

Housing Issues Paper

Everyone needs a decent home. Helping to achieve this is one of the most important matters that the Local Plan has to deal with. Experts predict that there will be large numbers of new households in the future. This has led to concerns about building in the countryside and increased pollution from cars.

The government wants to see the 'renaissance' of towns so that they become the first choice for people to live. We need to make more use of vacant and under-used land and buildings in towns, and have higher density housing. This will enable people to live more closely to where they work, shop and relax. It will also reduce reliance on the car.

The central area, district and local centres (see Central Gloucester and Shopping issues papers) are places which provide the shops and facilities that people need to use, and these would be good places for higher density housing as part of mixed use schemes. For example, flats over shops and offices. Areas alongside the canal and the river, in the centre of town and extending to the south, offer an attractive opportunity for higher density waterside housing and mixed use schemes.

The County Structure Plan, which looks forward to the year 2011, reflects this approach. It sets out that Gloucester should provide for about 10,250 new dwellings for the period 1991-2011.

A large part of this housing has, however, already been built or sites are waiting to be started. But the Local Plan will still need to consider how around 3,500 more dwellings can be provided. At least a quarter will be built on small sites or arise from flat conversions that will not be identified in the Local Plan. This means the Local Plan will need to identify new sites for about 2,500 new dwellings.

In this leaflet is a plan of the city which shows some of the possible sites for providing the housing that is needed. Around the plan are set out a number of housing related issues. We would be grateful for your views on these and any others you think we have missed.

Other Plans

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

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

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

Consultation and Participation

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

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

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

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

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

Comments and Contacts

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

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

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

اگر آپ کو اس دستاویز کا اردو ترجمہ درکار ہے تو براہ مہربانی اس نمبر پر فون کریں۔ 01452 396909
ہاں دیقہہ نہ ہو یوسفزادی مکتبہ پوربلی ڈیوہ جی 08372 366626 نمبر پر فون کرنا۔
এই প্ল্যানিং সেবাসে বাংলা অনুবাদ চাইলে দয়া করে ০১৪৫২ ৩৯৬৯০৯ নম্বরে ফোন করুন।
如果你希望我們把這份單張翻譯為中文，請致電 01452 396909

Local Plan Review Housing Issues Paper



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

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

Issues

H1. Generally, the government want to see those sites which re-use land or help regenerate town centres developed before houses are built on greenfield sites. The plan shows a number of possible sites for housing which are on previously used land. Some, in the centre, form part of a potential waterside housing area that is discussed in the Central Gloucester Issues Paper. Some of these sites have already been identified in the current Local Plan but have not been built on. Are these sites suitable and desirable for housing? Are there others we have missed?

H2. Some previously used sites are identified in the current Local Plan for employment purposes and these are shown in the Employment Issues Paper - could any of these be used for housing without damaging the city's economic prospects? Are there any unused buildings that would be suitable to convert to housing?

H3. Building at higher densities makes better use of land. Reducing car parking, or providing car-free development, can produce the highest densities. This type of development is most suited to centres close to shops and community facilities, and along good public transport routes. We believe the central area and the waterside areas stretching along the canal to the south are the most attractive locations for this type of development. Do you agree? Are there other locations that should be considered, such as around district and local centres? Are there locations that have a particular character or serious on-street parking problems that should not have this type of development?

