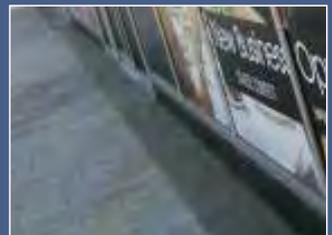
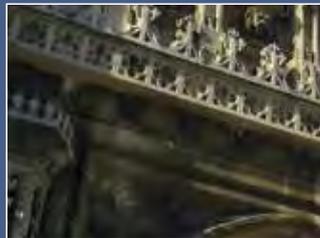


# City Plan

Sustainability Appraisal  
May 2013



Gloucester  
**City Council**  
*Transforming Your City*



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## 1.0 Consultation Summary

Gloucester City Council is seeking your views on the information and proposals set out in this Sustainability Appraisal Assessment to ensure that all aspects of sustainability have been considered and appropriately evaluated as part of developing the Preferred Option City Plan. This appraisal should be read alongside the content of the City Plan Development Opportunities Consultation document and the Ward Profile documents.

The Council welcomes any general comments but would particularly value your views on the following:

- How do the sites perform against the Sustainability Appraisal Framework in Appendix 3
- Do you believe that there are additional impacts from the sites considered in this document?
- Are you aware of any further evidence that needs to be considered in assessing sites?
- Have you any suggestions to mitigate any impacts of the sites?

If you require any further information or wish to comment on this initial assessment please contact:

Planning Policy Manager  
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Gloucester  
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The consultation period for this document is 9 weeks commencing on 13<sup>th</sup> May 2013 and ending on 12<sup>th</sup> July 2013.



## **2.0 Non-Technical Summary**

### ***Background***

In progressing its development plan, the authority must undertake an appraisal of the sustainability impacts of its policies and proposals. This process is called Sustainability Appraisal (SA) and incorporates the requirements of the European Strategic Environmental Assessment Directive. It must undertake this process throughout the preparation of the plan and at submission present an SA Report that sets out how the Council has appraised the options and alternatives in its plan making and demonstrated the preferred approach is informed by choices on sustainability. This process will also include the Habitats Regulation Assessment at Preferred option Stage.

The overall aim of SA is to ensure that sustainable development is incorporated fully into emerging development plans and forms part of the evaluation process for decision making. SA is an iterative process and is undertaken throughout the plan preparation process. At the next stage of the City Plan (Preferred Options) the Council will publish a Draft SA Report which sets out how the choices in the Preferred Option have been informed by Sustainable Development. At this current stage of preparing the City Plan, it is not a statutory requirement to produce a Draft SA report, particularly as the sites in the City Plan are for consultation and no preferred options are presented. However the City has incorporated SA into the process at every stage and this report therefore provides a summary of the SA process to date and sets out the evidence that has been collected and the impacts that have been identified.

### ***Structure of the Report***

The following sections of this report are:

- Section Three of this report provides an introduction to the SA Report outlining the purpose of the SA and the background to it.
- Section Four sets out an introduction to the City's development plan process and the stage it has reached.
- Section Five sets out the appraisal methodology followed by the Council in undertaking SA as part of the preparation of the City Plan.
- Section Six sets out the initial assessment work to assist in preparing the Draft SA Report for the current City Plan consultation.
- Section Seven sets out the conclusions and next steps of the SA process.

This report also contains a series of appendices that include further detail on the assessment process and criteria used.

## ***The SA Framework***

The SA Scoping Report and City Plan consultations have identified a range of sustainability issues for Gloucester. These are based upon evidence collated for the previous Gloucester Local Development Framework process, the emerging City Plan, the Joint Core Strategy and the review of relevant policies programmes and SA baseline data. These are summarised below.

### **Economic Issues**

- There are areas of the City that experience high unemployment rates
- There is a growth in the service job sector and a need to protect from a significant decline in manufacturing industry
- High levels of in-commuting
- Limited early hours/evening economy
- Need to plan for and protect quality employment land and ensure a future supply
- There are older, less attractive employment areas
- Lack of overnight tourist visitors
- Poor retail provision compared to the size of Gloucester's shopper population

### **Social Issues**

- There is acute housing 'need' in the City
- 'Pockets' of acute deprivation exist in some parts of the City
- There is a significant growth in the population predicted, particularly in the young and working age bands
- Growth in the number of households in particular single person households
- Educational achievement needs improving
- Homelessness

### **Environmental Issues**

- Many of the un-built parts of the City are of significant landscape and/or nature conservation importance particularly Sites of Special Scientific Interest a large proportion of the City falls within the River Severn floodplain
- Gloucester has an important built and cultural heritage with significant conservation areas and listed buildings
- Certain areas of the City suffer from traffic congestion and there is a need to encourage a move away from the dependency on the private motor car.
- There is a need to ensure carbon emissions are minimized
- Previously developed land may be subject to contamination

- The City needs to protect areas of public open space and green corridors/networks

The analysis of the City Plan is being undertaken using an SA Framework as included within Appendix 3

### ***Key findings of the appraisal***

Development has the opportunity to have positive impacts on the regeneration of the City, particularly enhancing the City Centre and increasing its vitality and viability alongside other local and district centres in Gloucester. There are also areas of the City where new housing development will have the opportunity to change the housing mix of the local area in a positive manner. Additional new housing has the opportunity to provide new affordable housing units in the City. There are also opportunities to provide and enhance areas of public open space and people's accessibility to the natural environment, particularly green infrastructure. Positive impacts can arise in seeking to make better use of the waterways and river corridors, including improving flood mitigation and biodiversity resources.

The above, however, needs to be balanced against the fact that development in the City also has the potential to increase the levels of congestion and parking in certain areas. This can have a negative impact on many aspects of sustainability. There are also impacts on the built heritage with buildings being potentially demolished. Alongside this there may be negative impacts associated with developing on greenfield sites and the loss of open space. The risk to flooding is also a considerable impact that needs to be considered.

The effect of development on many areas can, however, often be mitigated against through site specific proposals and the emerging development plan policies that will be contained within the City Plan. The loss of open space or greenfield land can be offset by improvements to other areas of play space in the City that need enhancement or securing biodiversity improvements off site. The impacts of the Preferred Option City Plan will evaluate these positive and negative effects and consider where mitigation can be secured to reduce or negate the effect.

### ***Next Steps***

Section Seven of this report sets out the next stages of the SA process that will accompany the Preferred Option City Plan. The Draft SA Report will then be submitted to the public examination of the City Plan and monitoring of the impacts undertaken following the adoption of the City Plan.



### **3.0 Introduction**

The Council is in the process of preparing its new Local Plan in consultation with the public, developers, landowners and key stakeholders. The document is called the Gloucester City Plan and will identify locations for future development based upon the housing and employment requirements of the Joint Core Strategy. It will also identify areas in the City that need protection and enhancement including areas of sensitive landscape and open space.

The City Plan will undergo a number of stages of consultation during its preparation and throughout be subject to an ongoing 'Sustainability Appraisal'. This determines how well it performs in 'sustainability' terms. In other words, to identify the extent to which it meets social, economic and environmental objectives.

The Sustainability Appraisal process helps identify what level of impact the City Plan is likely to have, whether its impacts will be significant, temporary or permanent and whether it is likely to have any impact beyond the boundaries of Gloucester. The appraisal also helps to identify how the strategy might be improved to make it more effective in sustainability terms. It also helps to identify and address any potential conflicts between different sustainability aims, for example the need to provide safe, affordable housing, may conflict with the need to reduce the consumption of raw materials.

This document is the second stage of the initial Sustainability Appraisal work for the City Plan. It is informed by the work already undertaken as part of the Sustainability Appraisal prepared for the previous development plan process and the emerging Joint Core Strategy. While the City Plan is at an early stage of production it continues to drive forward the City's established regeneration programme. As such it can therefore rely upon longstanding development principles that have been subject to continuous option appraisal and testing over the course of the regeneration of the City and the publication of various planning documents.

The Sustainability Appraisal has been carried out to assist people in making comments on the City Plan. The deadline for comments on this document is the same as the deadline for submitting comments on the City Plan.



## **4.0 Gloucester's Development Plan Process**

The Council is in the process of preparing its new Local Plan. This will set out the development framework for the City until 2031 and replace the existing Local Plan and Local Development documents. It will comprise two separate documents:

- The Joint Core Strategy; and
- The City Plan

Together these two documents will comprise the development plan for Gloucester City. Additional Neighbourhood Plans may be prepared by communities in Gloucester in accordance with the Localism Bill and where prepared will sit beneath the City Plan.

### ***The Joint Core Strategy***

The Joint Core Strategy (JCS) is being prepared jointly by the authorities of Gloucester, Cheltenham and Tewkesbury. It will set out the strategic planning framework for the three authorities and establish the level of development along with the broad principles of how development should be accommodated to the year 2031. A number of publications have already been published and consulted on including:

- Issues and Key Questions November 2009
- Developing the Preferred Option Document December 2011

It is expected that a Preferred Options JCS will be published in the Summer of 2013.

### ***The City Plan***

The City Plan will be a locally specific planning document for the City that will sit beneath the Joint Core Strategy. It will need to be in general conformity with the Joint Core Strategy and will bring together into one concise document a range of planning policies and proposals set out in other planning documents previously produced by the City Council. It will explain how the Council will deliver its ongoing Vision and influence the regeneration of the City as an attractive place to live and work in accordance with the requirements of the JCS. It will also establish a range of generic planning policies to manage wider development in the City.

Supporting the City Plan will be a number of Supplementary Planning Documents, some of which are already adopted on an interim basis for development sites in the City. The content of some Supplementary Planning Documents will eventually be incorporated into the new City Plan where appropriate, while others will remain in place linked to the emerging City Plan proposals.

The City Plan has been through a number of consultation stages to date including:

- City Plan Scoping Consultation 2010
- City Plan Part 1 Consultation 2011/12

It is intended that a Preferred Options City Plan will be published in early 2014 following this consultation and the Preferred Option Joint Core Strategy in Summer 2013.

## 5.0 The Sustainability Appraisal Process

There is no single definition of sustainability, however, a commonly used definition, which is repeated in the National Planning Policy Framework is:

*'Development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.*

More recently, it has been accepted that sustainable development isn't just about protecting the environment, but that it also includes social and economic objectives. Sustainability Appraisal acknowledges and assesses each of them.

### ***Sustainability Appraisal Process***

Sustainability Appraisal is a statutory process and incorporates the requirements of the EU Strategic Environmental Assessment Directive. The statutory process contains the following stages.

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope of the appraisal process
- Stage B: Developing and refining alternatives and assessing effects
- Stage C: Preparing the Sustainability Appraisal Report
- Stage D: Consulting on the draft plan and Sustainability Appraisal Report
- Stage E: Monitoring the significant effects of implementing the plan

To date, Stage A, the scoping of the process has been completed and Stage B, which assesses and refines alternative is currently underway and forms part of the ongoing City Plan preparation process.

### ***Overview of Stage A: Scoping the Assessment***

Stage A of the process requires the authority to scope the assessment and publish a Scoping Report for consultation. The Scoping Report must contain baseline data on the area and a review of plans and programmes that need to be considered as part of the process. It requires the authority to identify the key issues for sustainability for the area and establish an appraisal framework against which the plan will be assessed.

On July 28th 2005, the Council approved a Sustainability Appraisal 'Scoping Report' which sets out the broad approach that the Council will take in Assessing each of the documents produced as part of its development plan. The 2005 Scoping Report plus a non-technical summary, is available to download online at [www.gloucester.gov.uk](http://www.gloucester.gov.uk).

The 2005 Scoping Report was subject to consultation with the Environment Agency, the Countryside Agency, English Nature, English Heritage and a number of other relevant organisations. It identified the main national, regional and local policy influences on Gloucester as well as the baseline state of the City in environmental, social and economic terms at that time.

