evidence and support the JCS authorities in taking forward the emerging plan.~~ ~~Gypsy and traveller communities~~ ~~4.16 As identified above, there is a need for additional permanent Gypsy and Travelling Showpeople accommodation to meet the needs of Gloucester's existing communities. The City Council has reviewed all possible site opportunities, including their own land assets and those submitted through 'call for sites', and it has been concluded there are none that are suitable, available and viable within the city. A request has been submitted to all neighbouring authorities, under the 'duty to cooperate', for help in identifying deliverable sites.~~
MM58	Site allocations Paragraph 4.8	~~4.8~~ **5.5** The potential capacity of a site to accommodate new development has been determined in one of two ways; the first is to draw on existing masterplans or proposal from which a realistic capacity can be identified; the second is to use a 'density calculation', whereby an allowance is made from the gross site area for infrastructure and community uses, and a calculation then made of the likely capacity of the

		remainder. **The housing capacities identified in Policy SA are indicative and do not represent a ceiling. Proposals should be considered in the context of Policy SD10 'Residential Development' of the adopted JCS and Policy A1 of the GCP 'Effective and efficient use of housing, land and buildings', which seek to ensure the best use is made of land, consistent with its location and character.**
MM59	Site allocations New paragraph	**5.7 Policy SA below sets out the site allocations for the GCP. Underneath this, each allocation is accompanied by a Site Allocation Statement, which is intended to provide guidance that will be used in the determination of planning applications.**

Policy SA: Gloucester City Plan Site Allocations

~~Policy~~ **Ref**	Site	Allocation
SA01	Land at the Wheatridge	2 Form Entry Primary School and approximately 10 residential dwellings.
SA02	Land at Barnwood Manor	Approximately 30 residential dwellings.
SA03	Former Prospect House, 67 – 69 London Road	Approximately ~~30~~ **60** residential dwellings.
SA04	Former Wessex House, Great Western Road	Approximately ~~20~~ **40** residential dwellings.
SA05	Land at Great Western Road Sidings	Approximately ~~200~~ **300** residential dwellings.
SA06	Blackbridge Sports and Community Hub	Multi-use sports, physical activity and community hub.
~~SA07~~	~~Lynton Fields, Land East of Waterwells Business Park~~	~~'B' class employment uses.~~
~~SA08~~	~~King's Quarter~~	~~Mixed use 'main town centre uses'.~~
SA0~~9~~**7**	Former Quayside House, Blackfriars	B1 offices, combined GP practice, pharmacy, approximately 50 residential dwellings.

			SA~~10~~**08**	Former Fleece Hotel / Longsmith Street Car Park	Mixed use 'main town centre uses' and approximately 25 residential dwellings.
			SA~~11~~**09**	Land rear of St Oswalds Retail Park	Approximately 300 residential dwellings.
			~~SA12~~	~~Land at Rea Lane, Hempsted~~	~~Approximately 30 residential dwellings.~~
			SA~~13~~**10**	Former Colwell Youth and Community Centre	Approximately 20 residential dwellings.
			SA~~14~~**11**	Land off New Dawn View	Approximately 30 residential dwellings.
			SA~~15~~**12**	Land south of Winnycroft allocation	Approximately 30 residential dwellings.
			SA~~16~~**13**	Land off Lower Eastgate Street	Approximately 15 residential dwellings.
			SA~~17~~**14**	Land south of Triangle Park (Southern Railway Triangle).	**Class E (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or** ~~B1 /~~ B8 Class **(warehousing and distribution)** use class employment uses.
			SA~~18~~**15**	Jordan's Brook House	Approximately ~~20~~ **10** residential dwellings.
			SA~~19~~**16**	Land off Myers Road	Approximately 10 residential dwellings.
			SA~~20~~**17**	White City Replacement Community Facility.	Replacement community facility.
			SA~~21~~**18**	Part of West Quay, The Docks.	Mixed use 'main town centre uses' and approximately 20 residential dwellings.
			~~SA22~~	~~Land adjacent to Secunda Way Industrial Estate~~	~~'B' class employment uses.~~

<table>
<tr><td>MM60</td><td>Site allocations</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA03: Former Prospect House, 67-69 London Road

<table>
<tr><td>Ward / Postcode / GeoRef</td><td>Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911</td></tr>
<tr><td>Gross Site Area:</td><td>0.~~35~~<u>40</u> ha.</td></tr>
<tr><td>Allocation:</td><td>Approximately ~~30~~ <u>60</u> residential dwellings. There is an expectation that the main existing building with be refurbished/repurposed.</td></tr>
</table></td></tr>
<tr><td>MM61</td><td>Site allocations</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA04: Former Wessex House, Great Western Road

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<tr><td>Ward / Postcode / GeoRef</td><td>Kingsholm and Wotton / GL1 3NF / E: 383701 N: 218632</td></tr>
<tr><td>Gross Site Area:</td><td>0.3 ha.</td></tr>
<tr><td>Allocation:</td><td>Approximately ~~20~~ <u>40</u> residential dwellings, temporary accommodation or mixed use.</td></tr>
</table></td></tr>
<tr><td>MM62</td><td>Site allocations</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA05: Land at Great Western Road Sidings