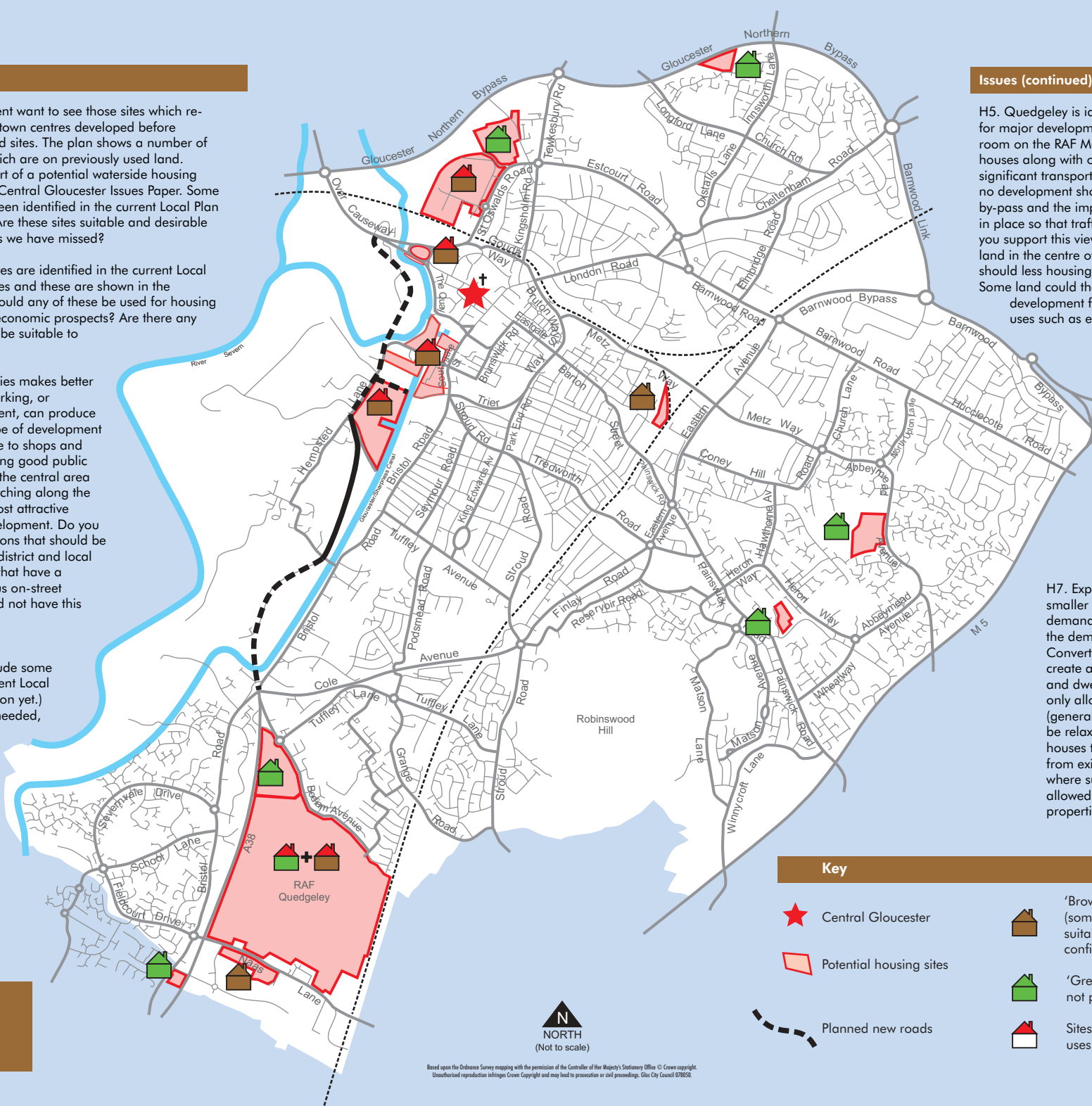
H4. The plan shows several 'greenfield' sites. (These include some that are identified in the current Local Plan but have not been built on yet.) Some of these sites may be needed, because reusing land may not provide for enough houses to be built. If needed, which of the 'greenfield' sites should be chosen first?

Issues (continued)

H5. Quedgeley is identified in the County Structure Plan for major development. Consultants advise that there is room on the RAF Main Site, east of the A38, for 2000 houses along with other uses. However, there are significant transport difficulties. The Council believe that no development should start here until the South-west by-pass and the improvement of the M5 Junction 12 are in place so that traffic problems do not get worse. Do you support this view? If more housing can be built on land in the centre of town and along the canal, should less housing be planned for at Quedgeley? Some land could then be saved here for possible development further into the future, or put to other uses such as employment development.

H6. The RAF Quedgeley site is part 'greenfield' and part 'brownfield'. Until now, the Council has said that housing on the site should only be developed in phases, depending on certain numbers of houses being built in the centre of town beforehand. This is to help regenerate the centre and provide houses close to facilities, as well as saving 'greenfield' sites from development. Do you think that this is a fair approach?

H7. Experts predict that households will be smaller in the future. This could increase demand for smaller dwellings and decrease the demand for family-sized houses. Converting existing houses to flats could create a better match between household and dwelling size. The current Local Plan only allows the conversion of larger houses (generally 5 bedrooms or more). Should this be relaxed for the future to allow smaller houses to be converted and create more flats from existing houses? Are there locations where such conversions should not be allowed? Should the number of converted properties in any one area be limited?



Key

★ Central Gloucester

□ Potential housing sites

--- Planned new roads

■ 'Brownfield' land - previously used land (some sites may be contaminated and suitability for housing would need to be confirmed)

■ 'Greenfield' land - not previously built on

■ Sites which may be suitable for mixed uses, including housing



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