

Gloucester City Council

Local Development Framework



Site Allocations & Designations (outside Central Area) Issues and Options Consultation Paper



October 2005



GLOUCESTER
CITY COUNCIL

Sustainable Development

CONTENTS

1. INTRODUCTION
2. BACKGROUND AND CONTEXT
3. KEY ISSUES
4. LANDSCAPE & NATURE CONSERVATION
5. OPEN SPACE & RECREATION
6. HOUSING
7. EMPLOYMENT
8. MIXED-USE DEVELOPMENT
9. TRANSPORT
10. FLOODING
11. DISTRICT AND LOCAL CENTRES
12. COMMUNITY PROVISION
13. OTHER ISSUES
14. NEXT STEPS

Appendices

- Appendix 1 - Landscape Conservation Area
- Appendix 2 - Sites of Nature Conservation Importance (inc. SSSIs)
- Appendix 3 - Prime Biodiversity Area
- Appendix 4 - Public Open Space
- Appendix 5 - Rowing Club Proposal
- Appendix 6 - Existing Draft Housing Allocations
- Appendix 7 - Static Caravan Sites
- Appendix 8 - Existing Draft Employment Allocations
- Appendix 9 - Cycle Routes
- Appendix 10 - Rail Freight Terminal and Passenger Rail Station
- Appendix 11 - Bus Priority Routes
- Appendix 12 - Floodplain
- Appendix 13 - District and Local Centres
- Appendix 14 - Community Facilities
- Appendix 15 - Conservation Areas

1. INTRODUCTION

- 1.1 The purpose of this consultation paper is to obtain the initial views of residents, businesses, community groups, landowners and other interested parties on the key issues and policy objectives for those parts of Gloucester that lie outside what we refer to as the 'Central Area'.
- 1.2 The Central Area comprises the railway corridor, the western waterfront, the core area and the canal corridor. This document therefore looks at areas of the city outside of these zones.
- 1.3 In particular, the paper seeks to:
 - **Identify the policies and proposals within this wider area that will ensure the key aims and objectives of the Council's Core Strategy are met; and**
 - **In relation to the allocation of land for development, identify what uses might be appropriate and what the level of development should be.**
- 1.4 Following this initial period of consultation, we will produce a 'preferred options' consultation document in March 2006. This will include further details in respect of how and when development will take place.
- 1.5 This initial consultation paper should be read in conjunction with the initial 'Central Area Action Plan' consultation document, which has been published alongside. That document is seeking views on the policies and proposals that should be applied within the Central Area. The two should therefore be read together.

What We Need from You

- 1.6 You are welcome to comment on any aspect of this document. What we would particularly welcome are your views on the key issues we have identified as well as the potential policies and proposals we are looking to put in place in order to address these key issues.
- 1.7 In providing us with your comments you should be aware that we are currently in the process of subjecting this consultation document to a 'Sustainability Appraisal'. This means 'scoring' each option in terms of how well they perform against different social, economic and environmental objectives. The appraisal is intended to help you with your selection of 'preferred options'. It also helps to identify how policies and proposals might be improved to make them more 'sustainable'.

- 1.8 Copies of the sustainability appraisal and the background scoping report will be available to view shortly at the City Council Offices, at all local libraries and online at www.gloucester.gov.uk
- 1.9 The closing date for the submission of comments on this document and the accompanying Sustainability Appraisal is **12th December 2005**. Comments should be submitted in writing and can be posted or submitted electronically.

2. BACKGROUND AND CONTEXT

- 2.1 The Council is in the process of preparing a new 'Local Development Framework' for Gloucester. This will replace the existing Local Plan adopted in 1983 and the draft replacement plan published in 2002.
- 2.2 The Local Development Framework, or LDF is made up of a suite of separate documents each capable of being prepared and reviewed independently of the others.
- 2.3 The new system of LDFs stems from the Planning and Compulsory Purchase Act introduced in 2004. The emphasis of the new Act is on producing documents more quickly, making them more accessible and understandable and taking better account of key social, economic and environmental issues.
- 2.4 So far we have produced an initial 'Issues and Options' consultation paper for both our 'Core Strategy' and 'Development Control Policy' documents. These were originally published in April 2005 and then in more detail in July 2005.
- 2.5 A 'Preferred Option' consultation on these two documents will take place in **January 2006**.
- 2.6 The next step is for us to consult on the remaining two components of the Gloucester Local Development Framework; the 'Central Area Action Plan' and 'Site Allocations/Designations' for the Rest of the City (non-Central Area).
- 2.7 This consultation paper is seeking initial views on potential site allocations and designations for the rest of the City. (A separate consultation paper dealing with the Central Area is also available).

Context

- 2.8 In terms of policy context this document needs to be considered against the key objectives and principles of the proposed 'Spatial Strategy' set out in the Council's 'Core Strategy' document. This strategy is itself based on and is therefore consistent with, established national and regional planning policy.
- 2.9 Key elements of the proposed Spatial Strategy include:
- Focusing the majority of (but not all) new development into the Central Area of Gloucester (as defined by the GHURC boundary)
 - Upgrading and enhancing the local and strategic transport network including the completion of the inner relief road and the South West Bypass
 - Realizing the full development potential of previously developed land and buildings in order to safeguard Greenfield land
 - Encouraging the most efficient use to be made of land and buildings
- 2.10 Some of the key objectives of the strategy include:
- The provision of enough housing and employment land to meet forecast needs
 - Reducing the need to travel
 - Securing a good, balanced mix of uses in the Central Area
 - Encouraging integrated 'mixed-use' developments in appropriate locations
 - Strengthening the Primary Shopping Area
 - Creating a balanced network of District and Local Centres to provide for local needs and ensure access to essential services
 - Locating developments which will attract lots of people, in or adjacent to the City Centre to reduce car-use
 - Protecting environmentally sensitive parts of the City (e.g. Floodplain, Sites of Landscape or Nature Conservation Importance)
 - Safeguarding Gloucester's important heritage

- Protecting public open space; and
 - Ensuring the need for community provision is met
- 2.11 Set out in the following sections of this consultation document are some of the key issues and potential policy solutions relating to those parts of Gloucester that lie outside the 'Central Area'.
- 2.12 These include housing and employment as well as transport, landscape and nature conservation, District and Local Centres, public open space and recreation and community facilities.
- 2.13 Under each heading we set out some different options for how these different issues might most effectively be addressed.
- 2.14 We would like your views on these issues and options. You can submit your comments in writing or online using the response form provided. You can also use our 'E-Forum'. This is an electronic discussion board which invites users to post their opinions on a range of different topics.

3. KEY ISSUES

3.1 Evidence gathering undertaken to date throughout the Local Development Framework process has allowed us to establish a good grasp of the key issues facing Gloucester.

3.2 The main 'citywide' issues include:

- Higher than average unemployment
- Higher than average unemployment among black and ethnic minority communities
- High levels of in-commuting
- Traffic congestion
- Shortage of employment land
- Lower than average household income
- Growth in the service sector and decline in manufacturing
- Higher than average incidences of crime
- Growth in the number of households particularly single person households
- Acute housing 'need'
- Homelessness
- High rates of teenage conception
- Poor literacy and numeracy skills
- Shortfall of public open space
- Lower than average rates of recycling
- Lack of overnight visitors
- A large proportion of the City falls within the River Severn Floodplain
- Many parts of the City have designated landscape and/or nature conservation value

- 3.3 Clearly the Local Development Framework cannot resolve all of these issues but it can have a positive impact in a number of different ways.
- 3.4 The shortage of public open space for example can in part be addressed by ensuring that existing areas of open space are protected from development and by ensuring that new open space is provided as part of new development.
- 3.5 Similarly, the LDF can help to address the issue of housing 'need' by ensuring that affordable housing is provided through the planning process. This can mean either allocating sites specifically for affordable housing or by ensuring that a fair proportion of open market housing schemes are devoted to the provision of affordable housing.
- 3.6 Even some of the wider, more socially based problems such as reducing crime can be influenced positively through the LDF, for example reductions in crime can be achieved by ensuring that the design of new buildings and spaces does not provide easy opportunities to commit crime e.g. by providing good lighting and overlooking and reducing the number of 'escape' routes.

We would like your views on the key issues that we have identified above.

Do you agree with the key issues that we have identified?

Are there any issues you disagree with?

Are there any important issues that we might have missed?

- 3.7 Having identified a number of the key issues relevant to Gloucester, the following sections of this consultation paper seek to translate some of these into potential solutions through various policies and proposals. Other key issues will be addressed through the remaining elements of the LDF including the Core Strategy, the Central Area Action Plan and the Development Control Policy document.

4. LANDSCAPE & NATURE CONSERVATION

- 4.1 The Core Strategy Issues and Options Paper published earlier in the year, sets out a commitment towards the protection of the most environmentally sensitive parts of Gloucester including areas of defined landscape and nature conservation importance.

Landscape

- 4.2 Based on advice set out in the Adopted Gloucestershire Structure Plan Second Review (1999) the Council has identified a number of Landscape Conservation Areas. Indeed approximately 27% of the administrative area of Gloucester is covered by such a designation. These are shown on the plan set out at Appendix 1.
- 4.3 The boundaries included in the current Local Plan were drawn up based on independent advice and taking into account the following criteria:
- Areas of land which contribute to the setting of the City of Gloucester and/or may be visible from major transport routes which feed into and circulate around the City
 - Areas of land which serve to separate built development and create a green lung
 - The intrinsic value of the landscape concerned; and
 - Areas of Special Landscape Value as defined in the County Structure Plan
- 4.4 Our current approach is to protect these areas from any development that would detract from their character, although in exceptional circumstances, development may be permitted if it is vital to the economic and social well-being of the City and no other suitable sites are available.
- 4.5 Although the Government recognises and accepts that there are areas of landscape importance at the local level the local level, there has been a move more recently away from simply drawing boundaries around areas that will be protected from development towards the use of 'Landscape Character Assessments' which are to be used in conjunction with criteria-based policies.

- 4.6 In other words, local authorities should have in place a landscape character assessment (these look at the character of particular areas, wetland, grassland, heath etc.) and then use a criteria-based policy or policies to determine whether development in these different 'character areas' is acceptable.
- 4.7 The City Council has contributed to the preparation of a Landscape Character Assessment for Gloucestershire. We could therefore drop our current areas of landscape protection and to instead rely on this character assessment in conjunction with some detailed criteria-based policies.
- 4.8 However we do not consider this character assessment based approach to be appropriate for an urban area like Gloucester where development pressure on the fringe of the City is significant. It may be useful for dealing with larger development proposals but for dealing with smaller proposals, we consider that the use of designated landscape conservation areas is likely to be more effective.
- 4.9 This is not to say development cannot occur in these areas. Indeed, recently there have been several cases where development has been allowed on part of a site where enhancements have been made elsewhere.

We would like to know what you think about Landscape Conservation Areas.

Do you think we should retain the current designations under the new Local Development Framework?

Should we be instead looking to develop an approach based on landscape character assessments?

Is there another approach we should be taking towards the protection of areas of landscape importance?

Nature Conservation

Sites of Nature Conservation Interest (SNCIs)

- 4.10 Government policy recognises that sites of local biodiversity interest have a fundamental role to play in meeting overall national biodiversity targets, contributing to the quality of life and well being of the community and in supporting research and education.
- 4.11 Recently there has been a move away from simply protecting areas of nature conservation importance towards the introduction of measures designed to positively enhance and restore biodiversity in order to achieve 'Biodiversity Action Plan' or BAP targets.
- 4.12 The current draft Local Plan (2002) identifies 35 'Sites of Nature Conservation Interest'. These sites are shown on the plan attached at Appendix 2. They are graded from A to D in terms of importance.
- 4.13 It should be noted that these are local designations only and should not be confused with nationally recognised designations such as Sites of Special Scientific Interest (SSSIs).
- 4.14 In the case of A & B graded sites, our current approach is to only permit development if it can be demonstrated that the need for the development outweighs the site's nature conservation importance. Where development is permitted, appropriate remedial measures will be required.
- 4.15 In the case of C & D graded sites, we are more flexible and will permit development provided that appropriate remedial measures are put in place either on or off site.

What do you think about sites of nature conservation interest?

Do you agree that it is important to protect such sites from other forms of development?

Do you think we should be looking to more positively enhance and restore the biodiversity of nature conservation sites?

Are you aware of any other sites not identified that you think might have some nature conservation value? If so, where?

Sites of Special Scientific Interest (SSSIs)

- 4.16 SSSIs are the country's very best wildlife and geological sites. There are over 4,000 Sites of Special Scientific Interest (SSSIs) in England, covering around 7% of the country's land area.
- 4.17 Government policy is that planning permission should not be granted for any development that would have an adverse effect on a SSSI (either individually or in combination with other developments). Exceptions should only be made where the benefits of the development clearly outweigh both the impacts it is likely to have on the site and any broader impacts on the national network of SSSIs. This approach applies to development within a SSSI and also development in an adjoining area that might affect the SSSI.
- 4.18 We have two SSSIs in Gloucester; Hucclecote Hay Meadows and Robinswood Hill Quarry. These are also shown on the plan attached at Appendix 2.
- 4.19 Although both sites are in the City Council's ownership, we believe it is appropriate to safeguard them from development. Our current approach is to resist development that would diminish or in any other way have an adverse impact upon, the interest and importance of a Site of Special Scientific Interest. This includes development that would affect the site both directly and indirectly.
- 4.20 We believe this approach should carry forward into the LDF through this development plan document.
- 4.21 It is also possible that new SSSIs will come forward in the future.

What do you think about SSSIs?

Do you think we should be doing more to maintain, enhance, restore or add to biodiversity on these sites?

Do you know of any sites which you think should be designated as a SSSI?

Prime Biodiversity Areas

- 4.22 Prime Biodiversity Areas (PBAs) are areas that have, or potentially have, particular concentrations of high priority habitat. Within these areas there is a high potential for habitat and species restoration and enhancement. Recent Government policy emphasises the importance of maintaining and enhancing biodiversity. It also emphasises the need for networks of natural habitats that need to be protected.
- 4.23 We have defined a Prime Biodiversity Area on the un-built land to the west of the Gloucester and Sharpness Canal (including Hempsted Landfill) and Alney Island.
- 4.24 The PBA we have defined is a strategic corridor along the River Severn and given its north-south axis is fundamental for the migration of species resulting from global warming. The area is shown on the plan attached at Appendix 3.
- 4.25 Our current policy approach is to permit appropriate forms of development within this area where it can be shown that the proposal will lead to biodiversity gains.
- 4.26 We believe that this designation should carry forward into the LDF through this development plan document. We would like to know whether you agree.

What do you think about the designation of the Prime Biodiversity Area?

Do you agree that we should be protecting this area from inappropriate forms of development?

Robinswood Hill Country Park

- 4.27 Robinswood Hill Country Park is designated in the Deposit Draft Local Plan as a protected area of public open space and a site of nature conservation importance. The park was established in the 1960s to satisfy the demand for informal recreation.
- 4.28 We believe that this is a very important resource for the City and that the designation of this area as open space and a site of nature conservation importance should carry forward into the LDF. We would like to know what you think.