<table>
<tr><td>Ward / Postcode / GeoRef</td><td>Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365</td></tr>
<tr><td>Gross Site Area:</td><td>4.3 ha.</td></tr>
<tr><td>Allocation:</td><td>Approximately ~~200~~ <u>300</u> residential dwellings.</td></tr>
</table></td></tr>
<tr><td>MM63</td><td>Site allocations</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA~~18~~<u>15</u>: Jordan’s Brook House

<table>
<tr><td>Ward / Postcode / GeoRef</td><td>Barnwood / GL4 3TL / E: 386354 N: 217605</td></tr>
<tr><td>Gross Site Area:</td><td>0.85 ha.</td></tr>
<tr><td>Allocation:</td><td>Residential: Approximately ~~20~~ <u>10</u> dwellings.</td></tr>
</table></td></tr>
</table>

MM64	Site allocations	~~Policy SA08: King's Quarter~~

~~Ward / Postcode / GeoRef~~	~~Westgate / GL1 1SZ / E: 383463 N: 218589~~
~~Gross Site Area:~~	~~4.5 ha.~~
~~Allocation:~~	~~Mixed use development: residential, retail, employment, hotel and leisure use, city centre parking.~~

~~Description and overview~~

~~King's Quarter is the City Council's top regeneration priority. The site is in the heart of the city centre and links the primary shopping area with the recently completed transport hub (bus station) and railway station. The site is substantial in size, comprising King's Square, The Oxbode and St Aldate Street, as well as parts of Northgate Street, Spread Eagle Road, Market Parade, Station Road and Bruton Way. King's Quarter has the opportunity to create lost connections between the bus and train stations, with a high-density mixed-use scheme of a range of different main town centre uses including commercial floorspace, a hotel, offices, residential dwellings and city centre parking.~~

~~Site specific requirements and opportunities~~

~~Design and layout~~

- ~~Views to the Cathedral should be enhanced and maintained.~~
- ~~Direct connectivity between the bus and arail station across to Kingswalk, The Oxbode and St Aldates to be maintained.~~
- ~~Density should be increased particularly around the edges of any open spaces. The current height of building ratio to open space is incongruous.~~

~~Open space~~

- ~~Retention and enhancement of King's Square as a multi-use events space and focus within the city centre.~~

~~Historic environment~~

- ~~Site located within the City Centre Conservation Area and adjacent to the London Road Conservation Area; new development must therefore positively respond to both Conservation Area Appraisal and Management documents.~~
- ~~Detailed Historic Environment Assessments: Potential for significant Roman and other era archaeological interest. The Scheduled Monument of Whitefriars is within the site area.~~

		~~Biodiversity~~ ~~• Green roofs/walls should be utilised on this site.~~ ~~• Creation of bat habitat and roosts as well as swift blocks and the provision for house martins.~~ ~~Flood risk~~ ~~• A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered.~~ ~~• Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019).~~
MM65	Site allocations	~~Policy SA12: Land at Rea Lane, Hempsted~~ ~~Ward / Postcode / GeoRef~~ — ~~Westgate / GL2 5XA / E: 381320 N: 216812~~ ~~Gross Site Area:~~ — ~~1.2 ha.~~ ~~Allocation:~~ — ~~Approximately 30 dwellings.~~ ~~Description and overview~~ ~~Greenfield site on the edge of Hempsted village. The site offers the opportunity for a small residential development located on the edge of the city and outside of the cordon sanitaire.~~ ~~Site specific requirements and opportunities~~ ~~Design and layout~~ ~~• Any development will need to respond sensitively to the landscape character of the area.~~ ~~• Buildings should be no more than two-storey and detailed with materials that complement the landscape.~~ ~~• Trees, hedgerows and SUDs should be utilised to soften the development and protect views into the site from the open countryside.~~

		~~Historic environment~~ ~~• Written scheme of Investigation for archaeological evaluation.~~ ~~• Mitigate potential impacts to the Hempsted Conservation Area and its setting.~~ ~~Biodiversity~~ ~~• The adjacent land has some potential for a Local Wildlife Site and opportunities should be explored. Orchard restoration is a possibility as there is restored orchard to the south and remnant orchard to the west. Additionally, improvements could focus on hedgerows, lowland meadow, coastal & floodplain grazing marsh, wet woodland, pond and margins.~~ ~~• For the protection of hedgerows, foraging bats and breeding birds: A level of habitat protection and buffering. In terms of enhancement: Protection of sensitive habitats during construction. Enhancement of existing habitats through additional planting. Development of a sensitive lighting strategy to reduce light spill.~~ ~~• For the protection of badgers, breeding birds and hedgehog: Hedgerow retention and buffering, as well as provision of green open space. In terms of enhancement: Protection during construction, enhancement of existing habitats through additional planting (shrub and/or wildflower grassland). Provision of nesting boxes to increase opportunities for breeding birds, roosting boxes to increase opportunities for bats, and log piles to provide refuge and foraging for hedgehogs.~~ ~~• For the protection of Great crested newts and reptiles: Creation of new pond and species-rich wildflower grassland. Non-licenced avoidance measures to be included within an Ecological Construction Method Statement and provision of log piles to increase foraging and refuge opportunities.~~
MM66	Site allocations	~~Policy SA07: Lynton Fields, Land East of Waterwells Business Park~~ ~~Ward / Postcode / GeoRef~~ — ~~Quedgeley Fieldcourt / GL2 2SF / E: 381831 N: 212615~~ ~~Gross Site Area:~~ — ~~2.0 ha.~~ ~~Allocation:~~ — ~~B Class employment uses~~ ~~Description and overview~~ ~~The site comprised mainly improved grassland with buildings related to the poultry business and to small scale industry. There are car storage facilities to the north and east, industrial buildings to the west and~~