The agreed principles and methodology set out in the 2005 Scoping Report have been used to inform the Sustainability Appraisal work undertaken on all the Council's planning documents to date. However, upon commencement of the Joint Core Strategy (JCS) a revised Scoping Report was prepared in 2008 to cover the appraisal of the Joint Core Strategy itself and subsequent documents prepared by the JCS authorities that would sit beneath the Joint Core Strategy. The City Plan is one such document. The JCS Scoping Report was published in 2008 for consultation and revisions made to it following this consultation. This is available on the Joint Core Strategy website at [www.gct-jcs.org.uk](http://www.gct-jcs.org.uk). The baseline data and review of documents within the 2008 Scoping Report is continually updated with an update occurring in 2011 as part of the JCS Developing the Preferred Options Document and the most recent update taking place in 2012/13. The Council has also undertaken separately from the JCS process an extensive ward based baseline data review which incorporates more localised data. This is set out in the Ward Profiles that accompanies this City Plan sites consultation.

The main key sustainability issues have been identified from the Scoping Reports and Sustainability Appraisal work for the Joint Core Strategy and City Plan to date are:

#### Economic Issues

- There are areas of the City that experience high unemployment rates
- There is a growth in the service job sector and a need to protect from a significant decline in manufacturing industry
- High levels of in-commuting
- Limited early hours/evening economy
- Need to plan for and protect quality employment land and ensure a future supply
- There are older, less attractive employment areas
- Lack of overnight tourist visitors
- Poor retail provision compared to the size of Gloucester's shopper population

#### Social Issues

- There is acute housing 'need' in the City
- 'Pockets' of acute deprivation exist in some parts of the City
- There is a significant growth in the population predicted, particularly in the young and working age bands
- Growth in the number of households in particular single person households

- Educational achievement needs improving
- Homelessness

#### Environmental Issues

- Many of the un-built parts of the City are of significant landscape and/or nature conservation importance particularly Sites of Special Scientific Interest a large proportion of the City falls within the River Severn floodplain
- Gloucester has an important built and cultural heritage with significant conservation areas and listed buildings
- Certain areas of the City suffer from traffic congestion and there is a need to encourage a move away from the dependency on the private motor car.
- There is a need to ensure carbon emissions are minimized
- Previously developed land may be subject to contamination
- The City needs to protect areas of public open space and green corridors/networks

Both the Gloucester City Scoping Report published in 2005 and the JCS Scoping Report published in 2008 set out an Appraisal Framework for assessing proposals in the emerging development plan. However given that the Joint Core Strategy Appraisal Framework is the most recent and appropriate for assessing both the Joint Core Strategy and subsequent planning documents that sit beneath it, the City Plan will be assessed using the JCS Appraisal Framework (revised version published in 2009). This has been agreed with the Statutory

Consultees for Sustainability Appraisal. The JCS Scoping Report and Appraisal Framework is available on the Joint Core Strategy website at [www.gct-jcs.org.uk](http://www.gct-jcs.org.uk).

In the context of the above, the appraisal process for the City Plan need not consider the impacts and implications of issues assessed by the higher tier appraisal of the Joint Core Strategy and will focus on the impacts of the policies contained within the City Plan alone drawing upon the information contained within higher level appraisals of the Joint Core Strategy.

As set out above, the Sustainability Appraisal process considers social aspects and as such incorporates considerations that are integral to Health Impact Assessment and Equalities and People Impact Assessment within a wider comprehensive appraisal framework.

#### ***Overview of Stage B***

Stage B of the Sustainability Appraisal is a continuous stage throughout the preparation of the City Plan to ensure that decisions are taken based upon an assessment of impacts in terms of environmental, social and economic effects.

In undertaking Stage B it is necessary to test the objectives of the City Plan against the Appraisal Framework, appraise the options for delivering the City Plan development strategy and evaluate the impacts of the assessment. It is also a

requirement to identify means to mitigate, lessen or avoid the impacts identified and make recommendations.

To date, an initial assessment of the Development Principles that were contained within Part 1 of the City Plan that was undertaken and consulted on in February 2012. This involved using a matrix to assess the implications of each of the development principles against the SA framework. These will be reviewed and updated within the Preferred Options City Plan in 2014. Moving forward from the Development Principles of the City Plan a series of sites are being consulted on for the opportunity to contribute to a development strategy for the City. These sites are published in the City Plan consultation document for consultation and provide people with the opportunity to comment on their merit from a planning and sustainability perspective.

None of the sites in this consultation document are a preferred option and are all open to public comment. However acknowledging the extensive amount of work that has been undertaken on a number of the sites, including option appraisal and extensive previous SA work a great deal of evidence is available on potential uses of sites in support or for not supporting particular uses. A summary of this information is provided within the consultation document for further public comment.

Given that the consultation document does not set out the preferred sites, the appraisal process, at this stage, has not considered the impacts associated with any preferred use or the alternatives to that preferred use. This will occur later in the SA process alongside alternatives.

The City Plan is taking a local area approach to planning where evidence is being gathered at ward level. An extensive amount of evidence has been collected for every ward and is presented in the respective ward profile. This forms the basis of the additional SA evidence that is used to assess the impacts of the site and a summary of this evidence is included within Scoping Report for the Joint Core Strategy and the detailed evidence collated in the Ward Profiles.

The approach to appraising the impacts of the sites included within the City Plan is therefore aligned to the area based approach of the City Plan in that the impacts of the sites is considered against the SA framework but also in the context of the local evidence available at ward level. Therefore this initial SA work helps understand the impacts of not only the sites themselves but also how the sites can impact on the local area cumulatively for various uses.

People are encouraged to respond to this consultation on both the impacts associated with the sites themselves but also in the context of their location within the respective ward and the City as a whole.

The next stage of the City Plan is to establish a preferred options document that sets out the strategy, development principles and sites together that will regenerate the City. As part of this process a detailed assessment of each site will be undertaken using the evidence available from this assessment and information arising from the consultation. This will be in the form of a detailed site by site appraisal against the SA Framework, taking into account the cumulative impacts on the local ward area and the wider City.

Consultees are invited at this stage to respond on how they envisage on how the sites contained within this document can contribute to the regeneration of the City

and how they measure against the SA framework (Appendix 3) in the context of the local evidence.

### ***Overview of remaining stages C to E***

Following the assessment and appraisal of the City Plan, stages C to E require the authority to prepare a detailed Sustainability Appraisal Report summarizing all the assessment work and how the Plan will be monitored for sustainability impacts and publish this alongside the final City Plan proposals. These stages will be undertaken later in the later stages of the preparation of the City Plan



## 6.0 Initial Sustainability Appraisal Findings

The following section outlines the findings of this initial SA work undertaken for the City Plan. The process involved appraising the impacts associated with the sites included with the City Plan consultation document against the SA Framework. This was done against the evidence available in both the JCS evidence and the local ward area evidence prepared to support the City Plan.

A workshop session was held in February 2013 which included officers with expertise and experience in the subject areas contained within the SA framework and decision aiding questions of it.

Each ward was considered individually and the sites within it appraised against the SA framework in the context of the ward and wider City. The process involved collating and debating evidence for each site, including any options, previous proposed uses and history of the site. This was used to appraise the impacts of bringing the site forward for the uses being consulted on. The outputs of this workshop were captured and presented in a comprehensive table of comments for each ward. These are contained within Appendix 1 and summarised below. Maps of each area are also included in Appendix 2. The key findings of the approach are set out below.

### *Positive impacts*

Development has the opportunity to have positive impacts on the regeneration of the City, particularly enhancing the City Centre and increasing its vitality and viability alongside other local and district centres in Gloucester. There are also areas of the City where new housing development will have the opportunity to change the housing mix of the local area in a positive manner. Additional new housing also has the opportunity to provide new affordable housing units in the City.

There are also opportunities to provide and enhance areas of public open space, community facilities and people's accessibility to the natural environment, particularly green infrastructure. There are also positive impacts in seeking to make better use of the waterways and river corridors, including improving flood mitigation and biodiversity resources.

Positive impacts are also deliverable for the economy, education and skills in bringing forward and retaining employment land and accessibility to jobs.

### *Negative Impacts*

Development in the City has the potential to increase the levels of congestion and parking in certain areas which can have a negative impact on many aspects of sustainability. There are also impacts on the built heritage with buildings potentially demolished. Alongside this there may be negative impacts associated with developing on greenfield sites and the loss of open space. The risk to flooding is also a considerable impact that needs to be considered.

### *Mitigating adverse effects / maximising beneficial effects*

The impact of development on many areas can be mitigated through site specific proposals and the emerging development plan policies that will be contained within the City Plan. The loss of open space or greenfield land can be offset by improvements to other areas of play space in the City that need enhancement or securing biodiversity improvements off site. The impacts of the Preferred Option City Plan will evaluate the positive and negative effects and consider where mitigation can be secured to reduce or negate the effect.

### *Cumulative impacts*

It is important in considering the impacts of the SA process, that this is also done against the cumulative impacts of the proposals. At present the City Plan does not set out any preferred sites and presents the information for consultation. However, it is important to understand how these sites impact on the area collectively rather than just individually. On this basis, the City has adopted an area based approach to appraisal that sits alongside the area based approach to the City Plan. This allows the sites to be considered and appraised against the Framework individually as part of the Preferred Option, but also on the basis of cumulative and synergist impacts.

### *Do Nothing*

In considering the effects of the plan, the SA process must also consider a 'do nothing' scenario where there is no strategic plan led approach to development. The effects of this may be positive in some regard to development coming forward, however, this is not likely to result in as many positive impacts of a plan led process, particularly in a way that mitigates against the adverse impacts of development. An appraisal of the Do Nothing scenario will be undertaken as part of the Preferred Option SA.

### **Next Steps**

Section Seven of this report sets out the next stages of the SA process that will accompany the Preferred Option City Plan. This will take place following this consultation and will be published alongside the full City Plan document. The Draft SA Report will then be submitted to the public examination of the City Plan and monitoring of the impacts undertaken following the adoption of the City Plan.

## 7.0 Conclusions and Next Steps

The assessment undertaken in this SA has set out the initial findings of the option sites contained within the City Plan consultation document. It has not undertaken a detailed option appraisal at this stage. This will be undertaken at the next stage of the SA process at the Preferred Option City Plan. It has built upon the SA work undertaken for the previous Gloucester development plan document processes, the Joint Core Strategy evidence, The City Plan evidence and consultations, the Ward Profiles and the baseline data being updated within the JCS Scoping Reports.

The report sets out that there are many positive impacts associated with the sites contained within the document, but equally there are a number of areas of negative impacts. Some of these can be mitigated against to reduce or negate adverse impacts and these will be investigated further in detail in the Preferred Options document.

By introducing some of the factors and impacts that are likely to occur with the sites being consulted on the City Council invites people to set out their own views on the findings and expand on them with their evidence. The City Council encourages people to use the SA Framework contained within Appendix 3 to comment and add to the appraisal process.

The next publication of the SA Report will accompany the City Plan Preferred Options and will set out how the preferred options have been selected and recommended for inclusion within the City Plan for examination. The criteria for informing the selection of sites and making choices is set out in Appendix 3.