Do you agree that Robinswood Hill should continue to be allocated as a protected area of public open space and site of nature conservation importance?

Scheduled Ancient Woodland

- 4.29 Access to woodland is an issue for Gloucester residents in that there are very few opportunities to access areas of trees for recreational purposes. We have one area of Scheduled Ancient Woodland at Matson Wood. This is identified as a site of nature conservation importance in the Deposit Draft Local Plan (2002).

5. OPEN SPACE AND RECREATION

Open Space

- 5.1 Gloucester's current network of public open space is shown on the plan attached at Appendix 4. The current level of provision, which equates to 2.19 hectares per 1,000 population or 21.9 square metres per person, falls well short of the generally acknowledged National Playing Fields Association (NPFA) standard of 2.4 hectares per 1,000 population or 24 square metres per person.
- 5.2 Given this shortfall, our current approach is to protect the existing areas of public open space shown on the plan at Appendix 4.
- 5.3 Development involving these sites will only be permitted where alternative provision is made, or the site is of poor quality in the first place.
- 5.4 A similar approach is applied to the protection of playing fields and formal/informal recreational open space is used.
- 5.5 The current draft Deposit Local Plan (2002) identifies the extent of these areas of public open space and also protects private playing fields on the basis that they may be needed to meet the future needs of the wider community.

Allotments

- 5.6 Gloucester also has a number of designated allotment gardens which make an important contribution to the open space and recreational resources available to residents. They also provide important health benefits and access to fresh food. Designated allotments are also shown on the plan attached at Appendix 4.
- 5.7 Our current policy approach is to protect existing allotments from development unless certain criteria can be met (e.g. replacement provision made elsewhere, surplus to requirements etc.) We also seek to negotiate the provision of new allotment gardens as part of new residential development.
- 5.8 We believe that the retention and provision of allotment gardens is an important issue particularly given the increasing emphasis being placed on high-density development where residents have little or no private garden space. We would like to know whether you agree.

We have already sought through the Core Strategy and Development Control Issues and Options consultation documents, views on the policy approach that we should be taking towards the protection and provision of public open space including allotment gardens.

Although you are welcome to put forward further thoughts on these matters, what we would like to receive from you through this consultation paper is:

- Whether you agree with the sites that have been identified as protected public open space
- Whether you feel there any particular areas of Gloucester that are deficient in public open space; and
- Whether there any other sites not yet identified that you think should be identified as public open space?

Recreation

Proposed Rowing Club Facility

- 5.9 The Second Deposit Draft Local Plan (2002) identifies a site for a new rowing club on land between the South West bypass and the Gloucester - Sharpness Canal. This site is illustrated on the plan attached at Appendix 5.
- 5.10 It is understood that the rowing club are still looking for a new site on the canal that would be able to accommodate a new boathouse including training facilities and function rooms.
- 5.11 For this reason we believe the allocation of this facility should carry through into this new document. The site is located within the 'cordon sanitaire' around the Netheridge Sewage Treatment works so other forms of development are unlikely to be acceptable in this location.

Do you support the idea of a new rowing club facility at the location shown on the attached plan?

Are there any other more suitable locations available?

Other Facilities/Sites?

- 5.12 Is there a need for any other recreational facilities in Gloucester? If so, what type of facility is needed and where should they be located?
- 5.13 Do we need more indoor sports and recreation facilities? If so, what type and where are the best locations?

6. HOUSING

- 6.1 The City Council has a duty to allocate enough land to meet Gloucester's predicted housing requirements. Currently the level of provision is set out in the Gloucestershire Structure Plan adopted in 1999. That document specifies that in the period between mid 1991 and mid 2011, provision should be made in Gloucester for 10,250 new homes (just over 500 per year).
- 6.2 As at March 31st 2005, a total of 6,667 new homes had been built leaving a requirement of 3,573 new homes to be built before mid 2011. Taking into account current draft allocations as well as commitments (i.e. sites with planning permission that have yet to be built) we believe that we are well on target to achieving the required level of provision. Indeed, if all sites come forward as expected we are likely to have an oversupply of about 2,000 homes in the period to 2011.
- 6.3 In March/April 2006, the South West Regional Assembly (SWRA) will publish a draft Regional Spatial Strategy for the South West. This will supersede the County Structure Plan and will stipulate the amount of houses to be built in Gloucester and the surrounding Districts in the period 2006 to 2026. This 20-year period is likely to be phased into 5-year 'blocks' of required housing provision.
- 6.4 At this stage, we do not know how much housing Gloucester will be required to accommodate. What we do know however is that as a defined 'Principal Urban Area', Gloucester, along with Cheltenham, will be expected to accommodate the majority of future housing growth in Gloucestershire.
- 6.5 As discussed in Section 2.0 above the Council's proposed 'Spatial Strategy' seeks to focus the majority of new development (including housing development) into the Central Area of Gloucester as defined by the GHURC boundary.
- 6.6 Here there are sustainable development opportunities involving previously developed or 'brownfield' sites that tend to be well served by a choice of means of transport and accessible to a range of shops and essential services.
- 6.7 We do however recognise that not all new housing development can be accommodated in the Central Area and that we need to allocate other sites in suitable locations across the rest of the City.

Current Draft Housing Allocations

- 6.8 There are several existing allocations contained in the draft Local Plan that have yet to be implemented. These are set out in the table below and are illustrated on the plan attached at Appendix 6. We believe that it would be appropriate to carry forward some of these allocations under the new Local Development Framework. We would like to know if you agree.

Site	Size	Indicative Capacity	Current Status
Land at the Hospital, Great Western Road	1.6 ha	80 dwellings	Not implemented
Bus Depot, London Road	0.7 ha	35 dwellings	Not implemented
Part of Oil Storage Depot, Hempsted Lane	0.9 ha	30 dwellings	Not implemented
Kingsholm Rugby Club	2.6 ha	100 dwellings	Rugby club not moving in the near future

- 6.9 Given the fact that the rugby club is no longer moving we do not think that this site should be carried forward as a housing allocation in the LDF.

We would like to know what you think of the remaining draft housing allocations.

Are there any you disagree with? If so, why?

Would any of these sites be suitable for a mix of housing and other uses? If so, what types of other uses?

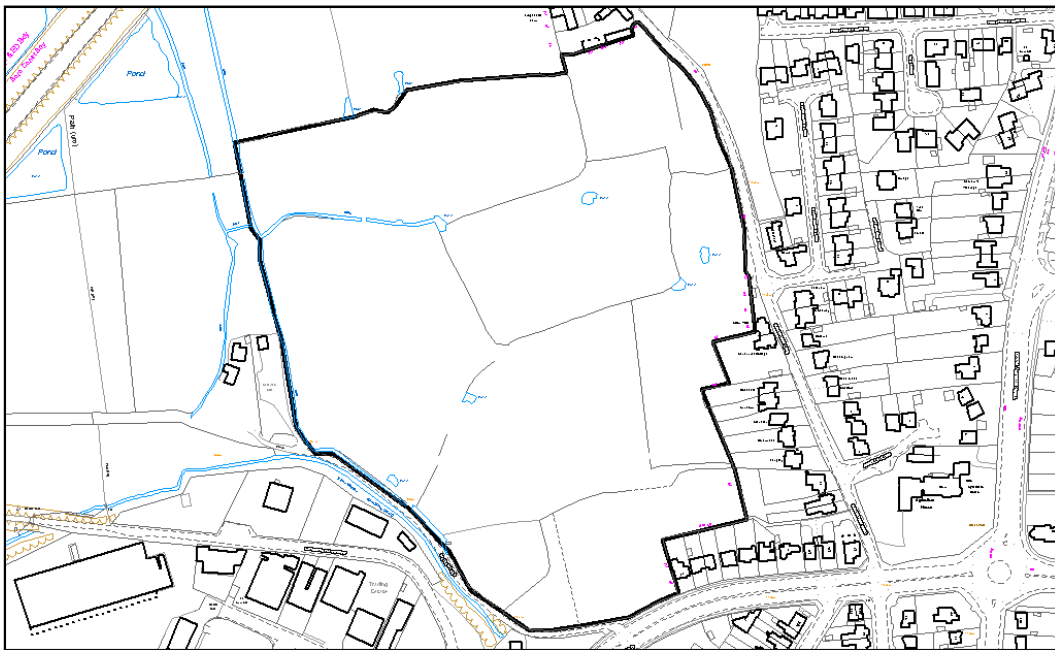
- 6.10 Please note: There are a number of other existing draft allocated sites on which housing is proposed as part of a mixed-use development (i.e. a mixture of housing and other uses).
- 6.11 We would like your views on these too and they are discussed in Section 8.0.

Potential New Housing Allocations

- 6.12 Taking into account sites that have previously been promoted for development as well as the findings of recent 'Urban Capacity' work there are a number of other sites which we would like your views on in terms of whether or not they are suitable for housing. These are set out below.
- 6.13 Please note: The inclusion of these sites within this consultation document should not be taken as an indication that these sites will be allocated for development. **They are included for discussion purposes only.**

Land at Frogcastle Farm, Sandhurst Lane

- 6.14 Land at Frogcastle Farm, Sandhurst Lane is a Greenfield site, part of which is located within the defined Floodplain and part of which is currently designated as a Landscape Conservation Area. There is also some nature conservation interest on part of the site.





- 6.15 Previously a route for a new road connecting St. Oswald's Road to the northern bypass (the Walham Link) was proposed but this has now been dropped from the highway authorities' plans.
- 6.16 The site has previously been promoted as a potential housing site and was allocated in the 1988 Draft City of Gloucester Local Plan for approximately 400 houses on 20 hectares (i.e. 20 dwellings per hectare).
- 6.17 The allocation was however later dropped due to the plentiful availability of previously developed or 'brownfield' land available within or close to the City Centre. Nevertheless, the site is very close to the Central Area and is as a result, potentially a very sustainable site lying between the existing housing near Tewkesbury Road and the proposed housing on the former Cattlemarket site (St. Oswald's Park).
- 6.18 No planning permissions have been granted for this site.
- 6.19 One option would be for the City Council to allocate the site for later on in the plan period so that it is allowed to come forward for housing development only once more sustainable, centrally located 'brownfield' opportunities have been used up. In light of the constraints outlined above the site is likely to be able to accommodate between 350-400 dwellings.

We would like to know what you think about the possibility of residential development on this site.

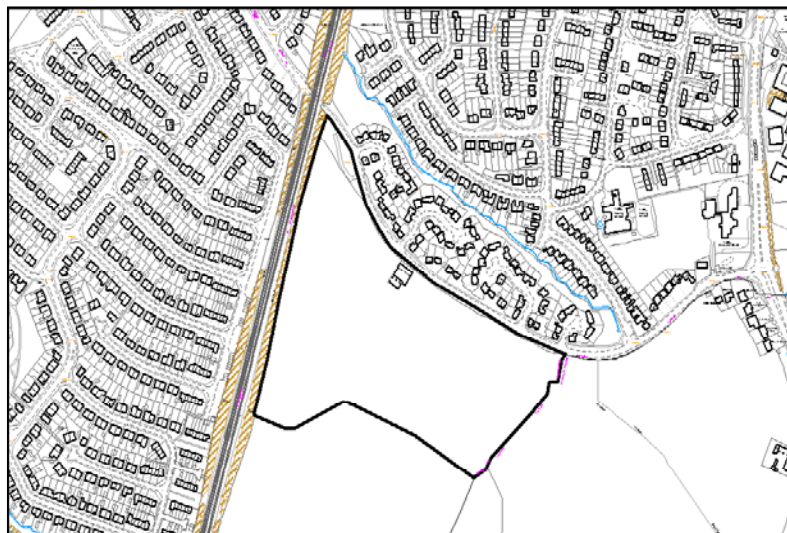
Do you support or object to the principle of allocating this site for housing?

What do you think about holding the development of the site back so that it would come forward only once more sustainable, brownfield opportunities have been exhausted?

It should be noted that the Council's 'Community Forum' objected strongly to the potential development of this site at their meeting held on 12th September 2005.

Land South of Grange Road

- 6.20 Another Greenfield site that has been previously promoted for development is land to the south of Grange Road. Unlike land at Frogcastle Farm however, this site has not previously been allocated for development. It is also more remote from the Central Area and available employment opportunities and consequently is less accessible by non-car modes of transport such as walking, cycling and public transport.





- 6.21 Although it is a Greenfield site, there are no specific policies restricting development in this location although to the south of the site is a defined Landscape Conservation Area.
- 6.22 The site has an area of approximately 7.5 hectares and based on an average density of 30 dwellings per hectare could accommodate approximately 225 dwellings.

We would like to know what you think about the possibility of residential development on this site.

Do you think this site should be allocated for housing?

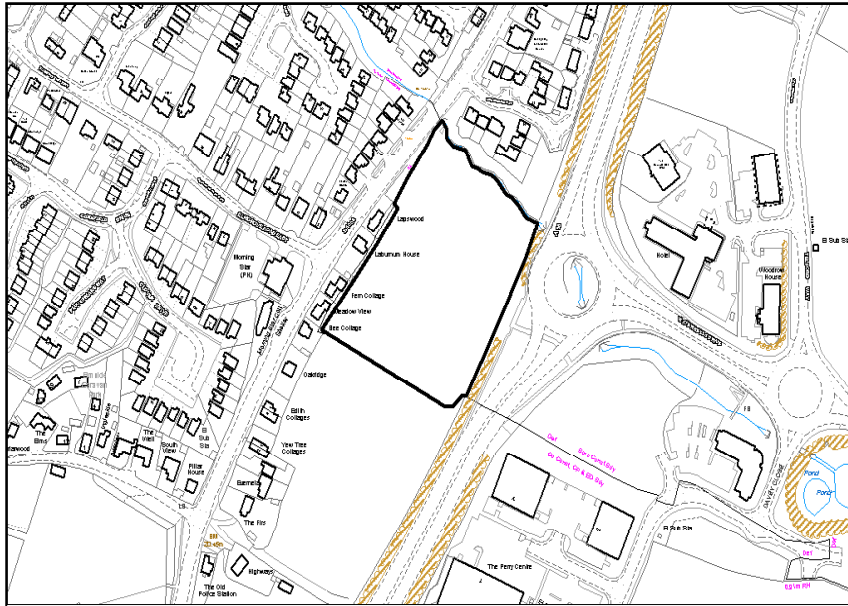
If not, why not?

What do you think about an approach that would only allow the site to come forward once more sustainable, brownfield opportunities have been exhausted?

It should be noted that the Council's 'Community Forum' objected strongly to the development of this site at their meeting on 12th September 2005.

Land Between the A38 and Bristol Road (Opposite Waterwells Business Park)

- 6.23 This flat site otherwise known as 'Mayo's Land' has an area of approximately 1.79 hectares and is currently laid out as unused open space. The site is adjoined to the north and west by existing housing and to the east by the A38 and Waterwells Business Park. The site has no specific policy constraints.