		~~three large villas to the south. It is located to the east of the very successful Waterwells Business Park and offers the opportunity for an extension to this.~~ ~~Site specific requirements and opportunities~~ ~~Design and layout~~ • ~~Any development should be laid out to mitigate any potential impacts to the existing residential properties to the south of the site.~~ • ~~The transition between employment and residential will need to be carefully considered and appropriately designed.~~ • ~~Development should be set back from Nass Lane to preserve its character.~~ • ~~Potential for widening Nass Lane to provide footways and cycling routes should be fully explored.~~ • ~~Consider opportunities for improving public transport.~~ ~~Historic environment~~ • ~~Archaeological Assessment.~~ ~~Biodiversity~~ • ~~Enhancement to species rich grassland connectivity through site and enhancement to watercourse.~~ • ~~Bat surveys: Building inspections (and any required emergence/re-entry surveys) and activity survey.~~ • ~~Bird surveys: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds.~~ • ~~Reptile survey: To assess presence.~~ ~~Flood risk~~ • ~~A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered.~~ • ~~Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019).~~	

MM67	Site allocations	~~Policy SA22: Land adjacent to Secunda Way Industrial Estate~~ ~~Ward / Postcode / GeoRef~~ ~~Westgate / GL2 5GA / E: 382065 N: 217271~~ ~~Gross Site Area:~~ ~~0.7 ha.~~ ~~Allocation:~~ ~~B Class Employment Use~~ ~~Description and overview~~ ~~Small linear site to the west of A430 Secunda way with buildings previously in employment use on the northern section. Recently cleared scrubby land on the southern section. The site offers the opportunity for a small addition to the city's employment land.~~ ~~Site specific requirements and opportunities~~ ~~Design and layout~~ ~~• The site should be laid out as to avoid causing adverse impacts to residents of Sandalwood Drive.~~ ~~• Development should be set back from the road to allow for a suitable buffer and adequate landscaping.~~ ~~• Where appropriate a pedestrian route should be established to allow employees to access the playing fields at the rear of the site.~~ ~~Historic environment~~ ~~• Archaeological investigation.~~ ~~Biodiversity~~ ~~• Bat survey: If buildings are to be removed or altered.~~ ~~• Reptiles: A reptile method statement will be required during construction or a reptile survey if habitat is left to develop naturally.~~
MM68	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA01: Land at the Wheatridge **Mineral Consultation Area (MCA)**

		• **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**
MM69	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA02: Land at Barnwood Manor **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**
MM70	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA03: Former Prospect House, 67-69 London Road **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**
MM71	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA04: Former Wessex House, Great Western Road **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**

MM72	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA~~10~~**08:** Former Fleece Hotel & Longsmith Street Car Park **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**
MM73	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA~~16~~**13:** Land off Lower Eastgate Street **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**
MM74	Site allocations – Minerals Consultation Areas	~~Policy~~ **Site Allocation Statement** SA~~18~~**15:** Jordan's Brook House **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>MM75</td><td>Site allocations – Minerals Consultation Areas</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA~~20~~<u>17:</u> White City Community Facility

<u>Mineral Consultation Area (MCA)</u>
• <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u></td></tr>
<tr><td>MM76</td><td>Site allocations – Minerals Consultation Areas and land contamination</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA~~11~~<u>09:</u> Land rear of St Oswalds Retail Park

<u>Mineral Consultation Area (MCA)</u>
• <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u>

<u>Land contamination</u>
• <u>The site allocation lies within an area subject to historic unlicensed landfill activity. Consequently, an appropriate land contamination risk assessment and options appraisal may be required. Early engagement with the Environment Agency in respect of this matter is strongly encouraged.</u></td></tr>
<tr><td>MM77</td><td>Site allocations – Minerals Consultation Areas and mitigation measures</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA05: Land at Great Western Road Sidings

<table><tr><td>Ward / Postcode / GeoRef</td><td>Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365</td></tr><tr><td>Gross Site Area:</td><td>4.3 ha.</td></tr><tr><td>Allocation:</td><td>Approximately ~~200~~ <u>300</u> residential dwellings.</td></tr></table></td></tr>
</table>