## Appendix 1: SA Workshop Assessment Summary

Ward	Commentary of evidence	Initial Sustainability Appraisal Comments
<p><b>Abbey</b></p>	<p>Abbey ward is an area of established housing located to the east of the City of Gloucester. It enjoys low levels of deprivation, open green spaces and wide verged distributor roads giving the ward an open and spacious character. Within the ward there are views to the south of Robinswood Hill and to the east of the Cotswold escarpment. The ward has a district centre with a large convenience store and smaller shops providing an estate agents, take away, opticians, chemist, hairdressers and dentists. The district centre serves the wards of Abbey, Hucclecote, Matson and Robinswood and Barnwood as well as Upton St. Leonards which lies in Stroud District.</p> <p>Adjacent to the district centre are a church, doctor's surgery, vets, public house and community centre. The ward is well served by strategic footpath and cycle networks that provide good connectivity and permeability through the residential areas.</p> <p>The west and southern parts of the ward are known as Abbeydale. This area feeds Heron Primary school and relates well to the district centre. The northern and eastern part of the ward falls within Abbeymead, an area of more recent residential development. This area feeds Abbeymead Primary School and relates to the local centre of Abbeymead which lies to the north of Abbey in Hucclecote ward as well as to the Abbeydale District Centre.</p> <p>The ward enjoys the highest mean income across the whole city and deprivation indicators are low. Pupils enjoy good academic success at the end of Key Stage 4 in comparison to other wards in the City. Two lower super output areas to the south of the ward have a high number of households with existing health problems and one area to the north of the ward has residents who present with symptoms that indicate they may be harbouring future health problems.</p>	<p><b>Positive impacts</b></p> <p>Development has the opportunity to help maintain/enhance the vitality and viability of the local district centre through increased potential spend.</p> <p>Elderly person accommodation would have positive impacts in providing for this element of housing need, particularly on the site adjacent to the district centre.</p> <p>There is a low proportion of affordable housing in this area so development could be an opportunity to increase affordable housing stock in this part of the City.</p> <p>There is good public transport accessibility for both sites and they are located in close proximity to cycle paths.</p> <p><b>Negative impacts</b></p> <p>While there are no significant biodiversity concerns there is likely to be badgers within the locality. There is also likely to be the presence of bats that development will have negative impacts on. There may also be impacts on mature trees.</p> <p>Flood zone 3 is a particular issue and the Twyver is a particular consideration alongside the Surface Water Management Plan (SWAMP).</p> <p>Both sites would result in the use of Greenfield sites and increase resource use through waste production.</p> <p><b>Mitigation</b></p> <p>The SWMP is looking to increase flood storage capacity in the local area and would look for some betterment on sites where appropriate.</p> <p>Potentially a historic mill on or near to sites and this will need to be carefully mitigated against if there are impacts to it.</p> <p>Abbey struggles with public open space (POS), playing pitches, equipped playing pitches and the loss of green space should be mitigated through alternative provision elsewhere.</p>

	<p>Despite the green and spacious character of the area the ward does have an under provision of public open space, equipped play spaces for children and sports pitches.</p> <p>Incidences of crime in the ward are focused in and around the district centre.</p>	
<p><b>Barnwood</b></p>	<p>Barnwood ward is a large area to the east of the City that has both established residential and employment areas. The ward contains a number of distinct residential communities. The communities of Coney Hill and Barnwood, each of which have their own primary school and church.</p> <p>The ward has one local centre at Coney Hill and good pedestrian and cycle links to a Sainsbury's superstore at Barnett Way, Hucclecote local centre, Abbeydale District centre and Lidl's on Eastern Avenue. Despite its geographical size and level of population the ward does not have a centrally located health centre or community centre.</p> <p>The ward experiences pockets of deprivation with associated issues of unemployment, poor health and low educational achievement. Only 55% of those aged 16 in the ward achieved 5 GCSE grade C's including Maths and English in 2011.</p> <p>The ward enjoys good open space provision and is well served by public transport providing access to both Gloucester and Cheltenham.</p> <p>At the time of writing the ward has an active Community Partnership and Residents Association and some successful active Friends groups.</p>	<p><b>Positive impacts</b></p> <p>Very positive impacts for the economy – protection of employment sites, additional employment provision.</p> <p>District heating may be possible perhaps from anaerobic digestion plant at the Unilever factory.</p> <p><b>Negative impacts</b></p> <p>There may be biodiversity impacts at land east of Walls, particularly along the Horsbere Brook corridor. There are also likely to be biodiversity issues on some sites where they have been abandoned for a significant period of time.</p> <p>There may be potential impacts associated with the Horsebere Brook and its ability to accommodate flood waters. Impacts need to be investigated in respect of this. Also it is noted that where site are located part in flood zone 3 there will be negative effects.</p> <p>Junctions at C&amp;G/Walls are at capacity at peak times and additional development has the potential to impact upon this.</p> <p>Additional retail floorspace may have negative impact for the City Centre and other designated centres.</p> <p><b>Mitigation</b></p> <p>Development has the potential to mitigate against a number of the negative impacts above, particularly avoiding areas of flood risk or reducing the risk of flooding.</p>
<p><b>Barton and Tredworth</b></p>	<p>Barton and Tredworth ward has the largest population in the City. It is well located close to the City Centre and geographically is at the heart of the city.</p> <p>The area has its own well established shops and services. The ward developed rapidly with the industrial revolution and has an abundance of Victorian architecture.</p>	<p><b>Positive impacts</b></p> <p>There are potential positive impacts and opportunities to reinforce the historic character of the local area through development, particularly the Victorian architecture and reduce the potential erosion of this style of architecture.</p> <p>The potential development sites are well connected for public transport and</p>

<p>Parking on-street in the Victorian road network is an ongoing problem for local people. Streets are heavily congested with parked vehicles. The density of development in the Victorian street network also means that the area has a significant lack of public open spaces and parks.</p> <p>Unfortunately the ward suffers from high levels of deprivation and crime.</p> <p>Despite the issues facing the ward, the population is culturally rich and diverse. The ward is the most ethnically diverse in the City. The area is well served by community facilities and active community groups.</p>	<p>accessibility is good.</p> <p>Positive health impacts are possible through the provision of new decent quality homes in an area where many may be below standard.</p> <p>New public open space at Tarrington Road could help to address public open space (POS) issues and have positive impacts on health and access to community facilities.</p> <p>There are positive impacts for improving people's access to wild space.</p> <p><b>Negative impacts</b></p> <p>There may be negative impacts on parking in this area of the City where it is a particular issue and this needs careful consideration</p> <p>The potential loss of two employment sites, although both are currently vacant may have negative impacts on the local economy, however, the Council's Strategic Employment Land Availability Assessment (SELAA) identifies them as poor quality employment sites.</p> <p>Stroud Road is often congested and street widths in the area are narrow which with further development in the area may have negative impacts on traffic.</p> <p><b>Mitigation</b></p> <p>Bats are likely to be present in some of the older buildings and mitigation may be required.</p> <p>Flooding may be an issue, although watercourses are mostly culverted.</p>
<p><b>Elmbridge</b></p> <p>Elmbridge is considered an attractive ward and a pleasant place to live.</p> <p>As one of the smaller wards, Elmbridge has a close relationship with the neighbouring wards of Barnwood and Longlevens. Despite its size Elmbridge is able to support a number of its own shops and businesses.</p> <p>The ward accommodates three schools and five community facilities.</p> <p>Although the ward lacks formal play areas and allotments, it does have some good open spaces and access to Armscroft Park in the neighbouring ward of Kingsholm and Wotton.</p>	<p><b>Positive Impacts</b></p> <p>Residential development may have positive impacts on access to Helipebs as it will remove heavy vehicular traffic on this road, though loss of employment use is a negative impact on the economy.</p> <p>The area has higher crime and health issues which could be positively impacted on from new development.</p> <p>There is very little affordable housing in the area and therefore positive impacts are possible through additional residential provision to reflect local needs.</p> <p><b>Negative Impacts</b></p> <p>There are potential negative community impacts should there be the loss of Elmscroft Community Centre as while it is a poor quality building, it is understood to</p>

<p>One of the main challenges facing the ward would appear to be reducing the social inequality between pockets of deprivation and the rest of the ward.</p> <p>Generally crime levels are low, and children in the ward achieve higher than average GCSE results. Household income is also above the UK average.</p>	<p>be very well used.</p> <p>There are two book corridors that may be impacted upon in terms of biodiversity and Green Infrastructure. The community centre experiences flood issues from the brook.</p> <p>Large trees are present and may be impacted on.</p> <p>The existing employment building at is Victorian in style and age and the loss of it may have a negative impact on heritage of the local area.</p> <p>The loss of any community facility will have negative impacts for culture and community cohesion if it is not replaced.</p> <p><b>Mitigation</b></p> <p>There are potential implications of additional residential development for local schools in terms of accommodating additional pupils. This will impact on educational provision and need mitigation.</p>
<p><b>Grange</b></p> <p>Grange ward lies to the south of the City and is a predominantly self contained and established residential ward lying within the boundaries of the mainline railway, the A38 Cole Avenue and the Daniel's Brook.</p> <p>The ward has two primary schools, a secondary school, local retail centre, library, community centre, sports centre including swimming pool and three places of worship, despite being the second smallest ward in the City for population. The level of service provision reflects the fact that historically the services in the ward have also provided for the populations of Podsmead ward to the north of the A38, Tuffley ward to the east of the railway and in more recent years Quedgeley Fieldcourt to the south.</p> <p>The ward has low educational achievement at the end of Key Stage 4 in comparison to other wards in the City , a low level of household income and high levels of existing illness in the westernmost lower super output areas.</p> <p>Given the number of community and sports facilities in the ward and the strong presence of faith communities it is considered that the ward is well</p>	<p>There are no sites within Grange Ward</p>

placed to engage in community development programmes and extended school provision to help address the deprivation indicators that present as issues in this area.

**Hucclecote**

Hucclecote ward is an established residential area to the east of the City which abuts the administrative boundary with Tewkesbury Borough. The ward includes the community of Hucclecote with its local centre, library, community centre and churches, plus the more recent development of northern Abbeymead, with a primary school and parade of local shops.

The ward does not contain an established employment area but is located adjacent to the Barnett Way employment area in Barnwood to the North West and is in close proximity to Gloucester Business Park in Brockworth to the east.

The ward has a high level of community facilities and low levels of deprivation, however educational achievement of 16 year olds at GCSE does not match achievement in other wards in the City with a similar low deprivation profile eg: Quedgeley Severnvale, moreover there are high levels of existing ill health in the ward compared to other wards in the City with a low deprivation profile. This can be explained by the fact that the ward has an area of bungalow and flatted housing that is suitable and convenient for the elderly and is in close proximity to local services. Hucclecote ward is one of the top three wards in the City, alongside Grange and Tuffley, for the percentage of population aged 65 plus.

The ward has a shortage of open space, playing pitches and equipped children's play areas. Incidences of crime in the ward are fairly low and mostly focused in and around the main Hucclecote Road.

There are no sites within Hucclecote ward.

**Kingsholm and Wotton**

Kingsholm and Wotton is a varied and interesting ward. It has a mix of uses, a wide variety of house types, and a range of distinctive character areas and architectural styles. The area includes four designated conservation areas.