- 6.24 To the south of the site is a further area of green fields although this is located within Stroud District.

- 6.25 We believe that this site could be suitable for residential development. It is adjoined by existing residential development to the north and west and would logically extend the current built edge of the City up to the administrative boundary.
- 6.26 Employment opportunities for residents are within walking distance at Waterwells Business Park and there is a range of shops and services available a short distance away at Quedgeley District Centre.
- 6.27 For these reasons we consider that this site could be a logical site for housing development with access gained from the old Bristol Road running along the western boundary of the site. It may also be possible for us to pursue a joint approach to any development of this site and the adjoining land with Stroud District Council.

We would like to know what you think of this site as a potential housing allocation.

Do you think it is suitable for housing?

Should we be looking to work in partnership with Stroud District Council in order to promote the comprehensive development of this site and the adjoining land to the south?

Are there any other uses that you think would be suitable for this site?

Are there any major reasons why this site should not be allocated for development?

Clifton Road Triangle

- 6.28 There is a triangle shaped 'island' of development located between Clifton Road, Bristol Road and the Stroud Road. It lies immediately north of Morelands Trading Estate.



- 6.29 The site is currently part occupied and part vacant. There is a garage on the north of the site, a vacant bath/tiles outlet and a further garage on the south side. There are a number of existing residential properties running along the Stroud Road frontage. The rest of the site is vacant.

- 6.30 We consider that this site may be suitable for residential development. It has previously been identified through urban capacity work as a possible housing site but has not been allocated.
- 6.31 It is a centrally located, brownfield site that is close to a wide range of shops and services and represents an extremely sustainable development opportunity.
- 6.32 Assuming a relatively high-density scheme, the site may be able to accommodate up to 70 dwellings.

We would like to know what you think of this site as a potential housing allocation.

Do you agree that it is suitable for housing?

Are there any other uses that you think would be suitable for this site?

Are there any major reasons why this site should not be allocated for development?

Star 66 Youth Centre, Seymour Road

- 6.33 Star 66 is a youth centre on the corner of Seymour Road and Frampton Road. The building is currently understood to be in use although it is quite large. We believe it could be converted in part into residential accommodation with the community use able to be retained.
- 6.34 This site has previously been identified through urban capacity work but has not been allocated for development. The building is understood to be owned by Gloucestershire County Council.



- 6.35 The building is located within a predominantly residential area and provides excellent access to shops and services in Seymour Road Local Centre and on the Bristol Road. High frequency bus services operate along Bristol Road.

We would like to know what you think of this site as a potential housing allocation.

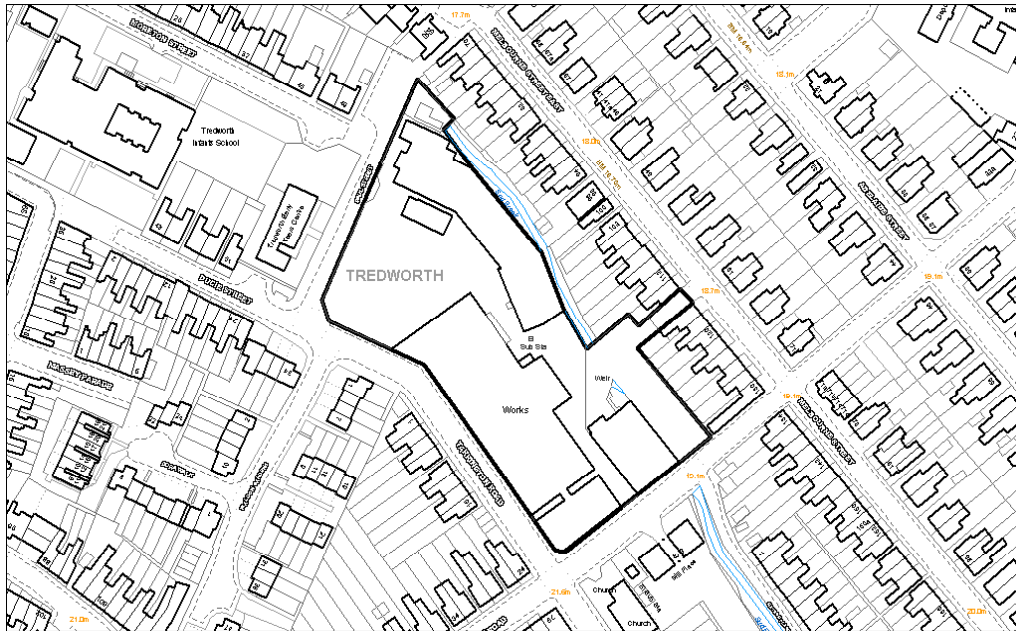
Do you agree that it is suitable for part conversion to housing provided that a community use is retained?

Are there any other uses that you think would be suitable for this site?

Are there any major reasons why this site should not be allocated for development?

Norville Site, Tarrington Road, Tredworth

- 6.36 This large site is located in the heart of Tredworth in a predominantly residential area. It is part occupied by a number of large commercial buildings currently sub-let to a number of small commercial occupants.



- 6.37 Although the site is in employment use it is not ideally located in that it lies within a predominantly residential area. Although we are not aware of the existing use causing any disturbance to existing residents, it is considered that redevelopment of the site for housing could enhance the character of the area and thus improve the quality of life of existing, adjoining residents. The site is also not used very effectively at present.

- 6.38 The site is close to a number of designated cycle routes and is within comfortable walking distance of the High Street Local Centre where a range of shops and services are available.

We would like to know what you think of this site as a potential housing allocation.

Are you in favour of redeveloping this site for housing or do you think the employment use should be retained?

Are there any major reasons why this site should not be allocated for development?

Other Sites?

- 6.39 In addition to those sites mentioned above, there may be some other sites in Gloucester that you feel would be suitable for new housing development.
- 6.40 If you know of any sites, please provide us with some further details including the site address, ownership (where known) why you think the site is suitable for development and an indication of how many houses or flats you think the site could accommodate. Please note that we would only seek to allocate sites that are capable of accommodating more than 10 dwellings. Smaller developments tend to be treated as what we call 'windfall' development.
- 6.41 Any alternative housing sites that are put forward will then be subjected to separate consultation at a later date.
- 6.42 It would be helpful for us to know of any sites at this early stage in the process rather than once the document has been finally drafted and submitted to the Secretary of State for consideration.

Other Housing Related Issues

Static Caravan Park

- 6.43 The Second Deposit Draft Local Plan (2002) identifies four static caravan sites. These are illustrated on the plan attached at Appendix 7.
- 6.44 Living in a caravan is a way of life of choice to some people. Static caravans are also a type of affordable accommodation. The loss of these sites would place an extra burden on alternative affordable housing provision and the sites could not easily be replaced.
- 6.45 Our current approach is therefore to protect these four static caravan sites from alternative development. We believe that this approach remains valid and that these designations should carry forward under the LDF.

We would like to know what you think about this issue?

Do you agree that we should be protecting these static caravan sites from other forms of development?

7. EMPLOYMENT

- 7.1 The amount of employment land that needs to be provided in Gloucester is at present dictated by the Adopted Gloucestershire Structure Plan Second Review (1999).
- 7.2 The Structure Plan states that in the period 1991 to 2011, about 95 hectares of new employment land should be provided in Gloucester in order to meet forecast needs and provide for a choice of employment sites. The aim of this policy is to provide enough sites so that economic investment is not constrained.
- 7.3 As at 31st March 2005, our annual monitoring report shows that 38.97 hectares of employment land has been taken up since 1991 leaving an outstanding requirement of 56.03 hectares in the remaining period to 2011.
- 7.4 Taking into account current draft employment allocations set out in the Local Plan as well as potential losses of existing employment sites should other allocations be implemented there is a current shortfall of approximately -31.49 hectares compared to the remaining Structure Plan requirement.
- 7.5 Planning for employment does require careful consideration of the types and locations of sites needed, since poor sites and locations may not attract development and therefore help to meet the needs of the economy.
- 7.6 Set out below are a number of possible employment sites that we would like your views on. These consist of current draft allocations that have yet to be implemented and one potential new employment allocation. You are also welcome to put forward any other sites that you know of which you think would be suitable for employment use.

Current Draft Employment Allocations

- 7.7 There are several employment sites identified in the current draft Local Plan (2002), which have yet to be implemented. We would like to know what you think of these sites - firstly whether you think they are suitable for employment use in the first place and secondly whether you think the type of employment we are proposing is appropriate.

- 7.8 The sites are set out in the table below and illustrated on the plan attached at Appendix 8.

Site	Size	Draft Allocation	Current Status
South West Bypass Site	0.5 hectares	Office/Light Industrial (B1)	Vacant.
IM Group Site, North of Naas Lane	6.4 hectares	Storage and Warehousing (B8)	Car distribution centre.
Land South of the Junction between Eastern Avenue and Barnwood Road	0.7 hectares	Office/Light Industrial (B1)	Vacant housing, market garden.

- 7.9 We would like to know whether you think these allocations should be carried forward under the Local Development Framework.

What do you think about the sites we have identified above?

Do you agree that they are suitable for employment use?

If so, do you agree with the type of employment uses we have identified?

Are any of these sites suitable for other uses? If so, what alternative uses should we be considering?

Land East of Waterwells Business Park

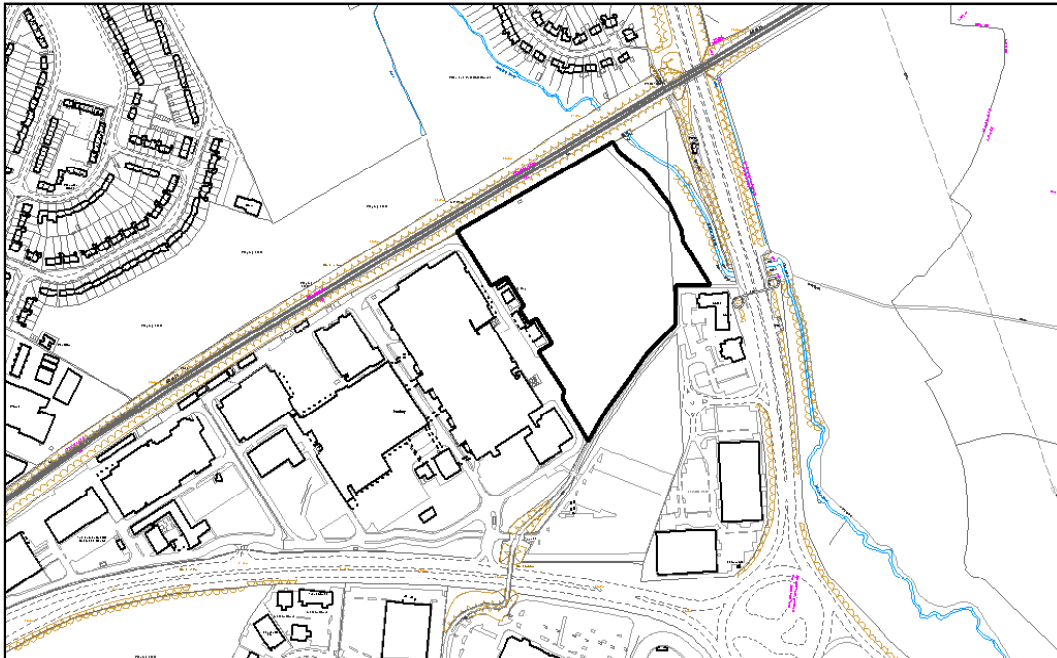
- 7.10 Another site we have previously identified for employment development is land to the east of Waterwells. The site, which is also shown at Appendix 8, has a draft allocation for office and/or light industrial use.
- 7.11 There are a number of houses located in the middle of this allocation.
- 7.12 We would like to know whether you think that this is a suitable location for employment development or should we be considering other uses here?
- 7.13 Would a mixed-use scheme be appropriate in this location? If so, what other type of uses would be appropriate?

Potential New Employment Allocations

- 7.14 We have identified one potential new employment allocation (apart from the mixed-use allocations discussed in the next section). Please let us know what you think of this site in terms of its potential for employment use.

Land Adjacent to Walls Factory, West of A40

- 7.15 There is an area of vacant land adjacent to the existing Walls Factory on the A417 Corinium Way (Barnwood Bypass).



- 7.16 The site has an area of approximately 5.26 hectares and has no specific policy constraints. The site is flat and is bounded to the north by the railway line, to the west by the existing Walls Factory and to the south by a mixture of commercial uses including a health and fitness centre, bowling alley, public house and hotel. There is an area of identified nature conservation importance between the eastern edge of the site and the A40. The site is not currently used but is believed previously to have been held for potential expansion of the Walls factory.
- 7.17 We believe the site could be suitable for employment use either B1 office or B1 light industrial. B2 general industrial uses are unlikely to be acceptable given the proximity of the hotel to the south of the site and potential for disturbance. Some element of B2 general industrial use may be possible on the part of the site that is furthest from the existing hotel. The highway impact of any development on this site would however need to be very carefully assessed.

We would like to know what you think of this site as a potential employment allocation.

Do you agree that it is suitable for office and light industrial uses?

Are there any major reasons why this site should not be allocated for employment use?

Are there any other uses that you think would be suitable for this site?

Other Sites?

- 7.18 In addition to the site mentioned above, there may be other sites in Gloucester that you feel would be suitable for new employment development.
- 7.19 If you know of any sites, please provide us with some further details including the site address, ownership (where known) why you think the site is suitable for employment use and an indication of the type of employment use you think would be suitable.
- 7.20 Any alternative employment sites that are put forward will then be subjected to separate consultation at a later date.
- 7.21 It would be helpful for us to know of any sites at this early stage in the process rather than once the document has been finally drafted and submitted to the Secretary of State for consideration.