		Mineral Consultation Area (MCA) • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.** **Mitigation measures** • **Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.**
MM78	Site allocations – Minerals Consultation Areas and mitigation measures	~~Policy~~ **Site Allocation Statement** SA~~13~~**10:** Former Colwell Youth & Community Centre **Mineral Consultation Area (MCA)** • **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.** **Mitigation measures** • **Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.**
MM79	Site allocations – Minerals Consultation Areas and mitigation measures	~~Policy~~ **Site Allocation Statement** SA~~17~~**14:** Land South of Triangle Park (Southern Railway Triangle) **Mineral Consultation Area (MCA)**

<table>
<tr><td></td><td></td><td>

- **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**

Mitigation measures

- **Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.**

</td></tr>
<tr><td>MM80</td><td>Site allocations – Minerals Consultation Areas and mitigation measures</td><td>

~~Policy~~ **Site Allocation Statement** SA~~19~~**16:** Land off Myers Road

Mineral Consultation Area (MCA)

- **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**

Mitigation measures

- **Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.**

</td></tr>
<tr><td>MM81</td><td>Site allocations – SA03 Former Prospect House, 67 – 69 London Road</td><td>

~~Policy~~ **Site Allocation Statement** SA03: Former Prospect House, 67-69 London Road

<table>
<tr><td>Ward / Postcode / GeoRef</td><td>Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911</td></tr>
<tr><td>Gross Site Area:</td><td>0.~~35~~**40** ha.</td></tr>
<tr><td>Allocation:</td><td>Approximately ~~30~~ **60** residential dwellings. There is an expectation that the main existing building with be refurbished/repurposed.</td></tr>
<tr><td colspan="2">Biodiversity</td></tr>
</table>

</td></tr>
</table>

<table>
<tr><td></td><td></td><td>

- ~~Green roofs/walls should be utilised.~~
- Creation of bat habitat and roosts as well as swift blocks and the provision for house martins.

For amendment to site area, please see Policies Map Addendum.
</td></tr>
<tr><td>MM82</td><td>Site allocations – SA09 – Former Quayside House, Blackfriars</td><td>

~~Policy~~ **Site Allocation Statement** SA0~~9~~**7**: Former Quayside House, Blackfriars

Flood risk

- A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered.
- Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019).
- **Opportunities to improve flood protection along the River Severn as part of a wider regeneration scheme should be explored in consultation with the EA.**
</td></tr>
<tr><td>MM83</td><td>Site allocation SA10 – Former Fleece Hotel and Longsmith Street Car Park</td><td>

~~Policy~~ **Site Allocation Statement** SA~~10~~**08:** Former Fleece Hotel & Longsmith Street Car Park

Ward / Postcode / GeoRef	Westgate / GL1 2TZ (nearest) / E: 383056 N: 218561
Gross Site Area:	1.6 ha
Allocation:	~~Mixed use~~ **Main town centre uses** including approximately 25 residential units.
</td></tr>
<tr><td>MM84</td><td>Site allocations – SA11 – Land rear of St Oswalds Retail Park</td><td>

~~Policy~~ **Site Allocation Statement** SA~~11~~**09:** Land rear of St Oswalds Retail Park

Ground & Surface Water Quality
</td></tr>
</table>

		• **Development proposals will adopt specific drainage techniques to address the problems of previous contamination and land movement. This is in the interests of protecting ground and surface water quality.**
MM85	Site allocations – SA15 – Land south of Winnycroft allocation	~~Policy~~ **Site Allocation Statement** SA~~15~~**12:** Land South West of Winneycroft Allocation **Flood mitigation** • **The site should reasonably contribute to the ongoing Sud & Twyver flood mitigation scheme being led by the City Council in conjunction with the Environment Agency.**
MM86	Site allocations – SA16 – Land off Lower Eastgate Street	~~Policy~~ **Site Allocation Statement** SA~~16~~**13:** Land off Lower Eastgate Street Biodiversity • ~~Green roofs/walls should be utilised on this site.~~ • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins.
MM87	Site allocations – SA21 – Part of West Quay, The Docks	~~Policy~~ **Site Allocation Statement** SA~~21~~**18:** Part of West Quay, the Docks Ward / Postcode / GeoRef: Westgate / GL2 5HQ / E: 382574 N: 218207 Gross Site Area: 0.7 ha. Allocation: Main town centre uses, including approximately 20 dwellings. Please note, ~~the allocation does not include~~ Alexander Warehouse **is within the site allocation but is not available as part of the redevelopment scheme**.