**Positive Impacts**

There are potential positive opportunities to preserve and enhance the character of the conservation area and a notable building. There are also positive opportunities to upgrade the underpass between Great Western Road and the

	<p>The ward contains the Gloucestershire Royal Hospital which serves the City and the wider County area.</p> <p>The ward is located adjacent to the City Centre and as such benefits from excellent connectivity to the facilities located there. The area is well served by public transport and contains the City's railway station. Despite being located close to the centre the ward also sustains many of its own facilities and services such as local independent restaurants, takeaways, pubs and some shops.</p> <p>There are high levels of community facilities but the area is lacking in open spaces and playing pitches. The open spaces that are available are generally well used and supported by the local community. Of note are Hillfield Gardens which has its own friends group and Sebert Street Recreation Ground that was recently improved thanks to the dedication of local parents.</p> <p>There appear to be pockets of deprivation as there are high levels of benefit claimants and evidence of deprivation around education, training and skills, in some areas of the ward. However overall there are above average GCSE results, suggesting that some areas of the ward are performing very well.</p> <p>The ward is home to the Kingsholm Rugby Stadium. Rugby is an important part of the City's cultural heritage and identity.</p> <p>Railway Station.</p> <p>The linking of the sites with the hospital will have positive impacts for the economy and accessibility. There are also further positive impacts for improving the vitality and viability of the City Centre. Varied new employment opportunities will have positive impacts on the economy. Positive impacts exist with links to the University (local and further afield).</p> <p>Potential significant positive impacts may occur for community safety from improvements to the underpass.</p> <p>Improved natural surveillance from new development in areas of derelict/vacant land where there may currently be issues from fear of crime. This will have positive impacts on community safety.</p> <p>Opportunity for new public open space (POS) can provide the opportunity for play and recreation for children in the north of the ward.</p> <p>Creation of more appropriate gateway into the City from the train line will have positive impacts on the local area.</p> <p><b>Negative Impacts</b></p> <p>Potential to exacerbate parking issues for those sites along Great Western Road</p> <p><b>Mitigation</b></p> <p>There are no identified wildlife assets on the sites identified although Armscroft Park and Wotton Brook provide the opportunity for biodiversity enhancement. There are no flood risk impacts with any of the sites.</p>
<p><b>Longlevens</b></p>	<p>Longlevens is a mature residential suburb to the north of the City. It is an attractive, safe place to live. It has good quality housing stock and good access to facilities. It is well served by its own library, primary schools, and shops.</p> <p>The people of Longlevens are among the least deprived in the City. Car ownership is high and unemployment is the lowest in the City. Household income is above the UK average.</p> <p>Private rented housing stock and affordable housing numbers are</p> <p><b>Positive Impacts</b></p> <p>Development here may help to assist vitality and viability of local centres. There is a very high proportion of owner occupation housing and new affordable housing may have positive impacts of providing people with a range of accommodation types.</p> <p>There is a lack of pitches and play equipment so development could provide qualitative improvements and improved access to the northern area of the ward. This could have additional positive health</p>

among the lowest in the City which may make accessing the Longlevens community difficult for first time buyers or people wishing to rent in the area.

The ward has good levels of open space, community facilities and sports facilities. The people of Longlevens support a number of well regarded community groups and sports clubs. The community is also represented by an active Neighbourhood Partnership.

The ward is also home to the University of Gloucestershire.

The ward benefits from good public transport links to the City Centre and also to Churchdown and Cheltenham.

and recreation impacts.

There are positive impacts on improving linkages to sporting facilities at Plock Court.

More students associated with the university accommodation in central area of the City will have positive impacts on education and the economy.

#### **Negative Impacts**

Access issues at Leven Close and Paygrove Lane may be exacerbated.

The potential loss of a secondary school site at Bishops College may have negative implications in terms of providing for what we know is a growing city with young people.

Parking issues from development may have negative impacts in this area of the City.

#### **Mitigation**

Wotton Brook & Horsebere Brook are key factors to consider along with the wetland at Plock Court. Other than these there are no other recognized wildlife interests in the locality. Flooding impacts may be associated with both brooks.

There may be access and archaeological issues associated with some sites that need to be investigated

#### **Matson and Robinswood**

Matson and Robinswood ward is located to the south east of the city, with the southern boundary abutting the M5 motorway. The ward developed primarily in the post-war era, particularly for social housing. The built form of the ward is heavily influenced by Robinswood Hill, which dominates the western third of the ward, and forms an important recreational facility for the city as a whole.

Today the ward is almost entirely composed of residential development, with dispersed employment uses, most importantly the 4\* Hallmark Hotel and the Gloucester Ski Slope and Snowboard Centre. The ward is home to the Gloucester academy which is currently undergoing significant development works.

The ward has one designated local centre, located off Matson Avenue, which is performing well and makes

#### **Positive Impacts**

There are slight positive impacts associated with some of the employment opportunities from motorway service area.

Gloucester SWMP flood attenuation scheme is an option at Corncroft Farm and has the potential for positive impacts downstream.

There is the opportunity to address undersupply of play areas and playing pitches through development of sites known as Corncroft Lane & Winnycroft Farm.

The location of sites is on the periphery of the City away from the City Centre. Positive impacts in this area to access to the countryside and to improve Green Infrastructure.

an important contribution in providing for the everyday needs of the local community. Further south of the ward, outside the administrative area of the city, planning permission has been granted for a new Motorway Service Area, linked with the M5. This facility, once constructed and operational, will provide an important source of employment for Matson and Robinswood and the wider area.

Given the built up nature of the area, there are few development opportunities. However, land at Winnycroft Farm and Corncroft Lane has been promoted to the Council for residential use.

The ward has a number of issues including concentration of deprivation, low household incomes and high numbers of benefits claimants, low household incomes and a lack of local employment opportunities.

Particular positives however include good levels of community facilities, good access to public open space and its setting adjacent to the Cotswold Escarpment and Area of Outstanding Natural Beauty (AONB).

### **Negative Impacts**

There are potential negative drainage impacts associated with water going to Saintbridge balancing area which has capacity issues.

Veteran trees are present in the area and development may have a negative impact on these.

### **Mitigation**

Biodiversity is a significant issue in terms of the City with Robinswood Hill. Possible newts and bats present which will need consideration.

Good biodiversity present at Winnycroft Farm and Corncroft Lane and development will have negative impacts on these if mitigation is not provided.

Listed buildings at Winnycroft Farm will need to be considered positively.

### **Moreland**

Moreland ward is located in the centre of Gloucester city, to the south of the city centre. It primarily developed between the early twentieth century and the 1950's, being linked with industrial and subsequent population growth.

Today the ward is still characterised by residential and employment development, which is essentially split by Bristol Road, with employment development to the west and residential development to the south. The Bristol Road employment area makes an important contribution to the city being one of few areas in the city providing for traditional industrial uses such as manufacturing.

Moreland has a designated local centre at Seymour Road and other well-performing non designated parades along Bristol Road and Stroud Road that make an important contribution to providing for the everyday needs of the local community and the wider business community.

There are no sites being consulted on within Moreland

Given the built up nature of the ward there are very few development opportunities, with the exception of the former Star 66 Youth and Community Centre and the former Vicarage, both located on the junction of Frampton Road and Seymour Road, and Clifton Road Triangle, located further to the north.

The ward has less than the recommended amount of community facilities open to all of the community (since the closure of Star 66), lacks a public library and has a serious shortage of public open space. There are also deprivation issues and, because of the nature of the housing, issues of parking congestion in parts.

**Podsmead**

Podsmead may be the smallest ward in the City and suffer from some of the highest levels of deprivation, but it also has a lot of strengths and plenty of potential and future opportunities.

Podsmead has good levels of public open space and playing pitches, good community facilities, views to Robinswood hill, access to the canal, good public transport links and a successful employment area.

Most importantly Podsmead has a motivated and active community. The community has been instrumental in securing funding for the area – including ‘Big Local’ community development funding over the next ten years and British Heart Foundation funding to increase healthy heart awareness over the next three years.

Previous consultations have shown that residents like living in Podsmead because of its ‘sense of community spirit’ and ‘good neighbours’. With the right planning policy framework, any new development in the area could contribute to tackling the deprivation issues that matter most to the community.

The ward has the highest proportion of social rented housing in the City and lacks new private homes or private rented housing stock.

Podsmead is a learning site in the City for Asset Based Community Development (ABCD)

**Positive Impacts**

Site has good proximity to local bus routes.

New housing will have positive health impacts in this area of the City.

Qualitative open space improvements from new development will lead to positive effects.

**Negative Impacts**

Black ditch flooding may be an issue. Water quality issues also need to be considered.

**Mitigation**

No significant Biodiversity issues in this locality.

**Quedgeley Seven Vale**

Quedgeley Seven Vale is a suburb of Gloucester containing predominately family housing and some employment land. The ward has a high number of children and young people and lone parent households.

The ward is lacking in its own shops, services and community facilities but the population tend to use the facilities in the neighbouring Quedgeley Fieldcourt ward.

The area is also lacking in public open spaces, play areas and sports pitches. However the open spaces that are available are attractive and varied. The area is linked to the docks via the canal path, and has views across to open countryside.

**Positive Impacts**

Shortage of public open space (POS), play equipment, allotments, new development could help address these shortfalls

Marginal positive effect on vitality and viability of the district centre from new development.

Positive impacts on affordable housing provision as there are currently low levels of affordable housing.

Positive impacts possible through improved cycle links and waterway.

**Negative Impacts**

Issues of flood risk on sites will have negative impacts.

Currently a Green Infrastructure asset, including the canal and River Severn.

**Mitigation**

There is a Key Wildlife Site which will need to be considered. There is also a wetland habitat present and amphibians may also present.

**Quedgeley Fieldcourt**

Quedgeley Fieldcourt is the southern most ward in the City and comprises part of the larger southern suburb of Gloucester of Quedgeley. The area has grown considerably since the 1970's providing large areas of residential accommodation and new employment land for the City plus the associated shops, services and schools that such a community requires.

More recently the large urban extension of Kingsway on the former RAF Quedgeley site has begun to be delivered providing new homes including social housing, a new local centre and new primary schools.

The ward is effectively subdivided by the A38 dual carriageway which runs north south through the ward. Connectivity between Kingsway and Quedgeley District centre is provided via a restricted underpass that passes underneath the dual carriageway.

Waterwells Business Park has provided new employment within the ward and is home to Gloucestershire Constabulary's flagship headquarters

**Positive Impacts**

Daniels Brook and Dimore Brook are important biodiversity assets. Green infrastructure improvements will have positive impacts.

Positive implications where sites remain as an employment allocation.

Positive implications for vitality and viability of Kingsway local centre and Hunts Grove neighbourhood centre once developed.

Positive links with play area to north of proposed site.

**Negative Impacts**

Distance of sites to the City Centre is a significant negative impact.

A possible flood risk from Daniels brook, unlikely to be issues arising with Dimore brook.

Access road issues in the area and limited capacity of Naas Lane will be exacerbated. Poor pedestrian provision along Naas Lane will be impacted on negatively.

	<p>as well as local manufacturers and national distribution companies. New employment land remains to be delivered at Kingsway.</p> <p>The ward has a younger population profile than other wards in the City and a very high rate of children under 4. There are a high number of lone parent benefit claimants and a high rate of children eligible for free school meals in the ward.</p>	<p>The potential loss of only remaining strategic employment allocation in the city will have a negative impact on the economy.</p> <p><b>Mitigation</b></p> <p>Two historic moats, Manor Farm and Woolstrop Cottage moats need to be safeguarded.</p> <p>Any potential impact on the Park and Ride at Waterwells needs to be considered..</p>
<p><b>Tuffley</b></p>	<p>Tuffley ward is a residential suburb of Gloucester and is very much seen as part of a wider area including the ward of Grange and to some extent Podsmead. Tuffley has its own primary school and faith based secondary school. There is a small parade of shops and an area of allotments.</p> <p>The ward does have some deprivation issues, most noticeably relating to low household income, high benefit claimants, issues relating to children and young people. These appear to be in pockets rather than across the ward as a whole.</p> <p>There is a high proportion of owner occupation and low numbers of people experiencing fuel poverty.</p> <p>The ward itself is lacking in public open space, play equipment and sports provisions. It does however have access to Robinswood Hill Country Park. The park offers walks, wildlife and impressive long distances views. Within the park is an old quarry that is designated as a Site of Special Scientific Interest.</p> <p>The ward also benefits from good public transport links to the City centre and to the neighbouring district of Stroud.</p>	<p><b>Positive Impacts</b></p> <p>There are opportunities to provide new homes, particularly affordable homes on a greenfield site.</p> <p><b>Negative Impacts</b></p> <p>Distance of sites to the City Centre is a significant negative impact.</p> <p>Possible flooding issues and landscape impact should development progress to far south over the ridge line</p> <p><b>Mitigation</b></p> <p>Possible opportunities to link with Green Infrastructure to address loss of green space. Opportunities to provide open space with new development in an area of the City where the ward is lacking.</p>
<p><b>Westgate (City Centre and Hempsted)</b></p>	<p>Westgate ward is located to the north west of the city and includes two distinct parts; the city centre and Hempsted.</p> <p>The city centre forms the historic core for Gloucester with Roman occupation commencing in AD 65 – 70. The basic layout of the city centre, with the ‘gate’ streets, was laid out at this time and is present to this</p>	<p><b>Positive Impacts</b></p> <p>Potential for additional wind energy generation at Alney Island. This can have positive impacts. There are also opportunities to provide access to wild space and a potential regional park that will have positive impacts on the environment.</p>

day. Over time the city centre grew and was influenced by the Anglo-Saxons, Normans and Tudors to name but a few. This includes the Docks, which have been in existence since 1390 but only started to grow rapidly from 1827 following the completion of the Gloucester to Berkeley Canal.