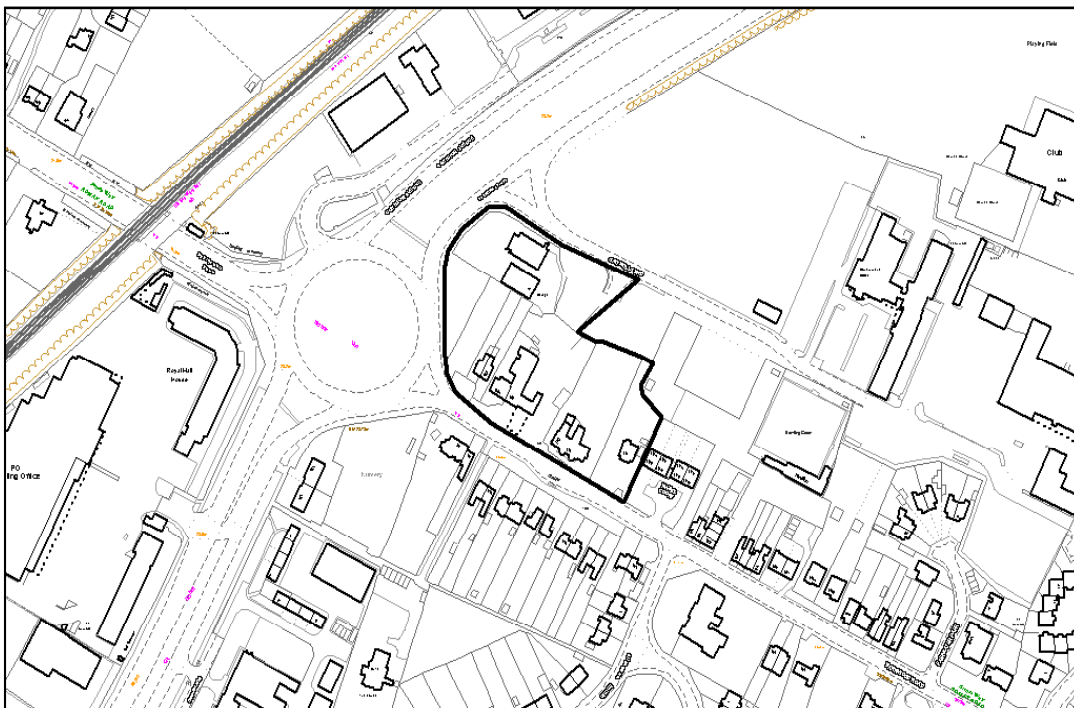
8. MIXED-USE DEVELOPMENT

- 8.1 In addition to the separate housing and employment sites discussed above, there are some sites that lend themselves to a mixture of different uses i.e. housing with employment or housing with retail. Some possible mixed-use development opportunities are set out for your comments below.
- 8.2 First we set out the existing draft mixed-use allocation that has yet to be implemented before identifying a number of new opportunities. You are also welcome to put forward any other sites you are aware of that you think would be suitable for mixed-use development.

Current Draft Mixed-Use Allocations

- 8.3 There is just one currently allocated mixed-use site identified in the current draft Local Plan (2002) that has yet to be implemented.

Site	Size	Draft Allocation
Land at Junction of Barnwood Road and Barnwood Bypass	1.3 hectares	Employment, limited housing and new local shopping centre



- 8.4 We believe that a mixed-use approach to the redevelopment of this site remains valid and should be carried forward into this development plan document.

Are there any other uses that would be suitable?

Potential New Mixed-Use Allocations

- 8.5 There are a number of other sites, which we think would be suitable for mixed-use development.

Former B&Q Premises, Corner of Barton Street

- 8.6 B&Q have relocated to a new superstore at the Cattlemarket. Their old site is now vacant and is being advertised for continued retail use.





- 8.7 The relocation of B&Q presents an opportunity to consider the future of this site and whether it should be retained for retail use (in total or in part) or whether it could be redeveloped for an alternative use or mix of uses. The site perhaps lends itself to a mixed-use scheme of housing and employment.
- 8.8 The site is well located for housing development. It adjoins an area of existing housing to the south and east and is close to a range of shops, services and public transport. The corner plot also presents the opportunity to create a quality landmark building in this location.
- 8.9 Lying on the fringe of the City Centre, the site is also likely to be suitable for office development. The proximity of the site to the railway station and the bus station means that employees would be able to access the site easily by public transport.
- 8.10 It may also be beneficial to retain some form of retail on this site to a lesser or greater extent. This could be advantageous to the shops in Barton Street by strengthening the role of the Local Centre. It could also be argued that housing and employment on this site would generate more potential customers for the existing shops on Barton Street. Perhaps a mixed-use scheme, which provides for housing and employment whilst retaining some retail use on the site would be appropriate?
- 8.11 A further alternative would be to use some, or all of the former B&Q site for parking. The site could act as a 'park and walk' site allowing people to park their cars and then walk into the City Centre. Customers of the GL1 leisure centre would also benefit from the provision of such a facility.

What do you think about this site? Should we be looking to allocate it for redevelopment?

Would a high quality development of housing and offices be appropriate in this location?

Should we be looking to retain retail on this site to a greater or lesser extent?

Should we be trying to secure some public parking on this site?

Are there any other uses we should be encouraging on this site?

Morelands Trading Estate

- 8.12 Morelands Trading Estate built originally as a match factory in 1867 is one of the City's most recognisable landmarks. Morelands is still used for employment purposes and is occupied by a number of different companies mostly on short-term lets.





- 8.13 We have received a number of enquiries about the development potential of this site. It is a prominent site, which is well located in respect of the City Centre. It is also close to Seymour Road Local Centre.
- 8.14 We consider that the site may have the potential for mixed-use redevelopment to include residential and employment uses (office and light industrial). We would however need to carefully consider any loss of existing employment floorspace because there is a shortage of employment land in Gloucester at present. The residential element of any redevelopment proposal could be in the form of part new build and part conversion. The current building is an important local feature on Bristol Road.
- 8.15 Employment could take the form of a combination of office development and small starter units suitable for small companies (We know there is a demand for this type of employment floorspace in Gloucester).

What do you think about this site?

Do you agree that we should be encouraging new development in this location or is the site's current employment role too important to lose?

Do you think the site is suitable for a mixed-use development of housing and employment?

Are there any other uses we should be considering in this location?

Other Sites?

- 8.16 In addition to those sites mentioned above, there may be some other sites in Gloucester that you feel would be suitable for new mixed-use development.
- 8.17 If you know of any sites, please provide us with some further details including the site address, ownership (where known) why you think the site is suitable for mixed-use development and an indication of the type of uses you think would be suitable.
- 8.18 Any alternative mixed-use sites that are put forward will then be subjected to separate consultation at a later date.
- 8.19 It would be helpful for us to know of any sites at this early stage in the process rather than once the document has been finally drafted and submitted to the Secretary of State for consideration.

9. TRANSPORT

9.1 The Core Strategy includes within its proposed Spatial Strategy a number of transport related objectives including:

- Upgrading and enhancing the local and strategic transport network including the completion of the inner relief road and SW Bypass
- Reducing the need to travel
- Ensuring access to essential services for all; and
- Promoting greater use of public transport, walking and cycling

9.2 There are a number of transport related issues which this document needs to address. These are set out below for your comment.

Cycle Routes

9.3 The Second Deposit Draft Local Plan (2002) identifies a number of designated cycle routes across the City. These are shown on the plan attached at Appendix 9.

9.4 Benefits of increased cycling as a method of travel include the reduction of traffic congestion and pollution as well as the health benefits associated with this form of exercise.

9.5 Our current approach is to safeguard the designated cycle routes set out on the plan at Appendix 9. Development that would prejudice the operation or attractiveness of any existing cycle route will not be permitted.

What do you think about the designation of cycle routes?

Do you agree that we should be protecting existing cycle routes?

Are there any areas we have not identified that you think would benefit from the provision of a dedicated cycle route?

New Railway Station and Rail Freight Terminal

- 9.6 The Second Deposit Draft Local Plan (2002) identifies land for a new passenger railway station south of Naas Lane, east of Waterwells Business Park. It also identifies land for a new rail freight terminal at RAF Quedgeley. These designations are shown on the plan attached at Appendix 10.
- 9.7 Neither of these proposals have come forward to date although land has been set aside as part of the RAF Quedgeley mixed-use development (which now has planning permission) for the provision of a rail freight terminal. The rail halt could act as a commuter link to the city centre but also as an in-commuting station serving the Waterwells Business Park area.
- 9.8 Indications suggest that the rail freight terminal at RAF Quedgeley is unlikely to happen due to the prohibitive costs associated with implementation.
- 9.9 In relation to the proposed passenger railway station south of Naas Lane, it appears that there are capacity problems associated with this proposal because adding another station or stopping point will create congestion on the network as faster trains are caused to stop behind stopping trains.
- 9.10 We believe however that this allocation should be retained because capacity improvements may be made in the future which make the provision of a station in this location feasible.
- 9.11 For the reasons set out above we believe it is appropriate to delete the rail freight terminal allocation at RAF Quedgeley but to retain the proposed passenger railway station to the south of Naas Lane.

We would like to receive your views on this issue.

Do you agree with the deletion of the rail freight proposal at RAF Quedgeley?

Do you agree with the retention of the proposed passenger railway station south of Naas Lane?

Bus Priority

- 9.12 Bus priority measures can be introduced to make bus trips quicker than using a car. This can encourage people to leave their cars at home and use public transport instead which is more sustainable.
- 9.13 Bus priority measures can take a number of forms including dedicated bus lanes and the introduction of bus priority at junctions.
- 9.14 Our current approach is to implement bus priority measures along existing (and future) high frequency bus routes. In some cases, financial contributions will be sought from new development towards the provision of bus priority measures.
- 9.15 Existing bus priority routes are shown on the plan attached at Appendix 11.

We would like to know what you think about the use of bus priority measures.

Would it encourage you to use buses more often if journey times were reduced?

What do you think about the proposed bus priority routes shown on the attached plan?

Can you think of any other routes on which bus priority would be beneficial?

10. FLOODING

- 10.1 A significant part of the City lies within the floodplain of the River Severn. The plan attached at Appendix 12 illustrates the extent of this area as set out in the Deposit Draft Local Plan. This is based on the extent of a large flood event which occurred in Gloucester in 1947.
- 10.2 We will work with the Environment Agency in order to determine through this document whether the boundary shown at Appendix 12 remains valid or needs to be revised.

11. DISTRICT AND LOCAL CENTRES

- 11.1 The proposed Spatial Strategy set out in the Core Strategy Issues and Options consultation document, places considerable emphasis on improving the ability of people to access shops and essential services.
- 11.2 This is a key issue as one of the measures used by the Government to assess levels of deprivation within different wards are barriers to housing and services.
- 11.3 Clearly not everyone can travel into the City Centre easily and often and it is therefore important that we have in place a network of local shops and services scattered across the City to meet the needs of those who are less able to travel. This also helps to discourage unnecessary use of the car.
- 11.4 The Second Deposit Draft Local Plan (2002) identifies two District Centres and ten Local Centres. These are set out below and are shown on the plan attached at Appendix 13.

District Centres

- Quedgeley District Centre
- Abbeymead District Centre

Local Centres

- Barton Street
 - Coney Hill Parade
 - Finlay Road
 - High Street
 - Hucclecote Road
 - Matson Avenue
 - Old Cheltenham Road
 - Seymour Road
 - Windsor Drive
 - Seventh Avenue
- 11.5 Our current approach is to try and maintain the health of these centres by controlling the types of uses located within them. For example we try and restrict the amount of non-retail uses to a maximum of 30% and we try and ensure that no more than two non-retail uses are located next to each other. We also ask for evidence that a shop is vacant and has been unsuccessfully marketed before allowing a change of use to another use.

- 11.6 In District Centres, planning permission will be granted for new retail development provided it is of a suitable scale and type.
- 11.7 The more designated district and local centres we have, the easier it is for people without a car to do their shopping and to access other essential services. They are also important in that they act as a focal point for different uses and provide the opportunity for linked-trips (i.e. a single car trip can satisfy a number of different needs such as shopping, banking etc.)
- 11.8 Our current approach therefore allows for new District and Local Centres to be identified in locations provided that they would not have an unacceptable impact on an existing centre.

Do you agree that it is important to have a network of different centres across Gloucester?

Should we be more flexible in terms of the types of uses we allow in Local and District Centres or are we right to maintain at least 70% for shopping? Is there another way we could assess the 'health' of these centres?

Are there any clusters of shops and services in Gloucester not currently identified as a Local or District Centre that you feel should be?

Are there any parts of the City that are particularly poorly served that would benefit from a new District or Local Centre?

12. COMMUNITY PROVISION

- 12.1 When we refer to 'community provision' we mean the provision of new or improved community facilities such as health centres and surgeries, nurseries, schools and colleges, community centres, meeting halls and libraries. These facilities tend to be provided by a variety of agencies in the public, private and voluntary sectors.
- 12.2 Gloucestershire County Council has a statutory responsibility to ensure the provision of community services that include education, social services, youth services, libraries and the fire service.
- 12.3 We have already sought through the Core Strategy and Development Control Issues and Options consultation documents, views on the general policy approach that we should be taking towards the provision and protection of these types of community facility.
- 12.4 Although you are welcome to put forward further thoughts on these matters what we would really like to receive from you through this consultation are your views on the current draft allocations for new community provision set out in the Second Deposit Draft Local Plan (2002) as well as whether there are any other sites which might be suitable for new community facilities.

Current Allocations for New Community Facilities

- 12.5 The Second Deposit Local Plan (2002) identifies several sites for new community provision, which have yet to be implemented. These are set out below and are illustrated on the plan attached at Appendix 14.

Site	Size	Draft Allocation
Land at Lobleys Drive Open Space	0.06 hectares	Land Reserved for New Community Building
Land off Abbeymead Avenue	0.3 hectares	Land Reserved for New Library
Land off Abbeymead Avenue	0.15 hectares	Land Reserved for New Police Station
Land off the Wheatridge East	2.28 hectares	New Primary School
Land at Clearwater Drive	2.13 hectares	New Primary School

- 12.6 It should be noted that the draft school allocation at Clearwater Drive states that if the site does not come forward as a school, it should come forward as public open space.

We would like to know what you think of these allocations.

Are they still needed?

Do you think these sites are suitable for the community uses that are proposed in the table above?

Do you agree that land at Clearwater Drive should be used as public open space in the event that a new Primary School is not needed?

Should housing development be considered on part of the site if the remainder of the site were to be dedicated as public open space?

Other Sites?

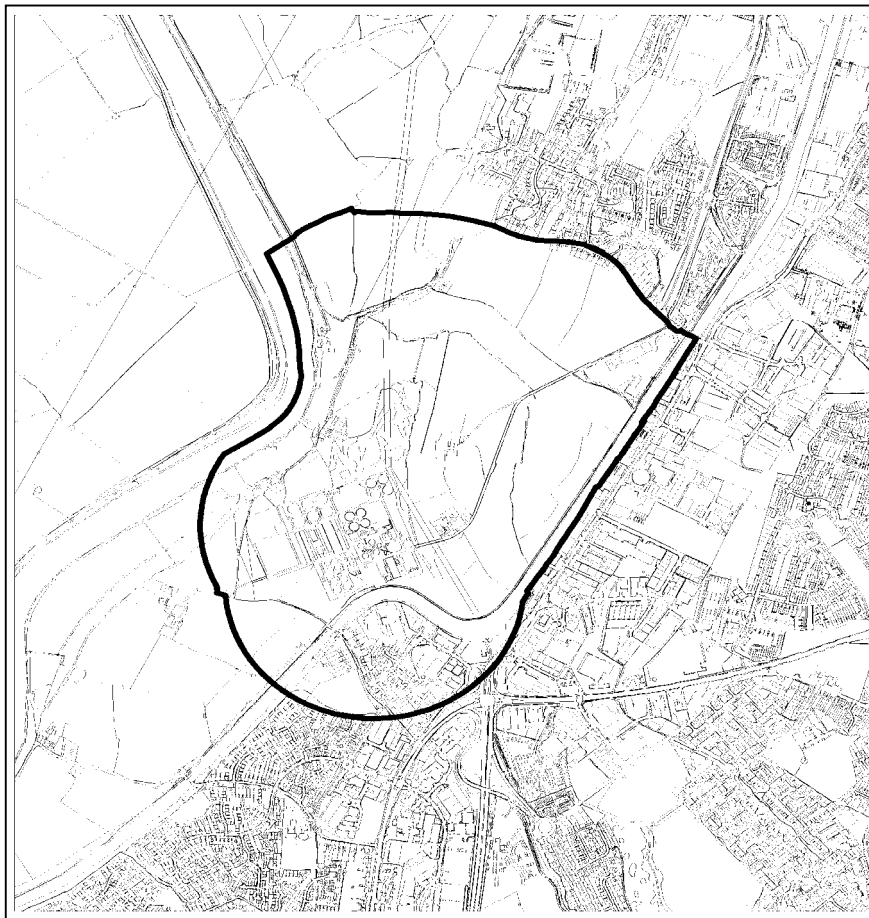
- 12.7 In addition to those sites mentioned above, there may be some other locations in Gloucester that need and would benefit from the provision of a new community facility be it a new health centre or a community centre.
- 12.8 If you are aware of the need for a new community facility, please provide us with some further details including the site address, ownership (where known) and what community use you think is needed and why so that potential for future provision can be discussed with the relevant agencies and service providers.
- 12.9 It would be helpful for us to know of any sites at this early stage in the process rather than once the document has been finally drafted and submitted to the Secretary of State for consideration.