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>MM88</td><td>Site allocations – SA17 Land South of Triangle Park (Southern Railway Triangle)</td><td>~~Policy~~ <u>Site Allocation Statement</u> SA~~17~~<u>14:</u> Land South of Triangle Park (Southern Railway Triangle)

<table><tr><td>Allocation:</td><td><u>Class E (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or</u> ~~B1 /~~ B8 Class <u>(warehousing and distribution)</u> employment use</td></tr></table></td></tr>
<tr><td>MM89</td><td>Plan-wide – Relationship with other plans

New paragraph</td><td>1.6 <u>The other Development Plan Documents for Gloucester City are the Gloucestershire Waste Core Strategy 2012 – 2027, and the Minerals Local Plan for Gloucestershire 2018 – 2032. Forease of use, each policy in the GCP is accompanied with a table that identifies other policies in the Development Plan where there is a direct relationship. A full schedule is provided at Appendix 2.</u></td></tr>
<tr><td>MM90</td><td>Plan-wide – Relationship with other plans

New appendix</td><td><u>Appendix 2 – Relationship with the Adopted Development Plan</u>

<u>The following table sets out the relationship between policies in the Gloucester City Plan and the rest of the Development Plan. For ease of use, the relevant section is reproduced for each policy in the Gloucester City Plan.</u>

<table><tr><td colspan="2"><u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Joint Core Strategy.</u></td></tr><tr><td><u>Gloucester City Plan policy</u></td><td><u>Other Development Plan policy</u></td></tr><tr><td><u>A: HOUSING</u></td><td></td></tr><tr><td><u>A1: Effective and efficient use of housing land and buildings</u></td><td><u>JCS SP2: Distribution of New Development</u>
<u>JCS SD4: Design Requirements</u>
<u>JCS SD10: Residential Development</u>
<u>JCS SD11: Housing Mix and Standards</u>
<u>JCS SD14: Health and Environmental Quality</u></td></tr></table></td></tr>
</table>

		A2: Houses in Multiple Occupation	**JCS SD4: Design Requirements** **JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards** **JCS SD14: Health and Environmental Quality**
		A3: Estate regeneration	**JCS SD4: Design Requirements** **JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards** **JCS SD14: Health and Environmental Quality** **JCS INF3: Green Infrastructure** **JCS INF4: Social and Community Infrastructure**
		A4: Student accommodation	**JCS SD4: Design Requirements** **JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards** **JCS SD14: Health and Environmental Quality**
		A5: Specialist housing	**JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards** **JCS SD12: Affordable Housing**
		A6: Accessible and adaptable homes	**JCS SD4: Design Requirements** **JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards**
		A7: Self-build and custom build homes	**JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards**
		A8: Static caravan sites	**JCS SD10: Residential Development** **JCS SD11: Housing Mix and Standards**
		A9: Extensions to existing dwellings	**JCS SD4: Design Requirements** **JCS SD10: Residential Development**
		A10: Annexes to existing dwellings	**JCS SD4: Design Requirements** **JCS SD10: Residential Development**
		B: EMPLOYMENT DEVELOPMENT, CULTURE AND TOURISM	
		B1: Employment and skills plans	**JCS SD1: Employment – Except Retail Development**
		B2: Safeguarding employment sites and buildings	**JCS SD1: Employment – Except Retail Development**

		B3: New employment development and intensification and improvements to existing employment land	**JCS SD1: Employment – Except Retail Development**
		B4: Development within and adjacent to Gloucester Docks and Canal	**JCS SD1: Employment – Except Retail Development** **JCS SD2: Retail and City / Town Centres** **JCS SD8: Historic Environment** **JCS SD14: Health and Environmental Quality**
		B5: Tourism and culture	**JCS SD2: Retail and City / Town Centres** **JCS INF4: Social and Community Infrastructure**
		B6: Protection of public houses	**JCS SD2: Retail and City / Town Centres** **JCS INF4: Social and Community Infrastructure**
		C: HEALTHY COMMUNITIES	
		C1: Active design and accessibility	**JCS SD4: Design Requirements** **JCS INF1: Transport Network**
		C2: Allotments	**JCS INF3: Green Infrastructure** **JCS INF4: Social and Community Infrastructure**
		C3: Public open space, playing fields and sports facilities	**JCS INF3: Green Infrastructure** **JCS INF4: Social and Community Infrastructure**
		C4: Hot food takeaways	**JCS SD14: Health and Environmental Quality**
		C5: Air quality	**JCS SD14: Health and Environmental Quality**
		C6: Cordon Sanitaire: Netheridge Sewage Treatment Works	**JCS SD14: Health and Environmental Quality** **Gloucestershire Waste Core Strategy 2012 – 2027: Core Policy WCS11 – Safeguarding Sites for Waste Management**
		C7: Fall prevention from taller buildings	**JCS SD4: Design Requirements**
		C8: Changing Places Toilets	**JCS SD4: Design Requirements**

		D: HISTORIC ENVIRONMENT	
		D1: Historic environment	**JCS SD8: Historic Environment**
		D2: Non-designated heritage assets	**JCS SD8: Historic Environment**
		D3: Recording and advancing understanding of heritage assets	**JCS SD8: Historic Environment**
		D4: Views of the Cathedral and historic places of worship	**JCS SD8: Historic Environment**
		E: NATURAL ENVIRONMENT	
		E1: Biodiversity and geodiversity	**JCS SD9: Biodiversity and Geodiversity**
		E2: Nature Recovery Area	**JCS SD9: Biodiversity and Geodiversity**
		E3: Green / blue infrastructure	**JCS INF3: Green Infrastructure**
		E4: Flooding, sustainable drainage and wastewater	**JCS INF2: Flood Risk Management**
		E5: Renewable energy potential of the River Severn and the canal	**JCS INF5: Renewable Energy/Low Carbon Energy Development**
		E6: Development affecting Cotswold Beechwoods Special Area of Conservation	**JCS SD9: Biodiversity and Geodiversity**
		E7: Trees, woodlands and hedgerows	**JCS SD9: Biodiversity and Geodiversity** **JCS INF3: Green Infrastructure**
		F: DESIGN	
		F1: Materials and finishes	**JCS SD4: Design Requirements**
		F2: Landscape and planting	**JCS SD4: Design Requirements**