Today the city centre forms the commercial centre for Gloucester. The 'gate' streets (particularly Eastgate Street) are characterised by a high proportion of retail units and are home to many high street names as Debenhams and Marks and Spencer. The city centre is also home to some of the city's most significant tourist attractions, including the cathedral, museums and the Docks.

Westgate Street and the wider Blackfriars area are now establishing themselves as the creative/cultural quarter, including for example the Arts and Craft Centre, Treasure Seekers and Quays Creative and Blackfriars Inn.

Residential uses are an important component of the city centre, particularly at the periphery of the main 'gate' streets but also above shops in the commercial core and, more recently, in the Docks. The former technical college (known as GlosCAT) has also been granted planning permission for 254 new residential units.

There are a number of issues specific to the city centre, including for example the lack of a high quality hotel or, at the other end of the spectrum, a youth hostel. There has been a lack of investment in new modern retail floorspace in the city centre for around 30 years and as a result the stock of retail units is limited which in turn affects both multiple and independent retailer representation, which again are less than would be expected for a city the size of Gloucester. In addition, the evening and night-time economy is limited and skewed towards night clubs and bars. Recent surveys show the environmental quality (e.g. paving, street furniture etc) to be a particular issue with shoppers.

Significant positive impacts for historic environment and lots of archaeological potential. Also opportunities to bring historic assets to the fore.

Potential for district heating system because of the density of development. This will have positive impacts.

Potential for heat pump technology using river and canal has positive renewable energy impacts

Sustainable transport provides significant impacts if it can deliver a new bus station facility as part of the Kings Quarter development.

Positive impacts for funding and those wishing to use a car club to help to improve the sustainability of a car club. Significant positive economic impacts in terms of new inward investment, jobs growth.

Positive opportunities for designing out crime. Footfall, people using the streets at different times of the day and a wider mix of uses will be significantly positive for the City Centre.

Cultural gains from bringing historic assets back to the fore will have positive heritage impacts.

Good provision of open and green space but issues with accessing, particularly Alney Island.

### **Negative Impacts**

Areas of important biodiversity area present on Alney Island as a significant nature reserve. Bats may be present in old buildings in the ward.

### **Mitigation**

Ridge and furrow may be present at some location that will need to be considered along with bats.

Positive qualitative public open space benefits from land east of Hempsted.

Improved accessibility between east and west sides of the main road improving access to school, shop, post office etc

A key opportunity however relates to the regeneration areas that exist in the City centre. Perhaps the most important of these is the King's Quarter area, which will provide a significant number of new retail units as well as other uses such as restaurants and cafes. The Council has signed a developer partner, Stanhope, and a clear timetable to delivery is in place. As mentioned above, Greater Greyfriars already has planning permission for a residential-led scheme. The other major regeneration area is Greater Blackfriars, which is longer term but will fill an important void between the City centre and Gloucester Docks/Quays and reconnect the City centre with the riverside. It is unsurprising the City centre does not have any issues with the availability of the community facilities.

Hempsted also has a long history, with occupation of recorded in the Domesday book. The area grew as a village and was originally part of Stroud District, being absorbed into Gloucester City in 1967. Since then Hempsted has gradually grown and now forms part of the wider built up area of the City.

Hempsted Village and the recently developed areas around Monk Meadow are almost entirely residential. There are however important areas of employment along Secunda Way (South West Bypass) as well as a sizeable Sainsburys and Marston's pub. There are no designated local centres in Hempsted but a small shop/post office is located in the original Hempsted Village.

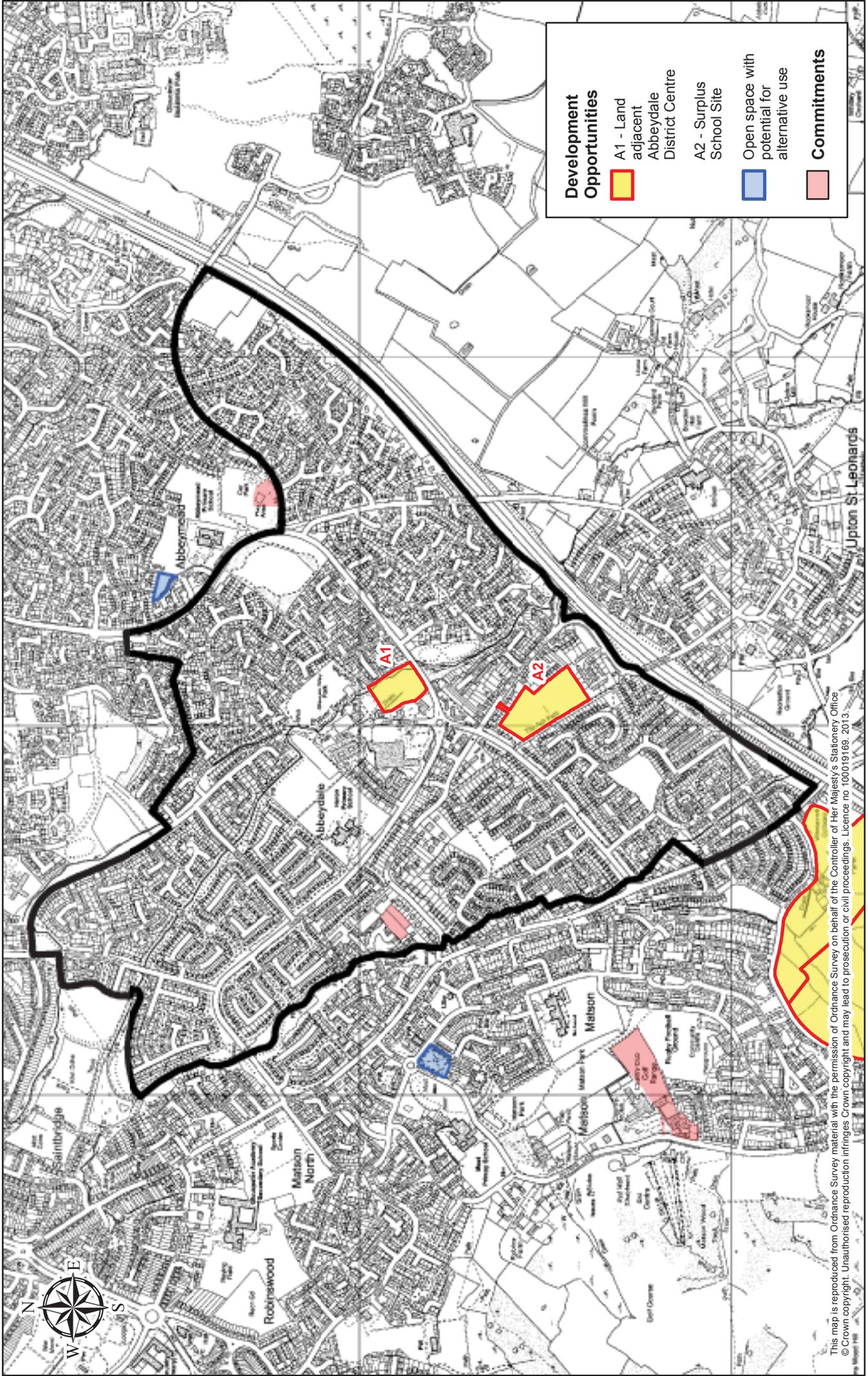
Given the pleasant living environment in and around Hempsted it's unsurprising it has been and is subject to development pressure. Other issues include a lack of local health care facilities in walking distance, insufficient capacity at the primary school to accommodate new pupils and peak time parking issues. Hempsted has a good quality community hall and community spirit.