13. OTHER ISSUES

- 13.1 There are a number of other specific issues, which we would like your opinions on. These are set out below. Also, please feel free in response to this section of the consultation paper to flag up any other important issues you think we might have missed.

'Cordon Sanitaire'

- 13.2 The Second Deposit Draft Local Plan identifies two 'cordon sanitaires', one around Netheridge Sewage Works south of Hempsted, the other around the Longford Water Reclamation Works to the north of the City.
- 13.3 These are essentially zones within which most forms of development will not be permitted in order to avoid problems associated with smell.
- 13.4 The Longford Works will shortly close and we therefore do not intend to identify this cordon sanitaire within the LDF.
- 13.5 The Netheridge Cordon is shown below.



- 13.6 The Netheridge works however will continue to operate and we therefore believe it is appropriate to retain the cordon sanitaire designation around this site.
- 13.7 Our current policy approach is to refuse development within the cordon that would be adversely affected by smell from the Netheridge works.
- 13.8 Thus whilst there may be scope for a temporary use or a use where people are not present on site all of the time, a more permanent use such as employment or housing is unlikely to be acceptable within this cordon.

What do you think about the use of the 'Cordon Sanitaire' around the Netheridge sewage works?

Do you agree that we should be resisting development within this zone?

Do you think the boundary has been drawn in the right place? Is it too tightly drawn or too widely drawn?

Conservation Areas

- 13.9 There are a number of designated Conservation Areas that lie outside the Central Area including London Road, Hempsted and Hucclecote Green. These are shown on the plan attached at Appendix 15.
- 13.10 In line with Government guidance, our current policy approach is to ensure that any development taking place within a Conservation Area, preserves or enhances the character of the area.
- 13.11 It is our intention to carry through the Conservation Areas shown on the plan at Appendix 14 into the Local Development Framework through this development plan document. It may also be that there are other areas of Gloucester which are deserving of Conservation Area status.

Do you agree that it is important to protect our designated Conservation Areas from inappropriate forms of development?

Do you support the Conservation Areas as shown on the plan at Appendix 14?

Are there any other areas of Gloucester that you think could be suitable/eligible for Conservation Area status?

Other Issues

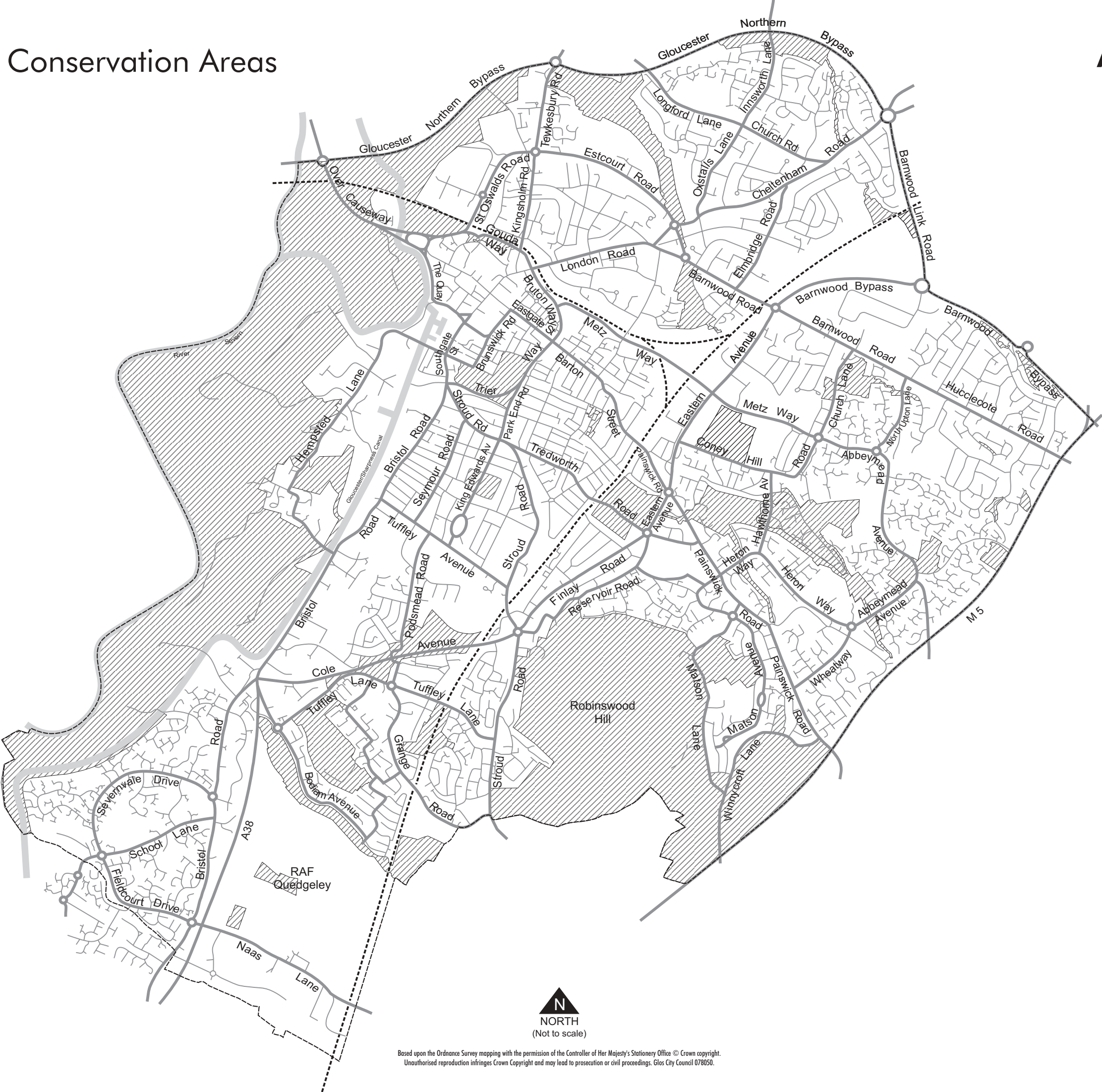
13.12 We believe that the issues outlined in the previous sections cover comprehensively a number of the key principles of the proposed Spatial Strategy including:

- The provision of sufficient housing and employment land
- The protection of environmentally sensitive parts of the City
- Improving access to essential services and local shopping facilities
- Encouraging community integration
- The protection of public open space; and
- The provision of mixed-use development in appropriate locations.

13.13 If however you believe there are any important issues that have not been adequately considered through this consultation paper please let us know so that we can seek to incorporate these into the 'Preferred Option' consultation document to be published in March 2006.

14. NEXT STEPS

- 14.1 This initial Issues and Options paper has been published for consultation alongside the Central Area Action Plan Issues and Options consultation paper until **12th December 2005**.
- 14.2 A Sustainability Appraisal of both documents will be made available alongside in order to inform consultation responses.
- 14.3 Comments should be submitted online or sent to:
- Local Plan Team
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ**
- 14.4 All comments that we receive will be put on our website and will be available to view at the City Council Offices.
- 14.5 These comments will then be reported to Council who will agree a Preferred Option' consultation document. This will be published in **March 2006**.
- 14.6 If you have any questions about this document or the LDF process in general please contact the development plan team on **01452 396854**.



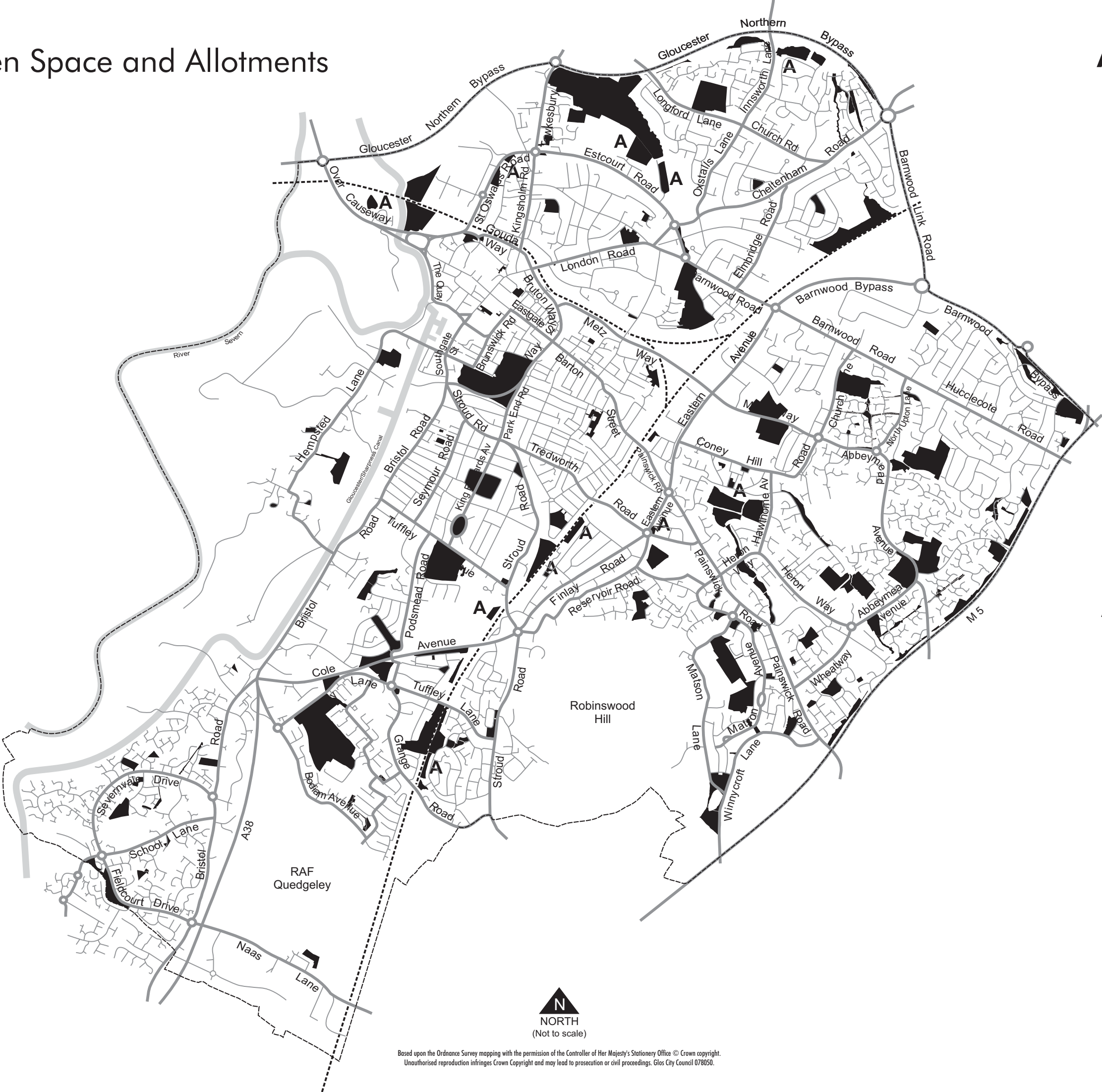
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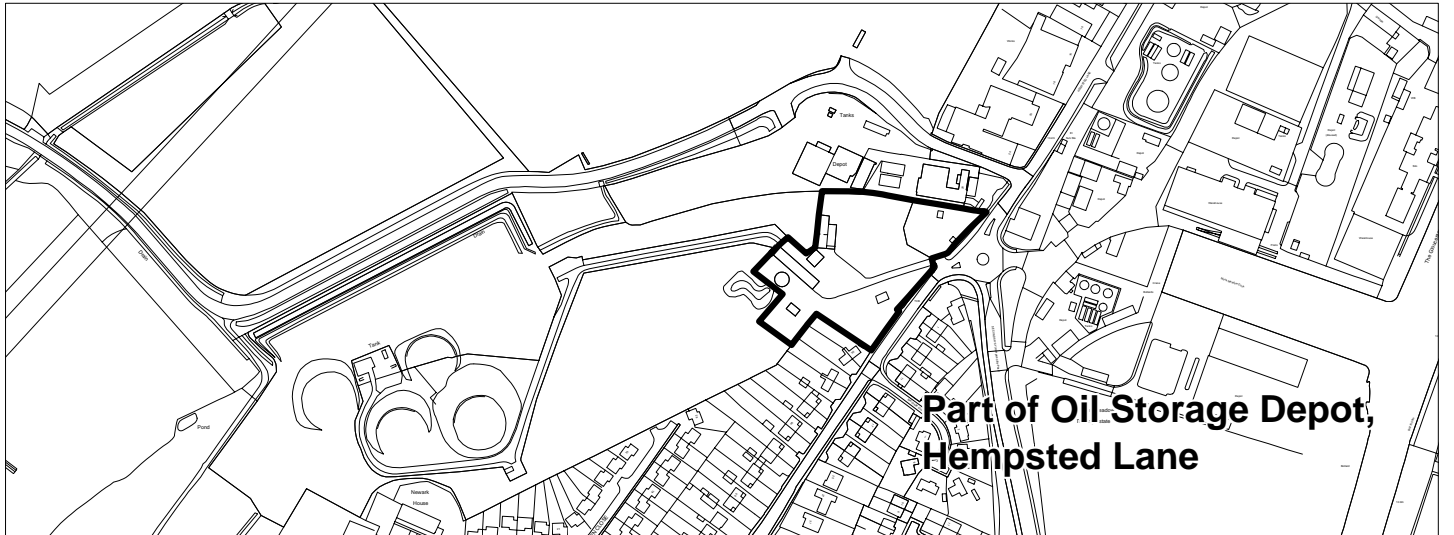
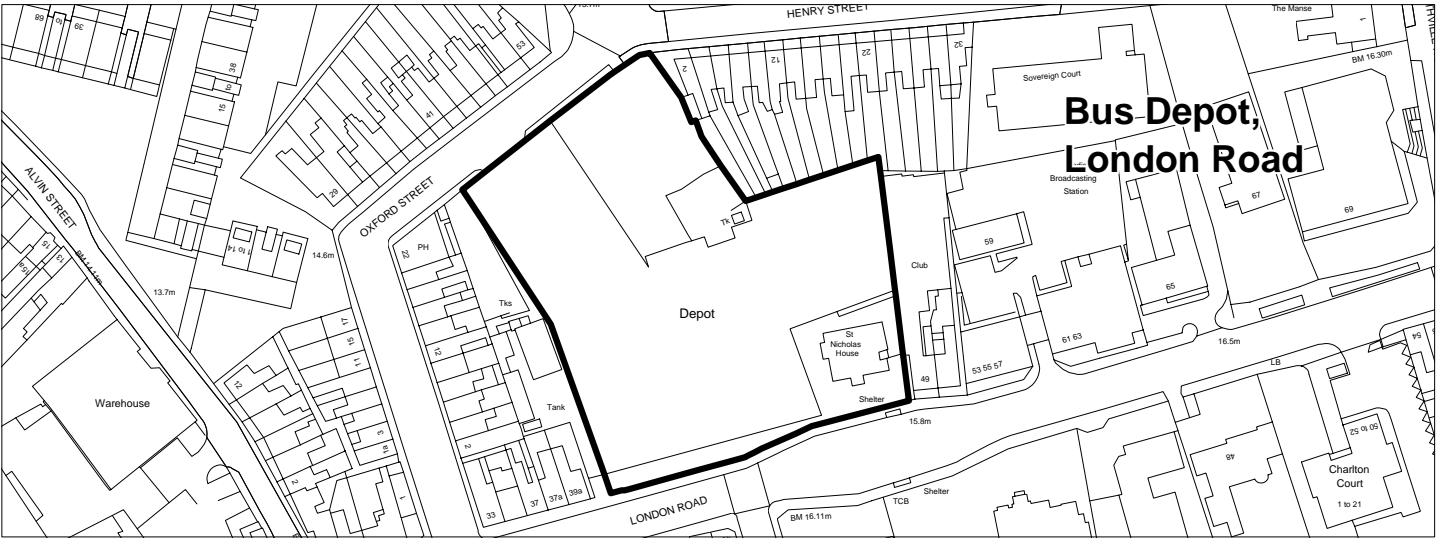
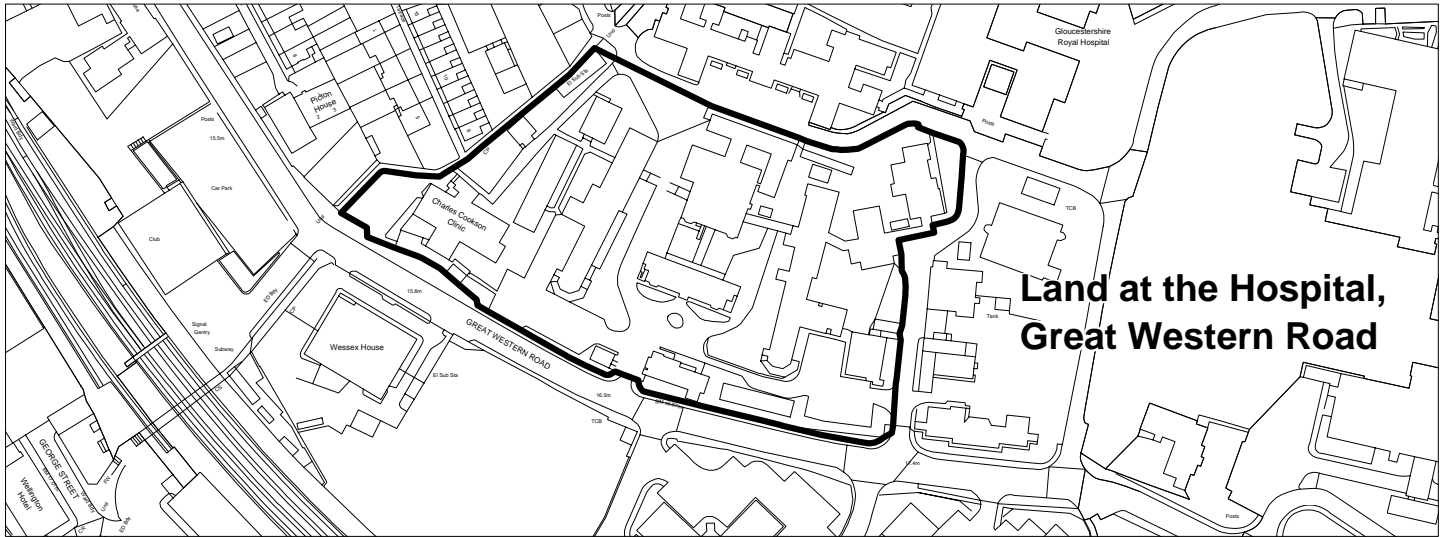
- Public Open Space
- A Allotments