			JCS SD6: Landscape JCS INF3: Green Infrastructure
		F3: Community safety	JCS SD4: Design Requirements
		F4: Gulls	JCS SD14: Health and Environmental Quality
		F5: Open plan estates	JCS SD4: Design Requirements JCS SD9: Biodiversity and Geodiversity
		F6: Nationally Described Space Standards	JCS SD11: Housing Mix and Standards
		F7: Shopfronts, shutters and signs	JCS SD4: Design Requirements JCS SD8: Historic Environment
		G: SUSTAINABLE LIVING, TRANSPORT AND INFRASTRUCTUIRE	
		G1: Sustainable transport	JCS SD4: Design Requirements JCS INF1: Transport Network JCS INF6: Infrastructure Delivery
		G2: Cycling	JCS INF1: Transport Network JCS INF6: Infrastructure Delivery
		G3: Walking	JCS INF1: Transport Network JCS INF6: Infrastructure Delivery
		G4: Broadband connectivity	JCS INF6: Infrastructure Delivery
		G5: Telecommunications infrastructure	JCS INF6: Infrastructure Delivery
		G6: Water Efficiency	JCS SD3: Sustainable Design and Construction JCS INF6: Infrastructure Delivery
		G7: Review mechanism	/
		SITE ALLOCATIONS	
		Site Allocations	JCS SP1: The Need for New Development

<table>
<tr><td></td><td></td><td><table><tr><td></td><td><u>JCS SP2: Distribution of New Development</u>
<u>JCS SD1: Employment – except retail development</u>
<u>JCS SD10: Residential Development</u>
<u>JCS SD13: Gypsies, Travellers and Travelling Showpeople</u>
<u>Minerals Local Plan for Gloucestershire 2018 – 2032: Core Policy MS01 – Non-Mineral Development within Mineral Safeguarding Areas</u></td></tr></table></td></tr>
<tr><td>MM91</td><td>Monitoring Framework

Paragraph 5.1</td><td>~~5~~<u>6</u>.MONITORING FRAMEWORK

~~5.1~~ <u>6.1</u> The following provides the monitoring framework to review the effectiveness of policies. The JCS already includes a monitoring framework, which are directly relevant to GCP policies. Additional indicators have been identified where there is a gap and the information required in easily available and reliable.

A: Housing

<table><tr><td>JCS INDICATOR</td><td>SOURCE</td><td>FREQUENCY</td></tr><tr><td><u>Net dwelling completions, based on the set housing requirements and 5-year housing supply.</u></td><td><u>Annual housing monitoring</u></td><td><u>Annual</u></td></tr><tr><td><u>Net completions of Gypsy, Traveller and Travelling Showpeople accommodation, against requirements, based on the set target.</u></td><td><u>Annual housing monitoring</u></td><td><u>Annual</u></td></tr><tr><td>CITY PLAN INDICATOR</td><td>SOURCE</td><td>FREQUENCY</td></tr><tr><td><u>Net specialist housing units completed, supported by specialist housing commissioner</u></td><td><u>Housing monitoring / internal</u></td><td><u>Annual</u></td></tr></table></td></tr>
</table>

B: Employment development, culture and tourism

CITY PLAN INDICATOR	SOURCE	FREQUENCY
Employment land allocations delivered.	**Employment monitoring / Internal**	**Annual**
Number of major developments with an agreed Employment and Skills Plan.	**Employment monitoring / internal**	**Annual**

C: Healthy communities

CITY PLAN INDICATOR	SOURCE	FREQUENCY
Hot food takeaways granted planning permission within 400m of a secondary school or college access point.	**Annual monitoring report / internal**	**Annual**

E: Natural Environment

CITY PLAN INDICATOR	SOURCE	FREQUENCY
Number of developments permitted that do not achieve biodiversity net gain (on site or off site)	**Annual monitoring report / internal**	**Annual (interim)**
Net gain in biodiversity units	**Annual monitoring report / internal**	**Annual**

F: Design

CITY PLAN INDICATOR	SOURCE	FREQUENCY
Number of new homes permitted that fall below	**Annual monitoring report / internal**	**Annual**

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<tr><td><u>Nationally Described Space Standards</u></td><td></td><td></td></tr>
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G: Sustainable living, transport and infrastructure