**Appendix 2: Development Maps**

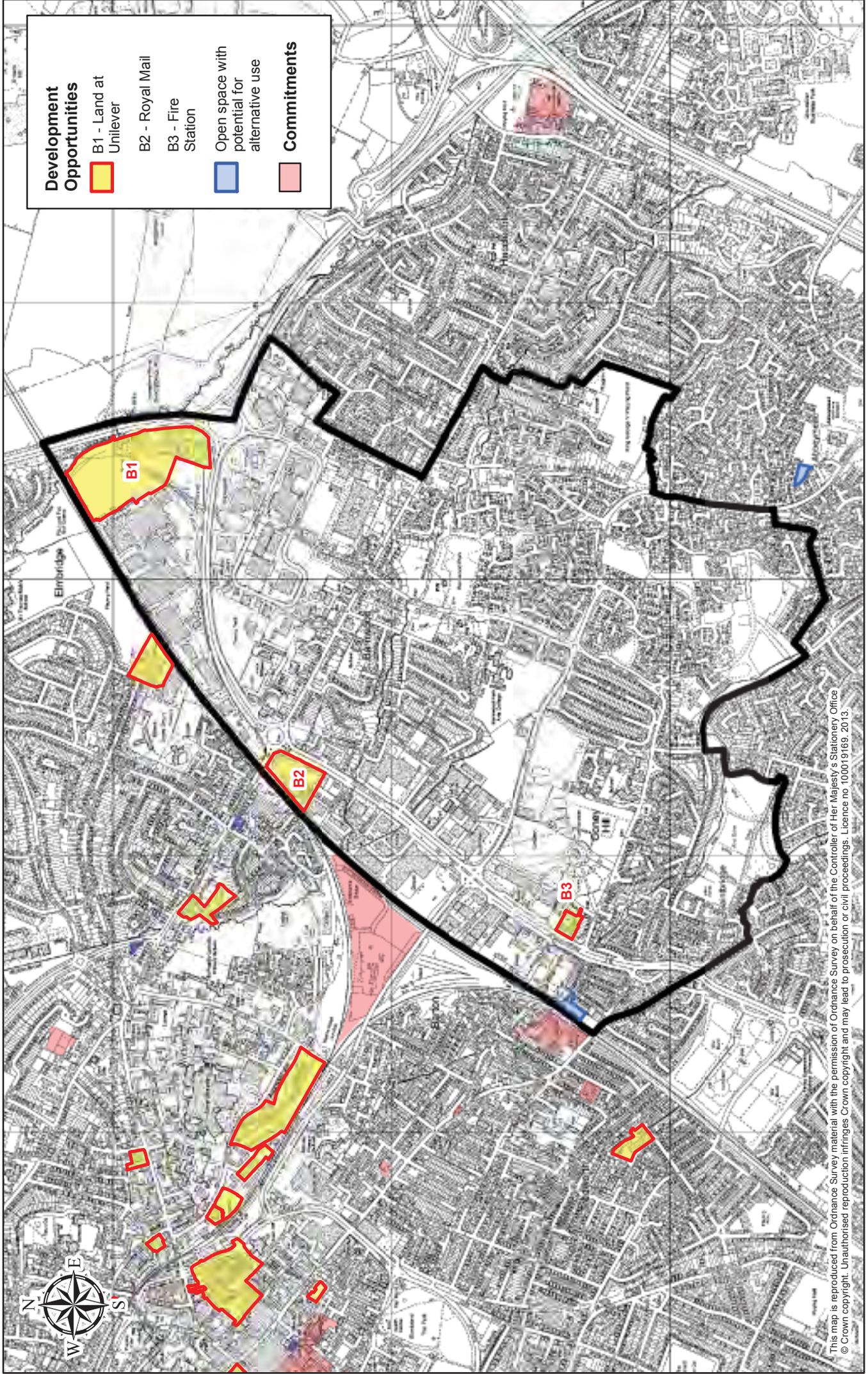


# Abbey - Development Opportunities



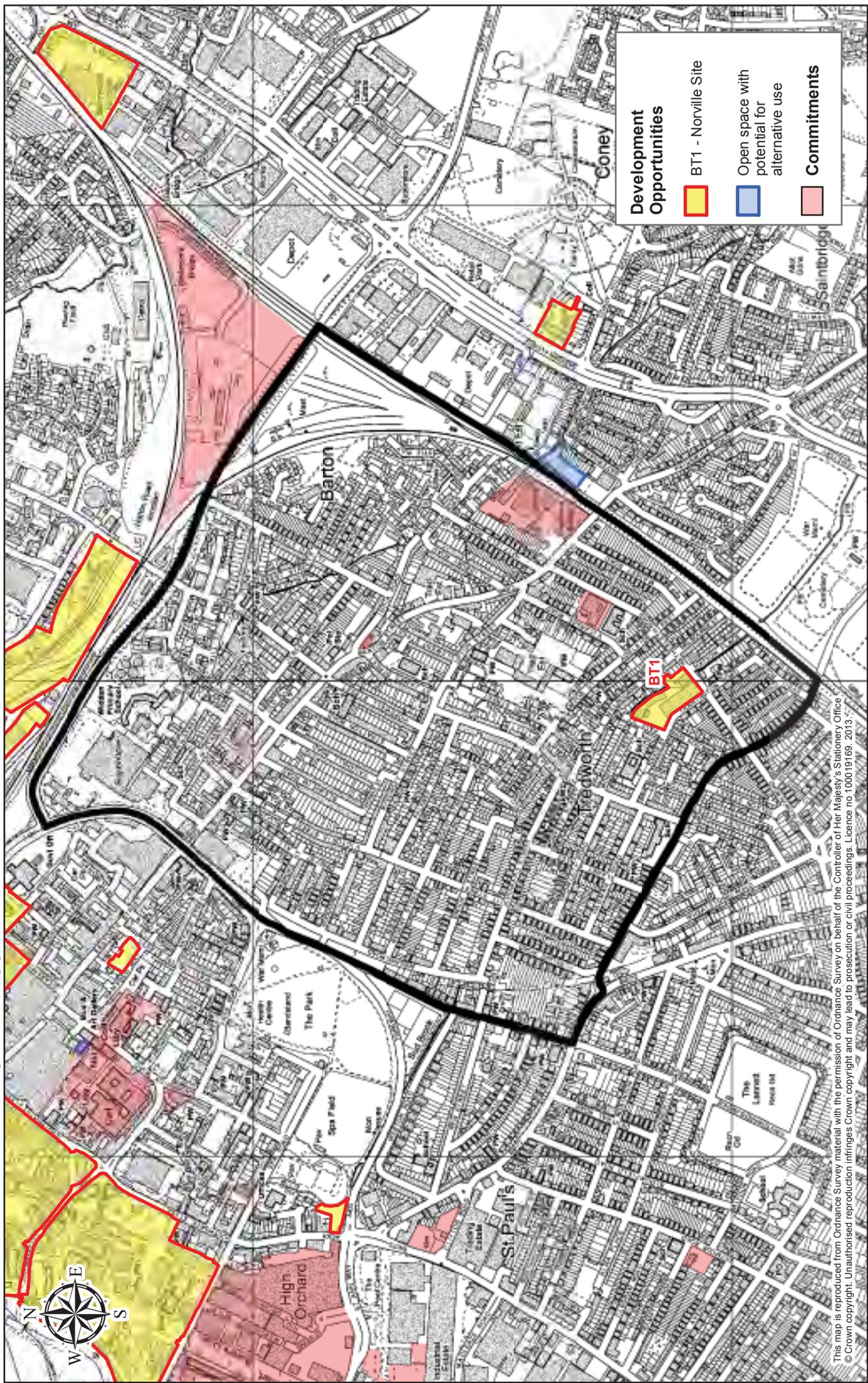
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# Barnwood - Development Opportunities



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# Barton & Tredworth - Development Opportunities

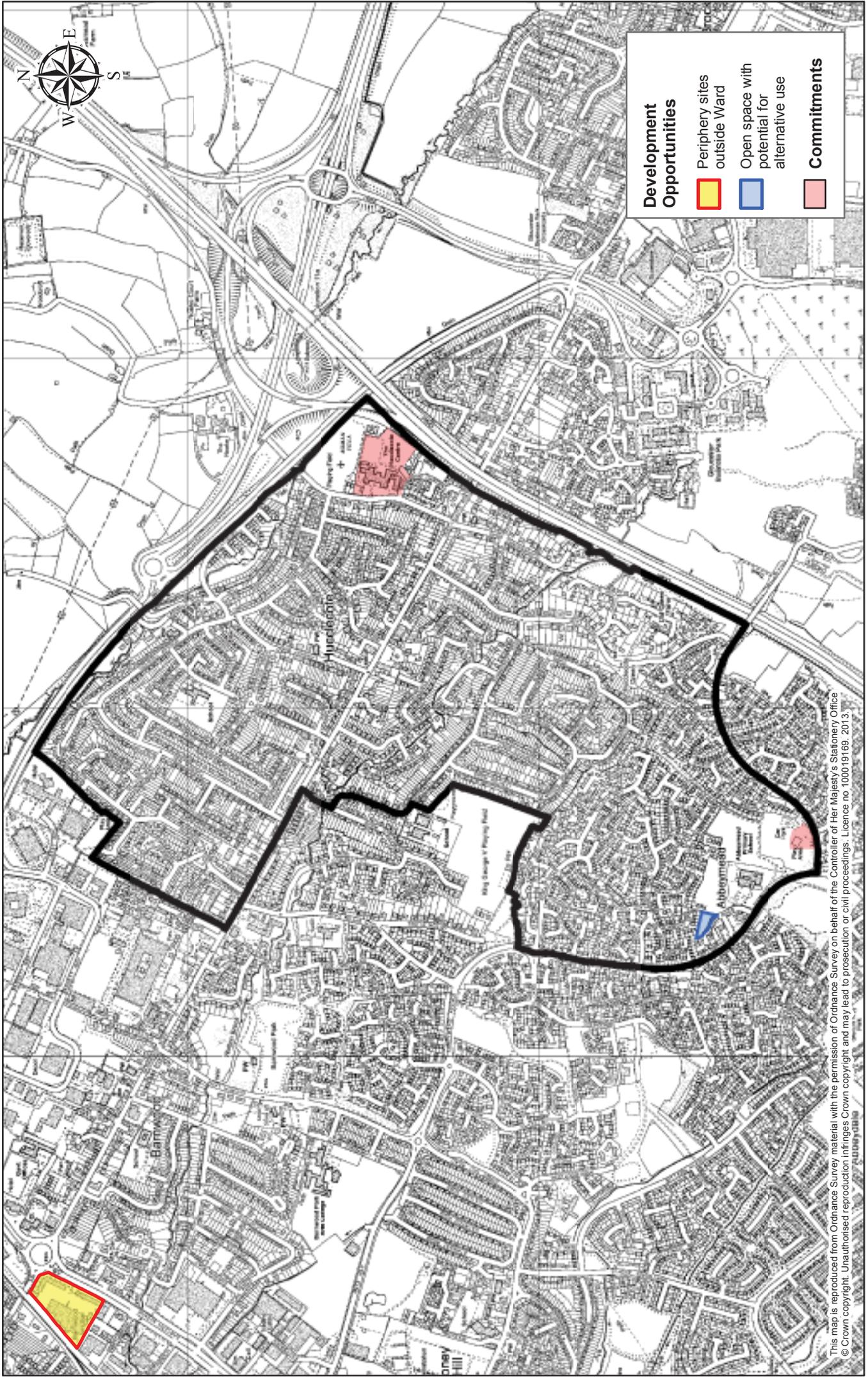


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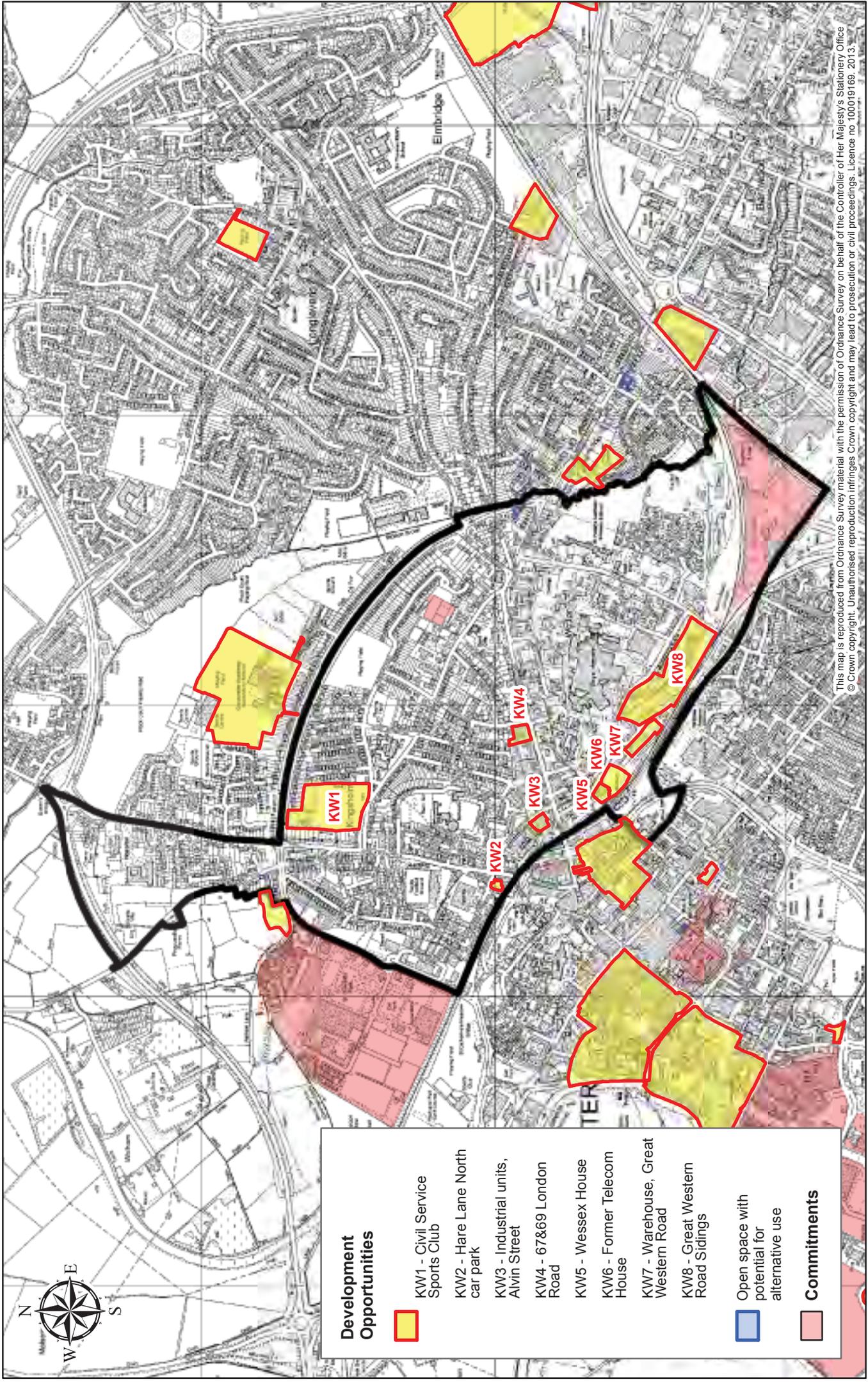