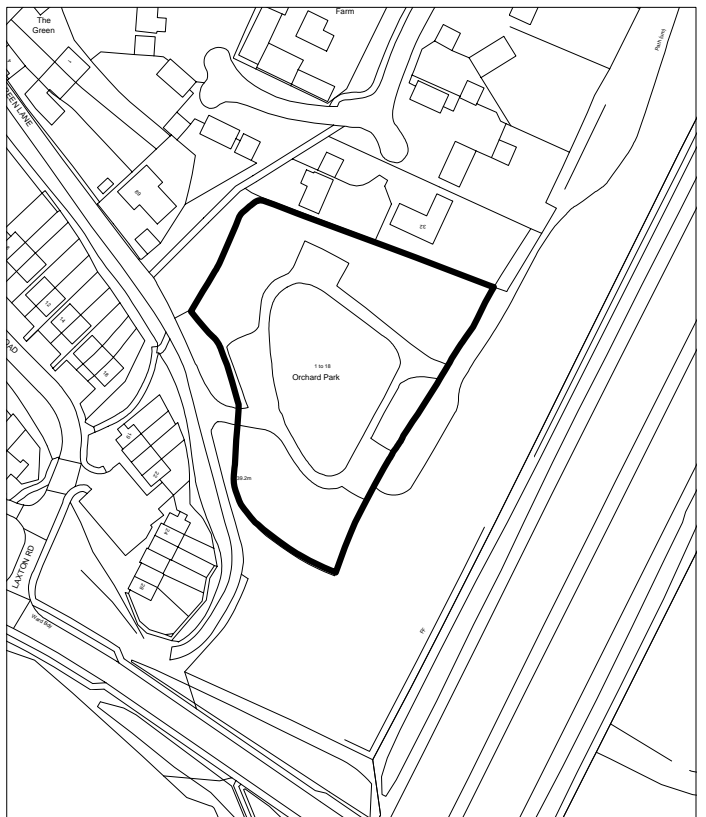
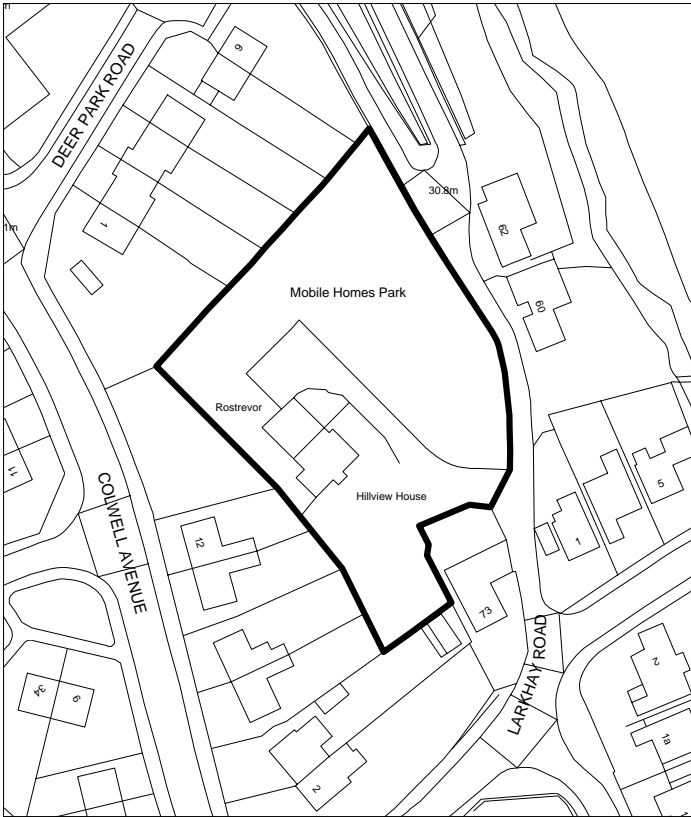
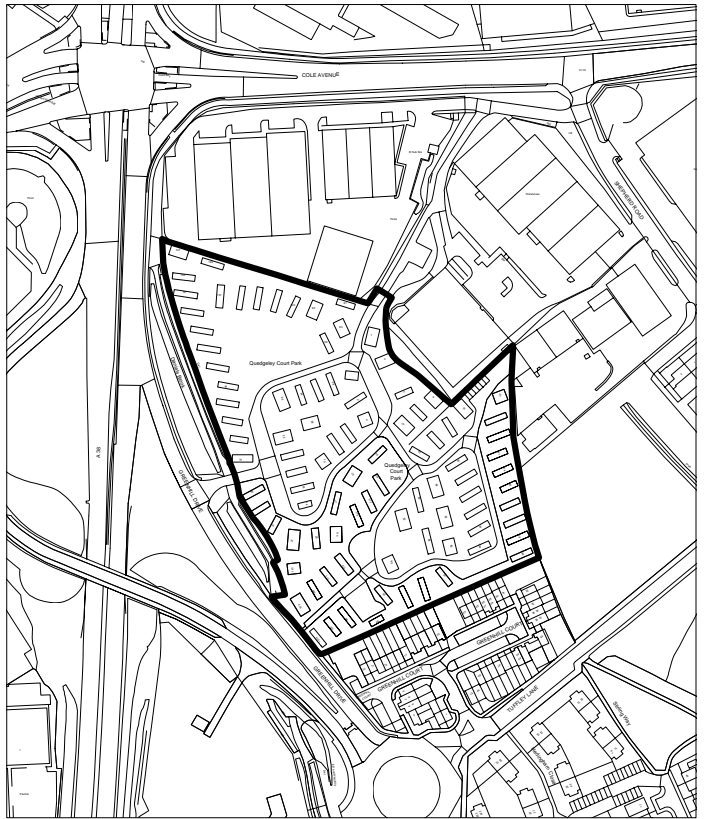
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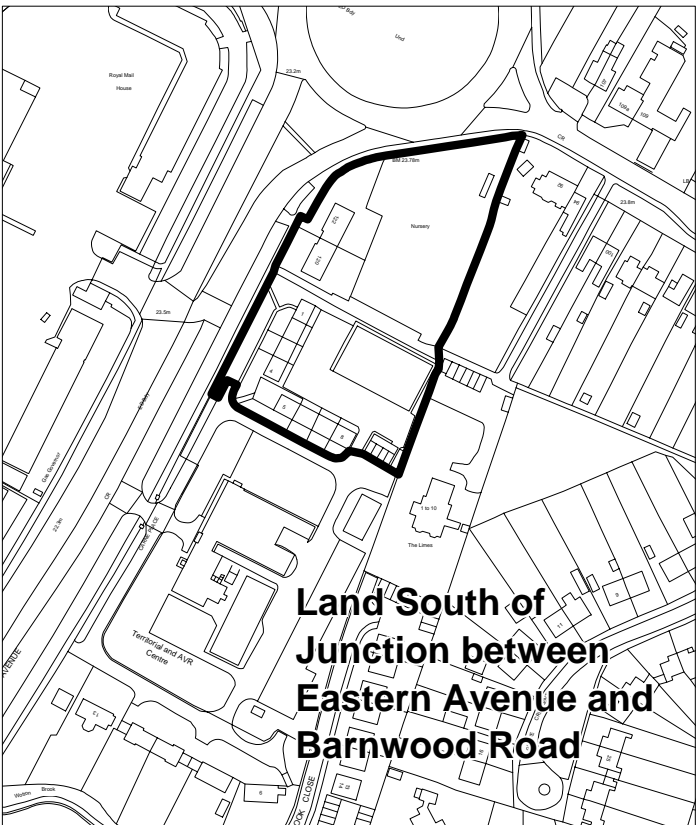
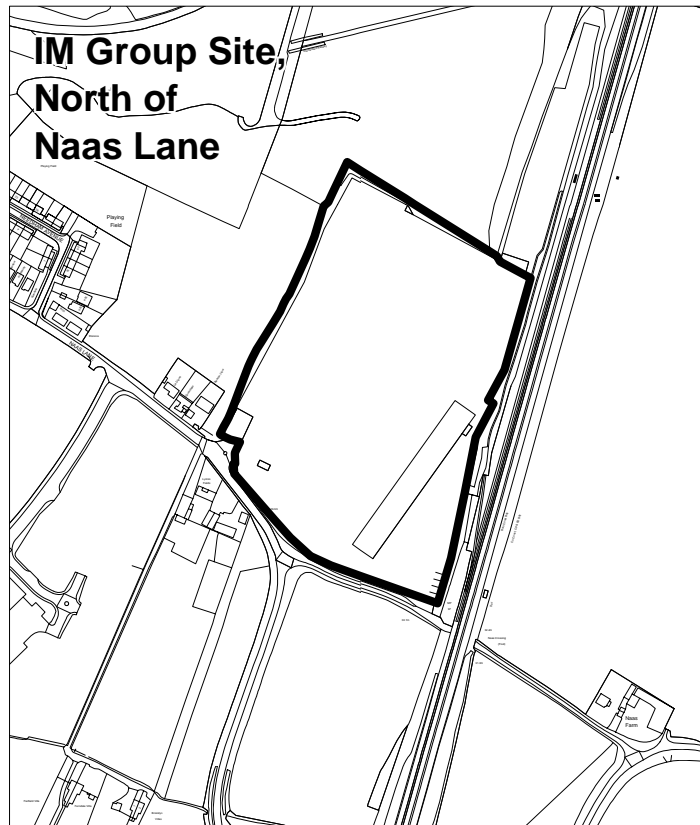
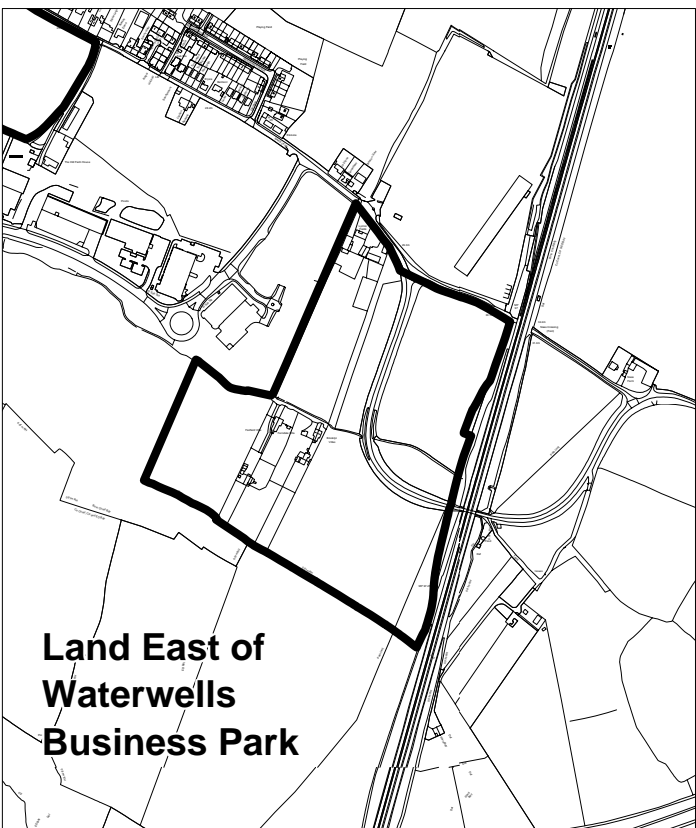
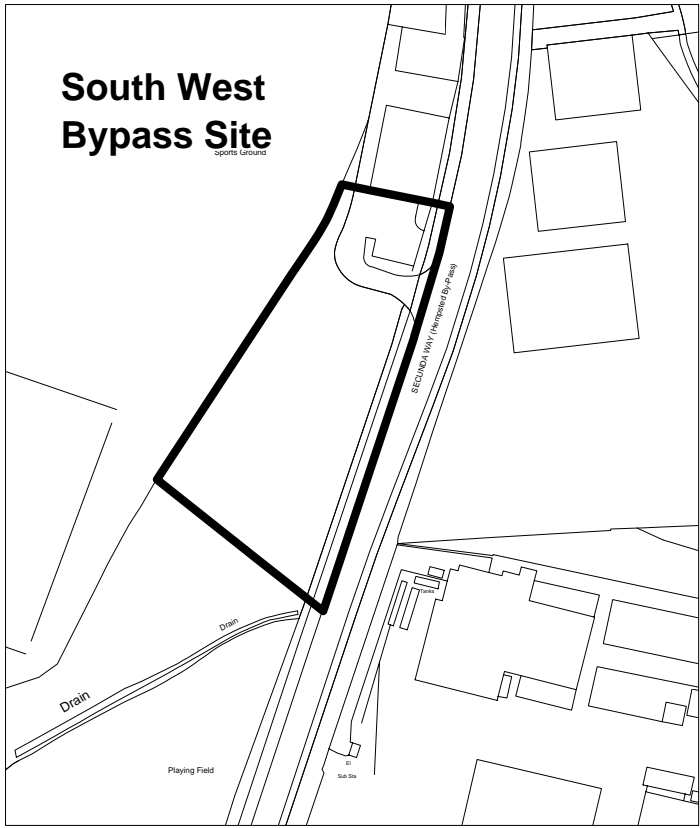
<p>Not to Scale</p>	 <p>NORTH Grid North</p>	<h2>Appendix 5 - Rowing Club Proposal</h2>
<p>GLOUCESTER CITY COUNCIL</p> 		
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<p>Not to Scale</p>	<p> NORTH Grid North</p>	<p>Appendix 6 - Existing Draft Housing Allocations</p>
<p>GLOUCESTER CITY COUNCIL</p> <p></p>		
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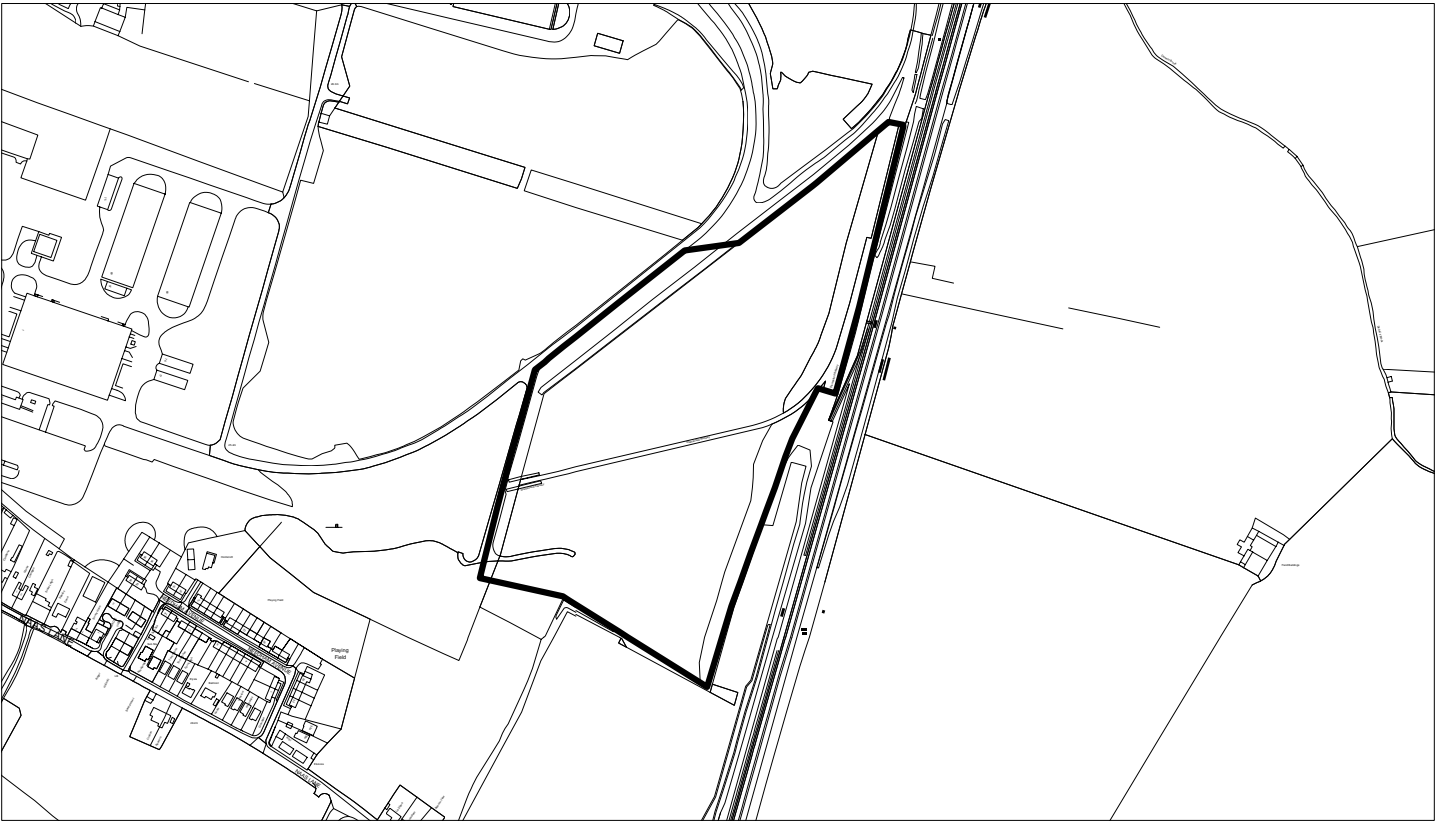
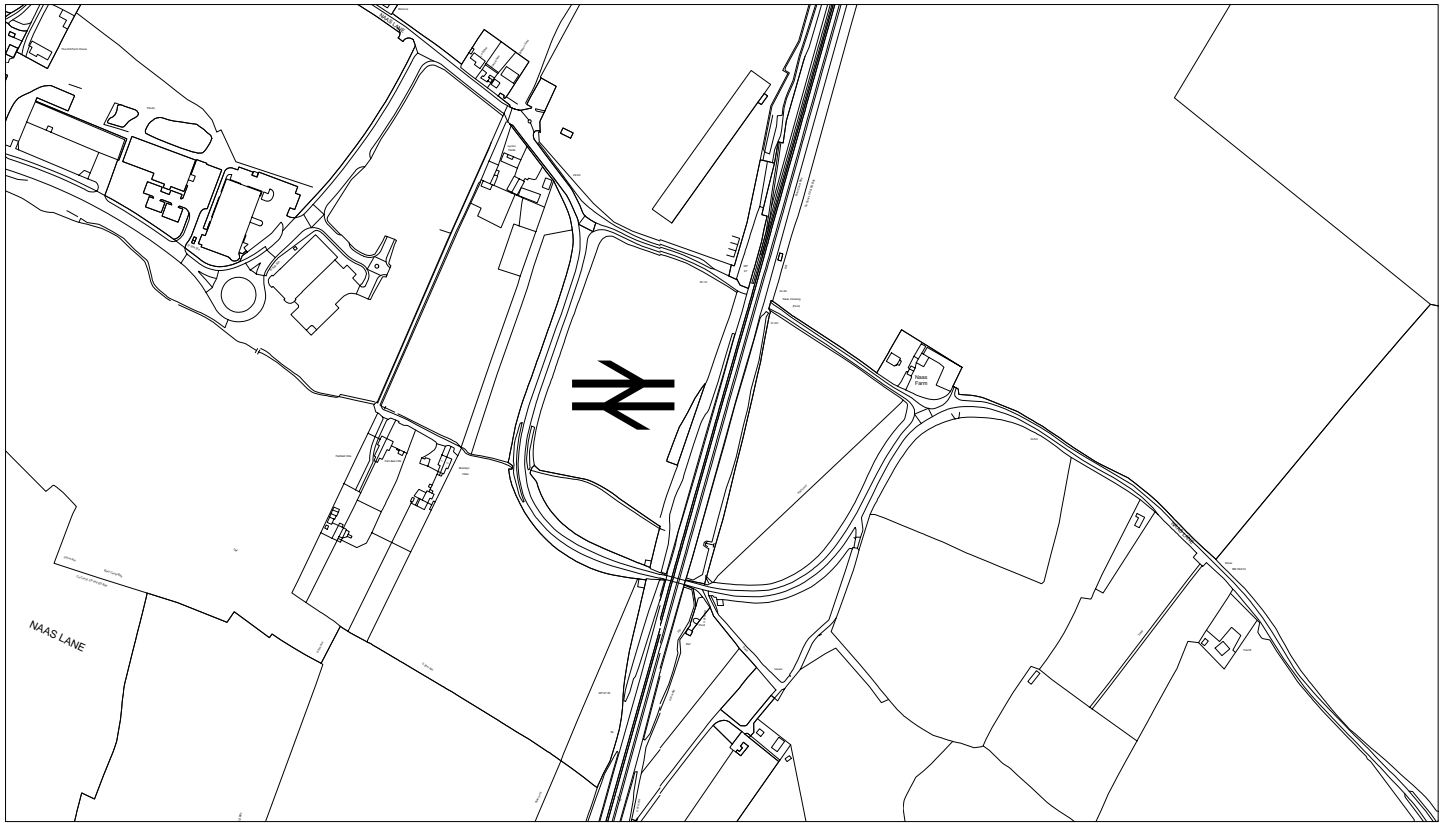