<table>
<tr><td>CITY PLAN INDICATOR</td><td>SOURCE</td><td>FREQUENCY</td></tr>
<tr><td><u>Number of dwellings permitted without secure cycle parking.</u></td><td><u>Annual monitoring report / internal</u></td><td><u>Annual</u></td></tr>
<tr><td><u>Number of dwellings permitted without full-fibre broadband connectivity.</u></td><td><u>Annual monitoring report / internal</u></td><td><u>Annual</u></td></tr>
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<td>MM92</td>
<td>Superseded policies

Paragraph 7.1</td>
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~~7~~**8**.SUPERSEDED POLICIES
~~7.1~~ **8.1** ~~The following policies from the Adopted Gloucester City Local Plan (1983) are superseded by the Gloucester City Plan.~~ **The list below shows the policies of the adopted Gloucester Local Plan 1983 (saved in 2007) which will be superseded on adoption of the Gloucester City Plan (in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulation 2021). With the exception of retail policies, all remaining policies of the 1983 Gloucester Local Plan have been superseded by the adopted Joint Core Strategy and Gloucester City Plan. These are as follows:**

<table>
<tr><td>~~E1~~</td><td>~~Release of industrial land sufficient for 5 years requirement~~</td></tr>
<tr><td>~~E2~~</td><td>~~Release of office development sufficient to cater for 5 years requirement~~</td></tr>
<tr><td>~~H1~~</td><td>~~Release of land for residential development to cater for 5 years requirement~~</td></tr>
<tr><td>~~H1c~~</td><td>~~Provision of additional housing sites to those identified in H1a will be encouraged in the city centre~~</td></tr>
<tr><td>~~H1e~~</td><td>~~Density and quality of housing development~~</td></tr>
<tr><td>~~H3~~</td><td>~~Preservation and revitalization of older housing stock~~</td></tr>
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			~~H4b~~	~~Provision of grants for adaptation of homes for the registered disabled~~	
			~~A1a~~	~~Heights of buildings and protection of views~~	
			~~A2~~	~~Particular regard will be given to the city's heritage in terms of archaeological remains, listed buildings and conservation areas~~	
			~~A2d~~	~~Demolition of listed buildings in conservation areas~~	
			~~A3g~~	~~Investigation and resolution of environmental problems caused by traffic on Bristol Road and Barton Street~~	
			~~A4e~~	~~Development on or around Robinswood Hill will not be permitted except where there are exceptional circumstances~~	
			~~A5a~~	~~The inclusion of tourist related uses within the comprehensive redevelopment of the Docks area will be encouraged~~	
			~~A5c~~	~~Conservation and maintenance of structures and settings of City's historic fabric (various sites)~~	
			~~A5d~~	~~Redevelopment of Blackfriars as a tourist attraction~~	
			~~A6a~~	~~Provision of coach parking facilitate at Westgate Street and the Docks~~	
			~~A7~~	~~Encourage provision of an adequate level and mix of accommodation to satisfy visitor demand~~	
			~~A7a~~	~~Provision of appropriate self-catering accommodation. Conference Centre and central area hotels~~	
			~~A7b~~	~~Encourage Guest House developments along main radial routes and the city centre~~	
			~~T1e~~	~~Pedestrian priority within traffic management schemes in the main shopping area of the city.~~	
			~~T1f~~	~~Pedestrian priority in the city centre outside the main shopping area~~	
			~~T2d~~	~~Measures to facilitate rear access servicing~~	

		~~T3~~	~~Introduction of traffic regulation and control measures along Bristol Road and Southgate Street~~	
		~~T3a~~	~~Access to existing and future industrial premises will be assisted, where necessary, by traffic management and other measures~~	
		~~T3b~~	~~Consideration will be given to traffic management along Bristol Road~~	
		~~T4a~~	~~Differential charging of short and long stay car parks to discourage inappropriate use~~	
		~~T4k~~	~~Provision of car parking at private development in accordance with the Councils car parking standards~~	
		~~S1e~~	~~Conversion of shops to other uses at ground floor level will not normally be allowed in the main shopping area~~	
		~~S2b~~	~~Major convenience shopping will not usually be permitted outside the main shopping area~~	
		~~S3~~	~~Continued provision of shopping facilities to meet local needs outside the City Centre will be encouraged~~	
		~~S3a~~	~~Neighbourhood shopping facilities will be encouraged and sometimes required in developing residential areas~~	
		~~S3b~~	~~The City Council will seek to maintain the existing neighbourhood shopping provision in the City~~	
		~~L1~~	~~Retain public open space, provision with new development, and attempt provision where a shortfall has been identified.~~	
		~~L1a~~	~~Retain existing areas of public open space~~	
		~~L1c~~	~~In new developments new public open space will be provided in accessible, centralised locations. They must be no less than half an acre in size.~~	
		~~L1d~~	~~Where public open space already exists or there is a need for recreational facilities other than open space we will consider the provision of alternative leisure facilities at the cost of the developer.~~	
		~~L2d~~	~~Seek to provide additional sports facilities on public open space in new developments.~~	