# Hucclecote - Development Opportunities



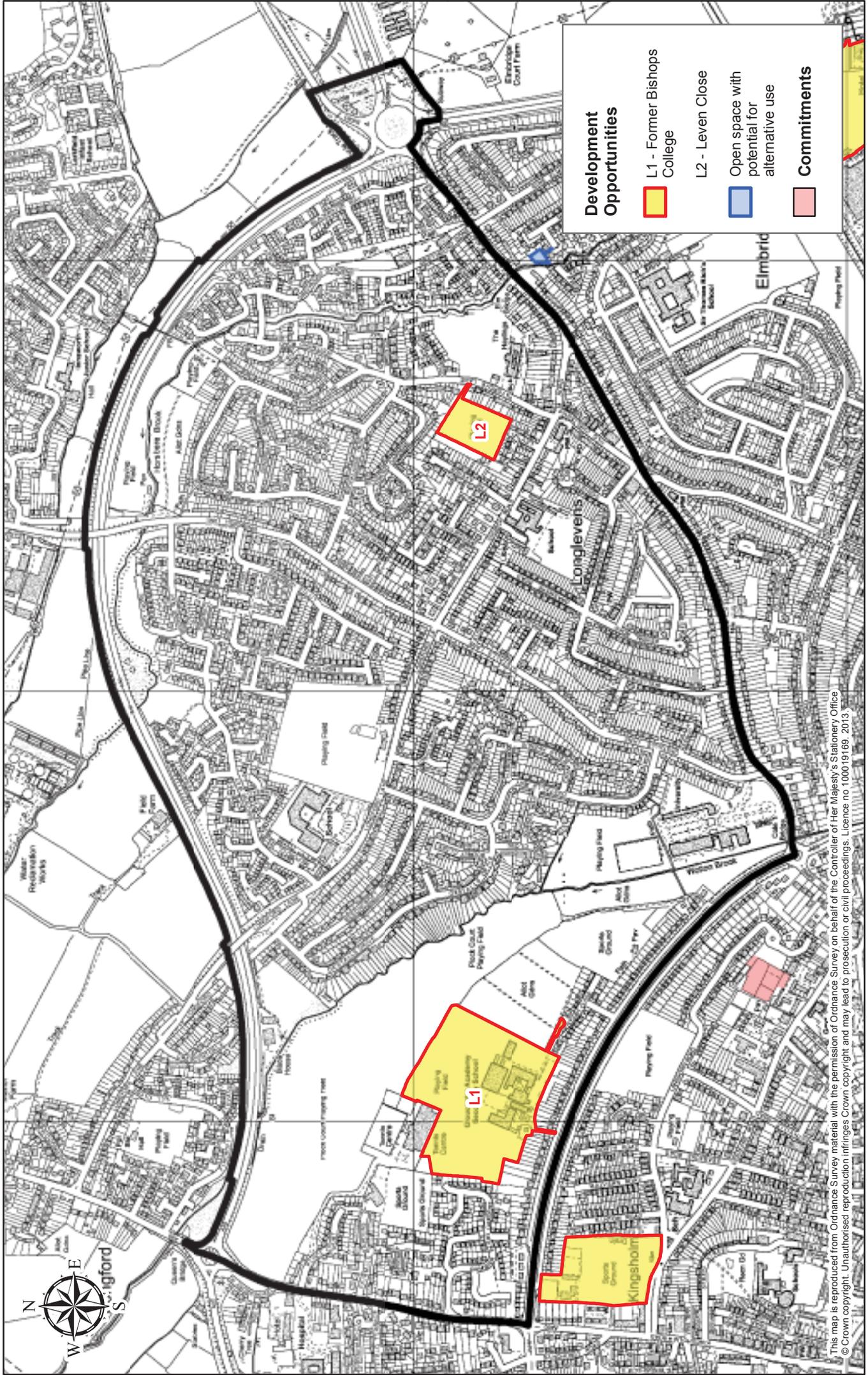
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# Kingshomb & Wotton - Development Opportunities



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# Longlevens - Development Opportunities

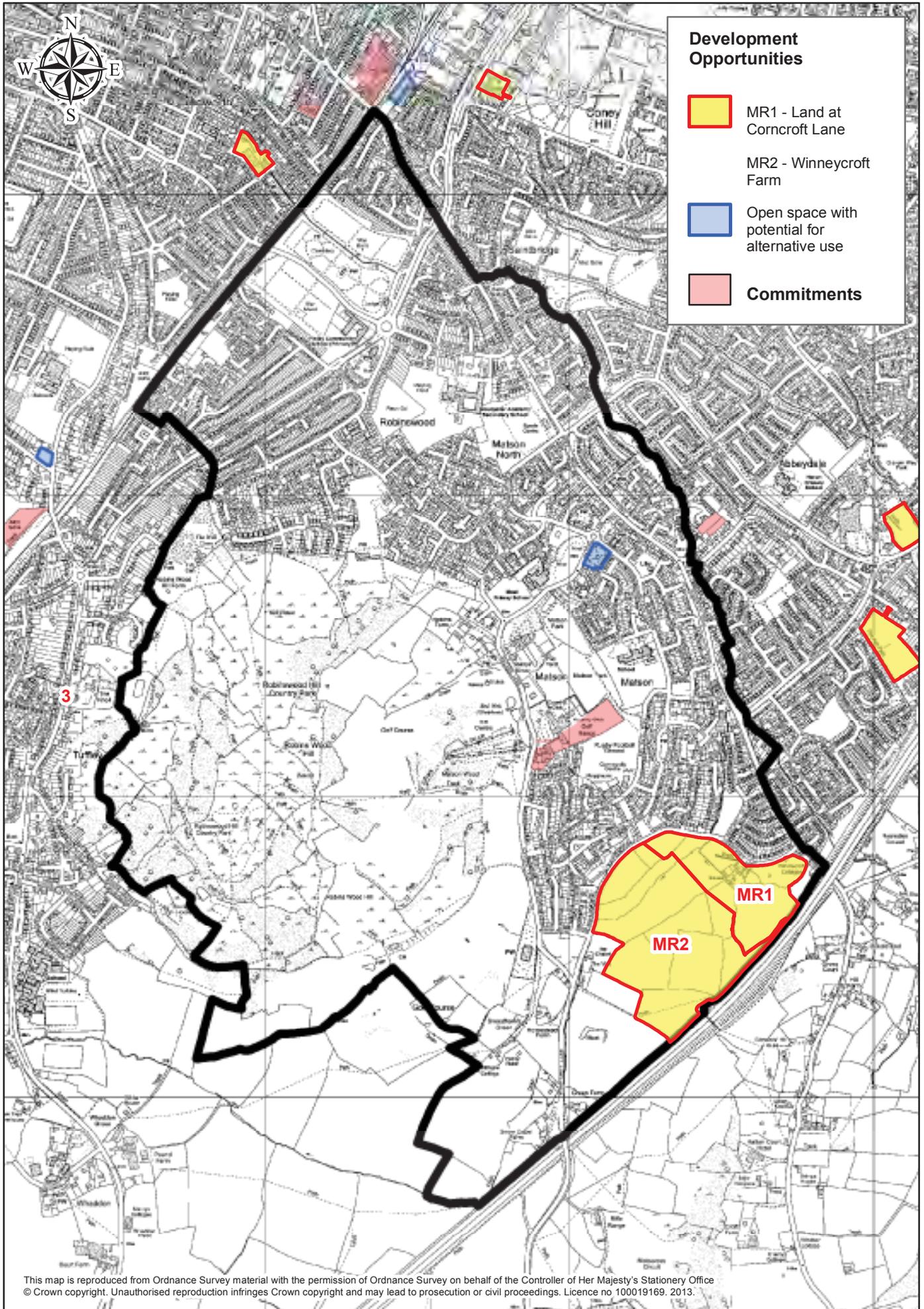


**Development Opportunities**

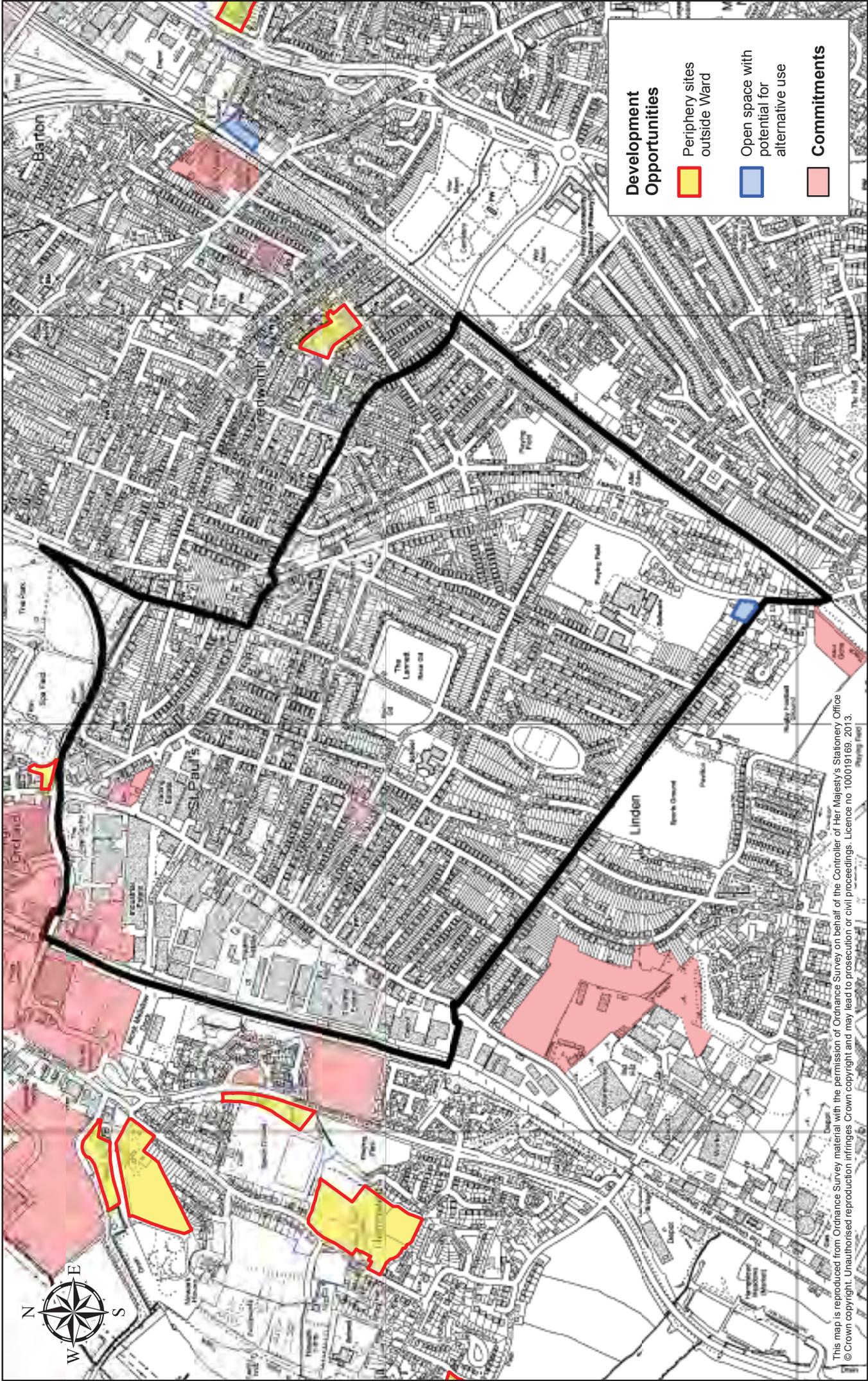
- L1 - Former Bishops College
- L2 - Leven Close
- Open space with potential for alternative use
- Commitments**