<p>Not to Scale</p>	 <p>NORTH Grid North</p>	<h2>Appendix 7 Static Caravan Sites</h2>
<p>GLOUCESTER CITY COUNCIL</p> 		
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<p>Not to Scale</p>	 <p>NORTH Grid North</p>	<h2>Appendix 8 - Existing Draft Employment Allocations</h2>
		
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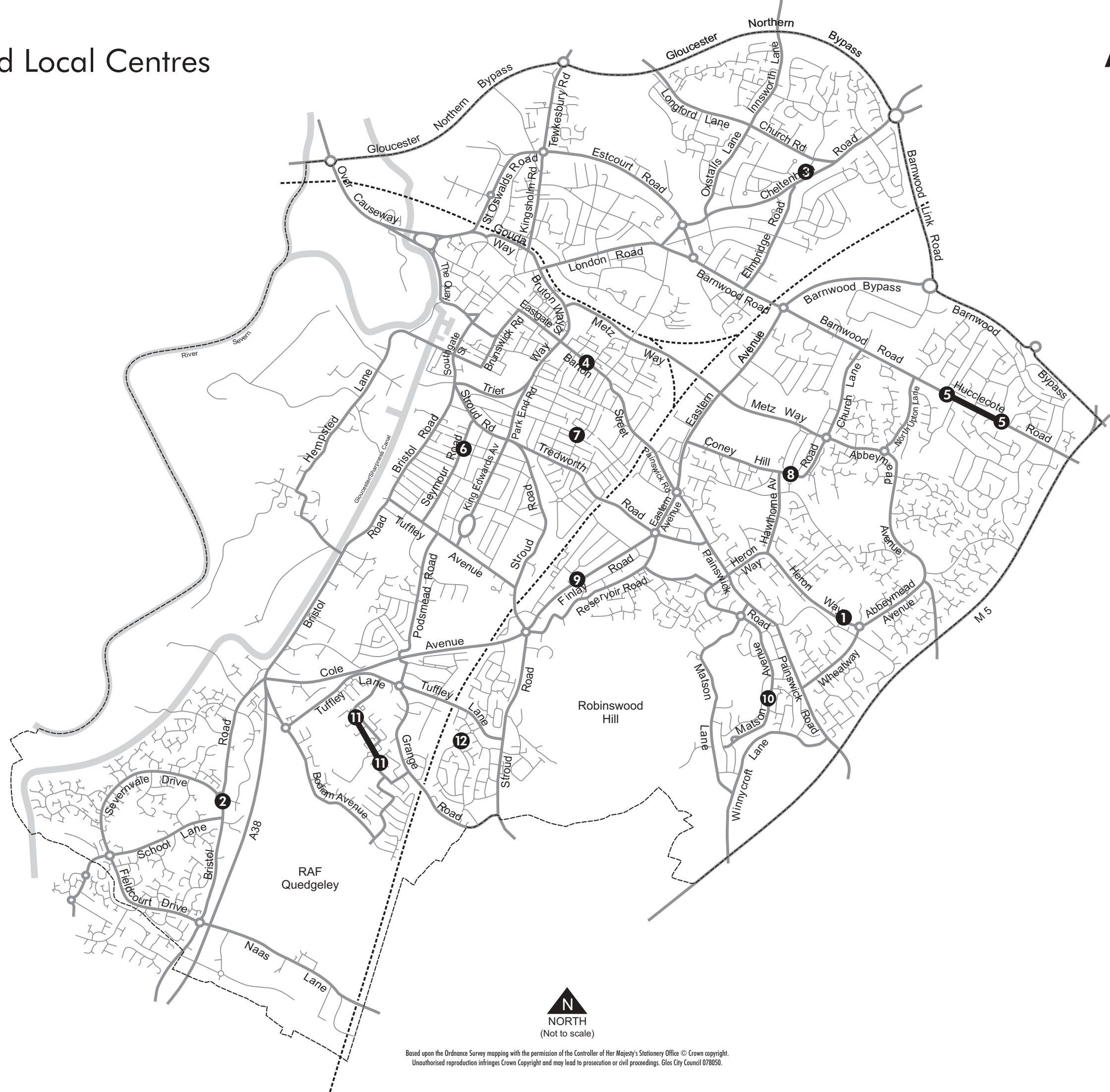