~~L3c~~	~~Inclusion of leisure facilities within the docks redevelopment and financial contribution towards the cost of transferring the British Waterways museum to Gloucester~~
~~L3d~~	~~Maintenance and protection of Robinswood Hill Country Park~~

Local Plan policy		Superseded by Gloucester City Plan	Superseding Gloucester City Plan policy
E1	Release of industrial land sufficient for 5 years requirement	Yes	B3/SA
E2	Release of office development sufficient to cater for 5 years requirement	Yes	B3/SA
H1	Release of land for residential development to cater for 5 years requirement	Yes	SA
H1c	Provision of additional housing sites to those identified in H1a will be encouraged in the city centre	Yes	A1
H1e	Density and quality of housing development	Yes	A1, F1, F6
H3	Preservation and revitalization of older housing stock	Yes	A3
H4b	Provision of grants for adaptation of homes for the registered disabled	No – no longer applicable	-
A1a	Heights of buildings and protection of views	Yes	D4
A2	Particular regard will be given to the city's heritage in terms of archaeological remains, listed buildings and conservation areas	Yes	D1, D3

		A2d	Demolition of listed buildings in conservation areas	Yes	D1	
		A3g	Investigation and resolution of environmental problems caused by traffic on Bristol Road and Barton Street	No – no longer applicable	-	
		A4e	Development on or around Robinswood Hill will not be permitted except where there are exceptional circumstances			
		A5a	The inclusion of tourist related uses within the comprehensive redevelopment of the Docks area will be encouraged	Yes	B5	
		A5c	Conservation and maintenance of structures and settings of City's historic fabric (various sites)	Yes	D1, D2	
		A5d	Redevelopment of Blackfriars as a tourist attraction	No – no longer relevant	-	
		A6a	Provision of coach parking facilitate at Westgate Street and the Docks	No – no longer relevant	-	
		A7	Encourage provision of an adequate level and mix of accommodation to satisfy visitor demand	Yes	B5	
		A7a	Provision of appropriate self-catering accommodation. Conference Centre and central area hotels	Yes	B5	
		A7b	Encourage Guest House developments along main radial routes and the city centre	Yes	B5	
		T1e	Pedestrian priority within traffic management schemes in the main shopping area of the city.	Yes	G1	
		T1f	Pedestrian priority in the city centre outside the main shopping area	Yes	G1	

		T2d	Measures to facilitate rear access servicing	No – no longer relevant	-	
		T3	Introduction of traffic regulation and control measures along Bristol Road and Southgate Street	No – no longer relevant	-	
		T3a	Access to existing and future industrial premises will be assisted, where necessary, by traffic management and other measures	No – no longer relevant	-	
		T3b	Consideration will be given to traffic management along Bristol Road	No – no longer relevant	-	
		T4a	Differential charging of short and long stay car parks to discourage inappropriate use	No – no longer relevant	-	
		T4k	Provision of car parking at private development in accordance with the Councils car parking standards	Yes	G1	
		S1e	Conversion of shops to other uses at ground floor level will not normally be allowed in the main shopping area	No		
		S2b	Major convenience shopping will not usually be permitted outside the main shopping area	No		
		S3	Continued provision of shopping facilities to meet local needs outside the City Centre will be encouraged	No		
		S3a	Neighbourhood shopping facilities will be encouraged and sometimes required in developing residential areas	No		
		S3b	The City Council will seek to maintain the existing neighbourhood shopping provision in the City	No		

		L1	Retain public open space, provision with new development, and attempt provision where a shortfall has been identified.	Yes	C3	
		L1a	Retain existing areas of public open space	Yes	C3	
		L1c	In new developments new public open space will be provided in accessible, centralised locations. They must be no less than half an acre in size.	Yes	C3	
		L1d	Where public open space already exists or there is a need for recreational facilities other than open space we will consider the provision of alternative leisure facilities at the cost of the developer.	Yes	C3	
		L2d	Seek to provide additional sports facilities on public open space in new developments.	Yes	C3	
		L3c	Inclusion of leisure facilities within the docks redevelopment and financial contribution towards the cost of transferring the British Waterways museum to Gloucester	No – no longer applicable	-	
		L3d	Maintenance and protection of Robinswood Hill Country Park	Yes	C3	
		L5.b	Replacement provision of allotments	Yes	C2	
		L6	Maintenance of public footpath network	No – no longer applicable	-	
		L6.a	Development of land crossed by a public right of way	No – no longer applicable	-	
		L7.a	Presumption against development likely to affect the Robinswood Hill Quarry Site	No – no longer applicable	-	
		L7.b	Nature conservation will be taken into account in proposals for development on a number of sites	Yes	E1, E2	

		C1.a	**Site reserved at Abbeydale for location of an NHS clinic**	**No – no longer applicable**	**-**	
		C1.e	**Site identified at Abbeydale to provide two Primary Schools**	**No – no longer applicable**	**-**	
		C1.f	**Site identified at Abbeydale for County Council to provide a new library**	**No – no longer applicable**	**-**	
		C1.g	**Site identified at Abbeydale for Gloucestershire Constabulary to provide police station**	**No – no longer applicable**	**-**	