<p>Not to Scale</p>	 <p>NORTH Grid North</p>	<h2>Appendix 10 Railway Station and Railfreight Terminal</h2>
<p>GLOUCESTER CITY COUNCIL</p> 		
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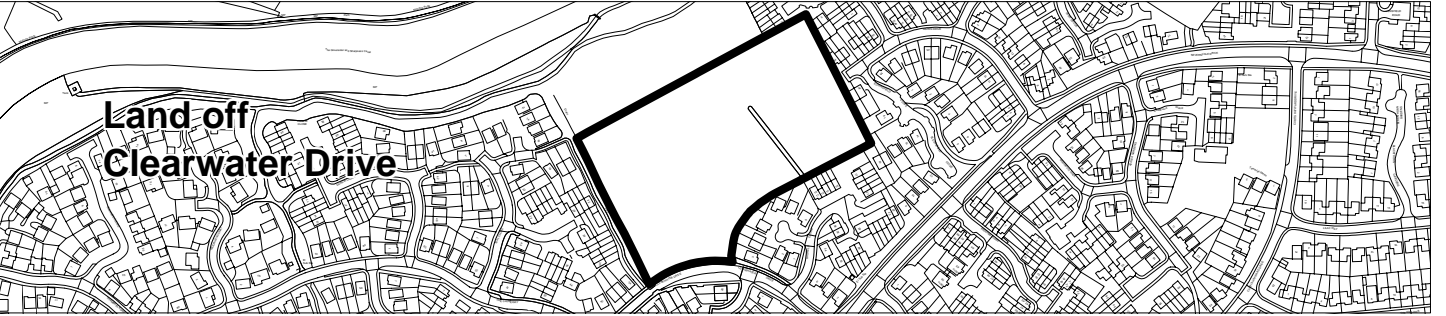
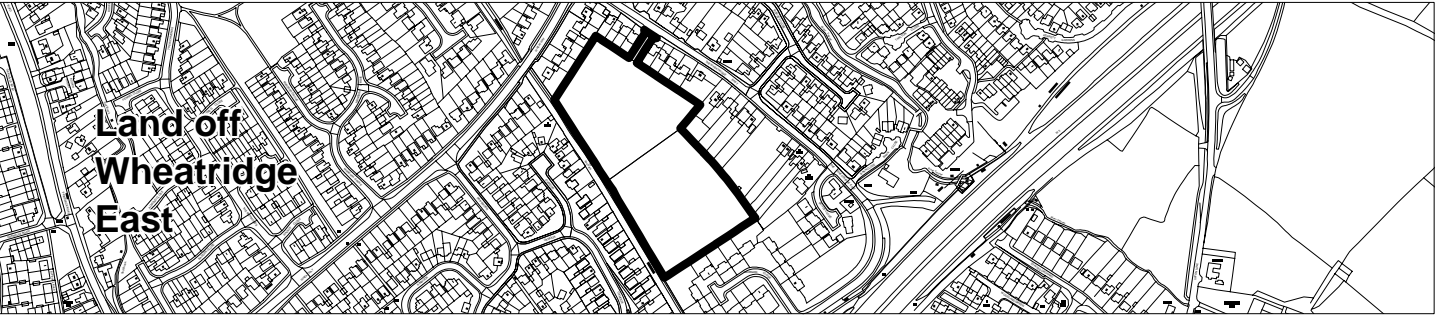
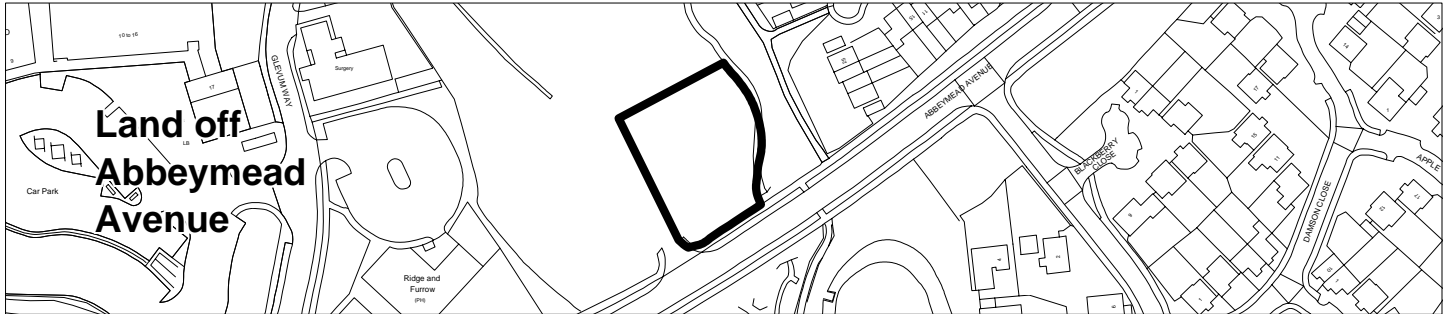
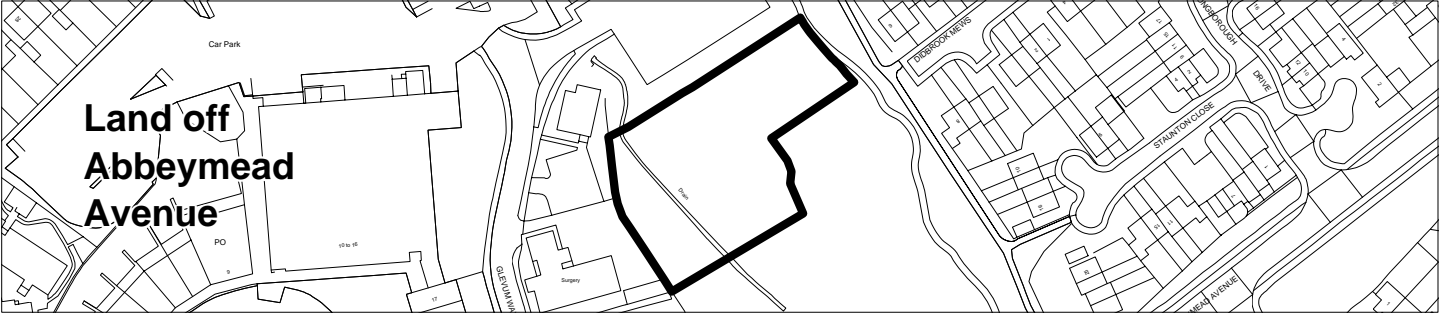
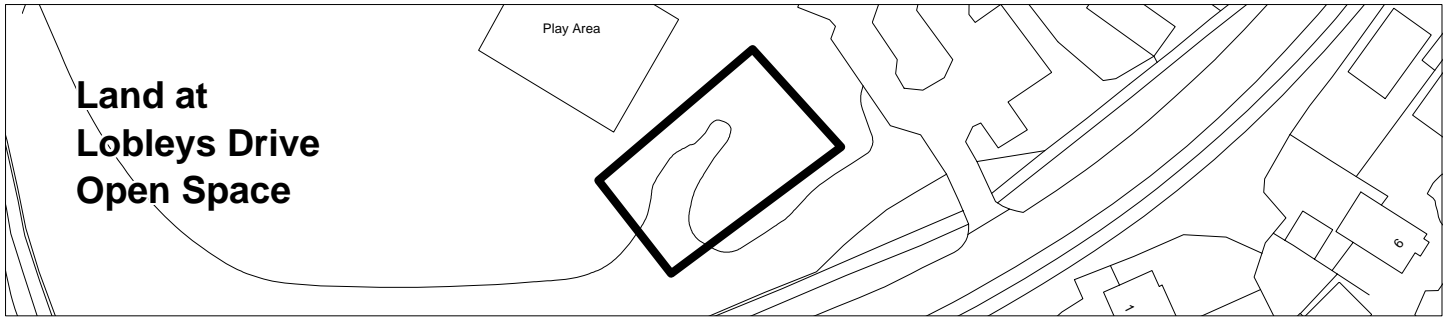
District Centres - have a big food store and a range of facilities serving suburban areas



- 1 Abbeymead
- 2 Quedgeley

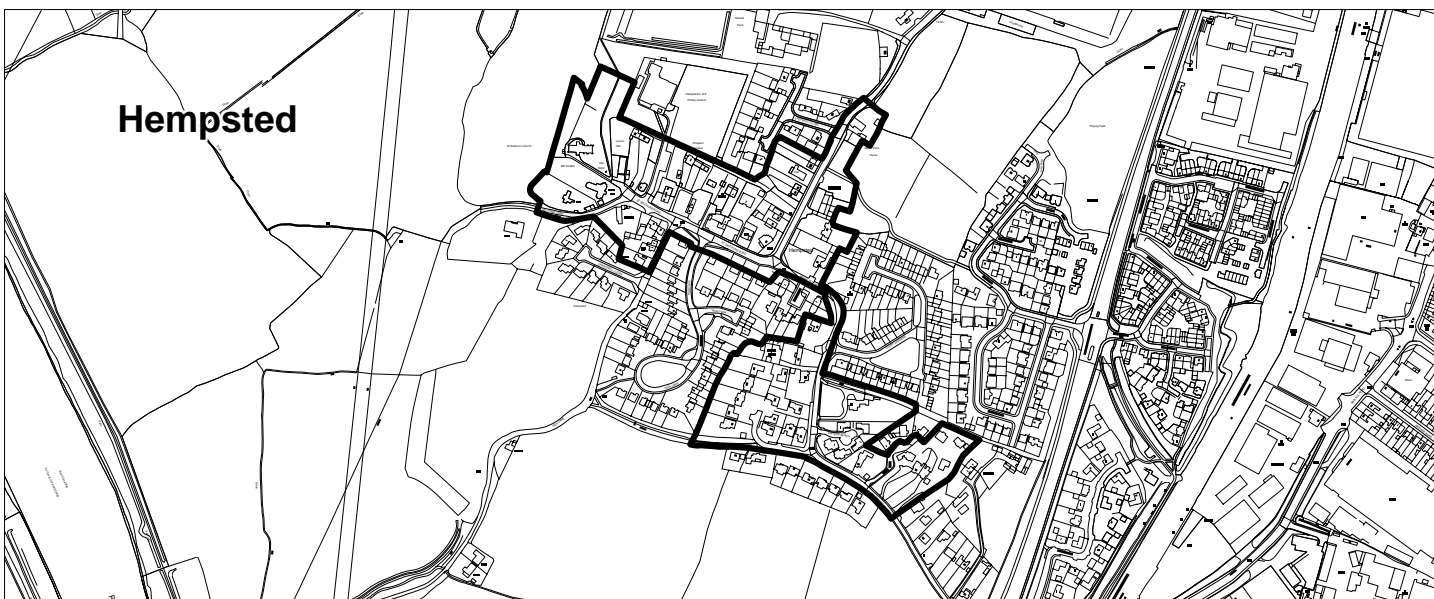
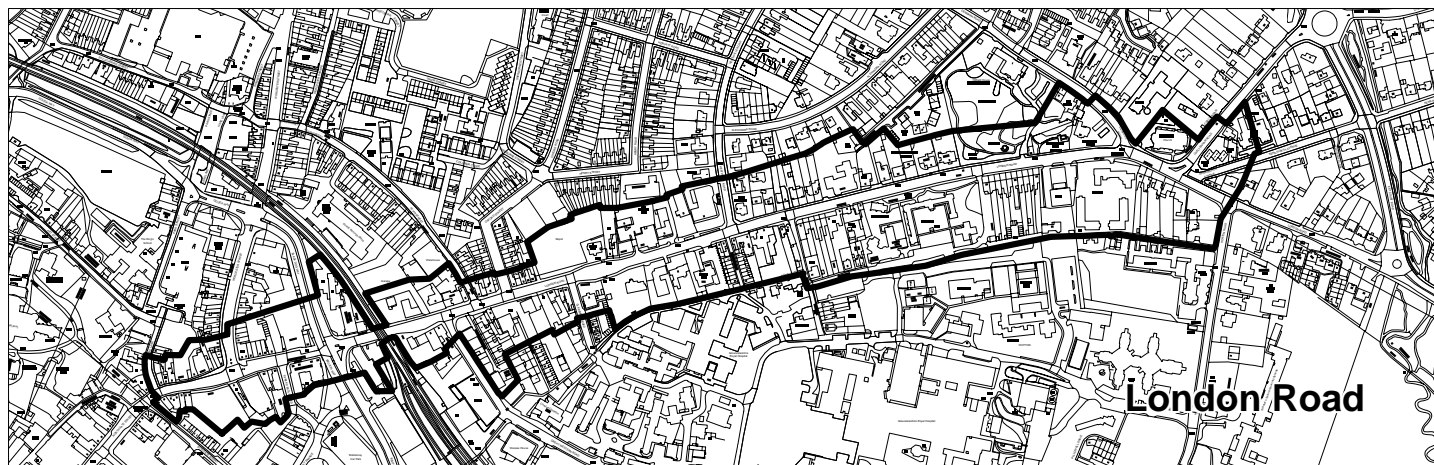
Local Centres - groups of small shops and facilities meeting the everyday needs of neighbourhoods

- 3 Old Cheltenham Road
- 4 Barton Street
- 5 Hucclecote Road
- 6 Seymour Road
- 7 High Street
- 8 Coney Hill Parade
- 9 Finlay Road
- 10 Matson Avenue
- 11 Windsor Drive
- 12 Seventh Avenue





<p>Not to Scale</p>	 <p>NORTH Grid North</p>	<h2>Appendix 14 - Current Draft Allocations for New Community Facilities</h2>
		
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Appendix 15 - Conservation Areas at London Road, Hempsted and Hucclecote Green

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Urdu

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ٹیلیفون : (01452) 396928

Gujarati

તમોને જો આ ઈંગ્લીશમાં સમજવામાં તકલીફ પડતી હોય તો મહેરબાની
કરીને નીચેની જગ્યાએ સંપર્ક સાધશો :
ટેપિસ્ટ્રી ટ્રાન્સલેશન સર્વિસ,
કોર્પોરેટ પર્સનલ સર્વિસીસ,
હરબર્ટ વેરહાઉસ, ધ ડૉક્સ,
ગ્લોસ્ટર, બ્રિસ્ટોલ ૧ ૨ઈકીડ
ટેલીફોન નંબર : (૦૧૪૫૨) ૩૯૬૯૦૯

Chinese

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何畢貨倉
告羅士打
電話：(01452) 396926

Bengali

ইংরেজী ভাষায় এটা বুঝতে আপনার সমস্যা হলে, দয়া করে নিচের
ঠিকানায় যোগাযোগ করুন:
ট্যাপেস্ট্রী ট্রান্সলেশন সার্ভিস
করপোরেট পার্সোনাল সার্ভিসেস
হারবার্ট ওয়ারহাউস, দা ডকস
গ্লোস্টার ডিএল ১ ২ইকিউ
টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯

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