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# Matson & Robinswood - Development Opportunities



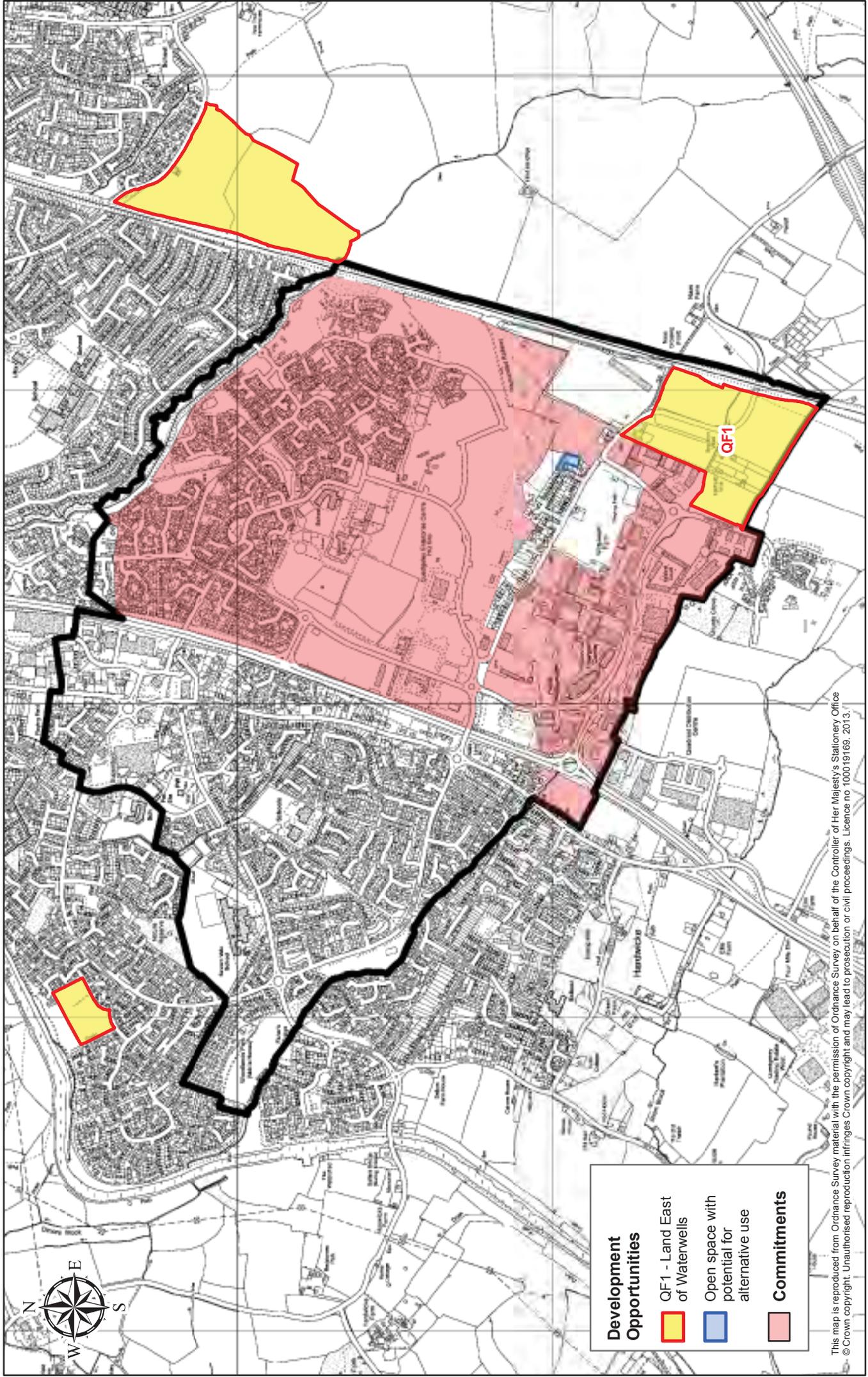
# Moreland - Development Opportunities



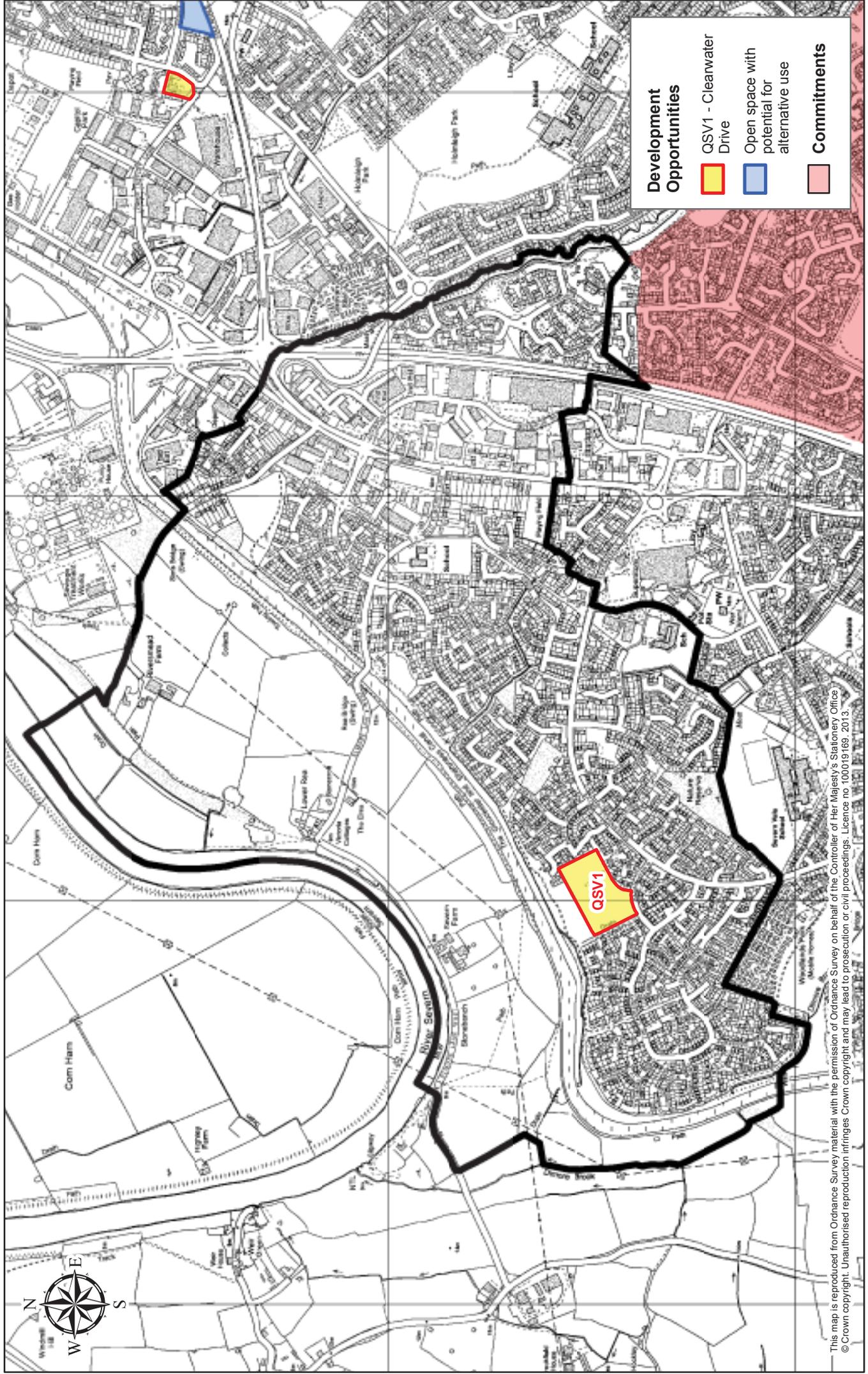
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# Quedgeley Fieldcourt - Development Opportunities

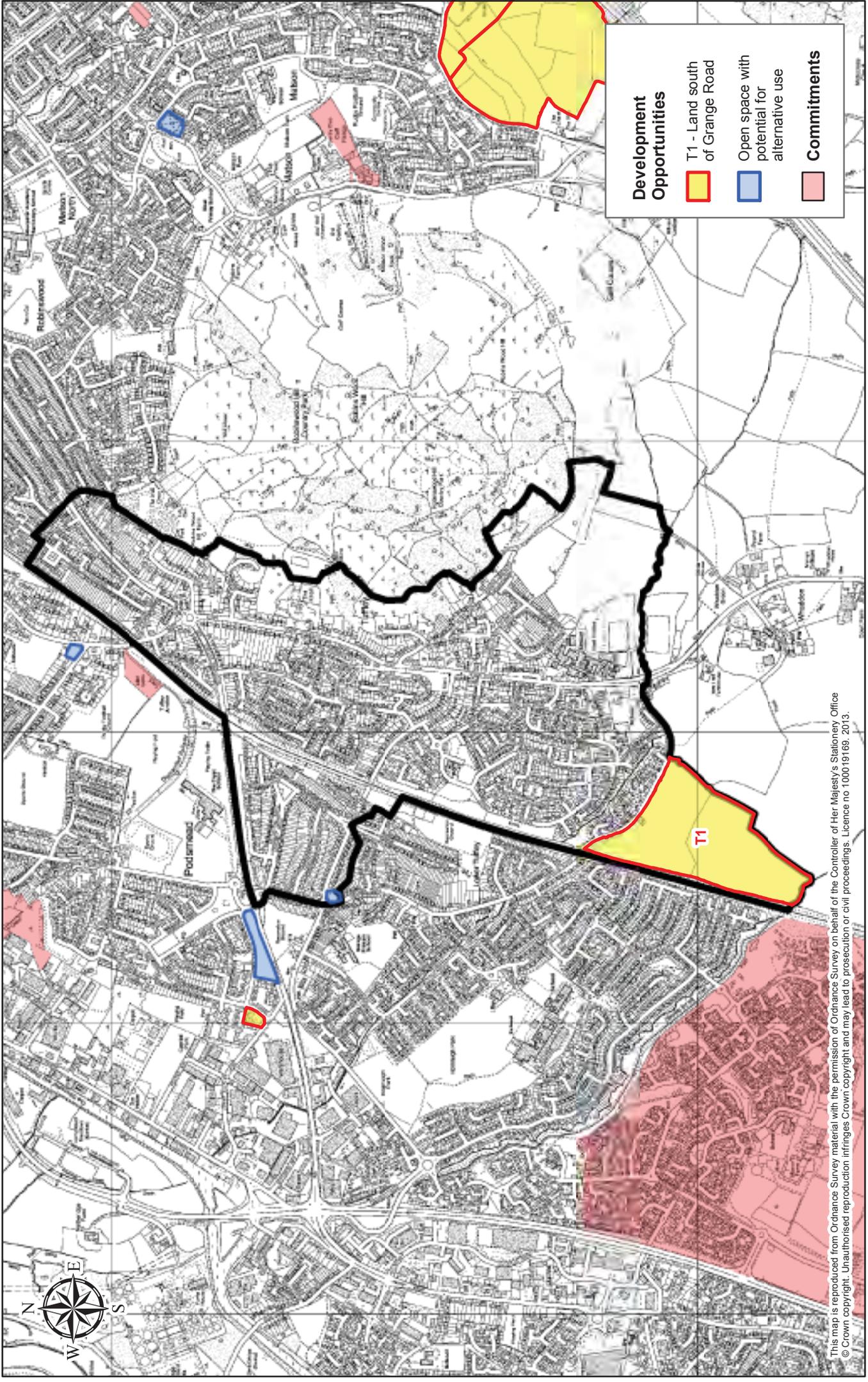


# Quedgeley Severn Vale - Development Opportunities



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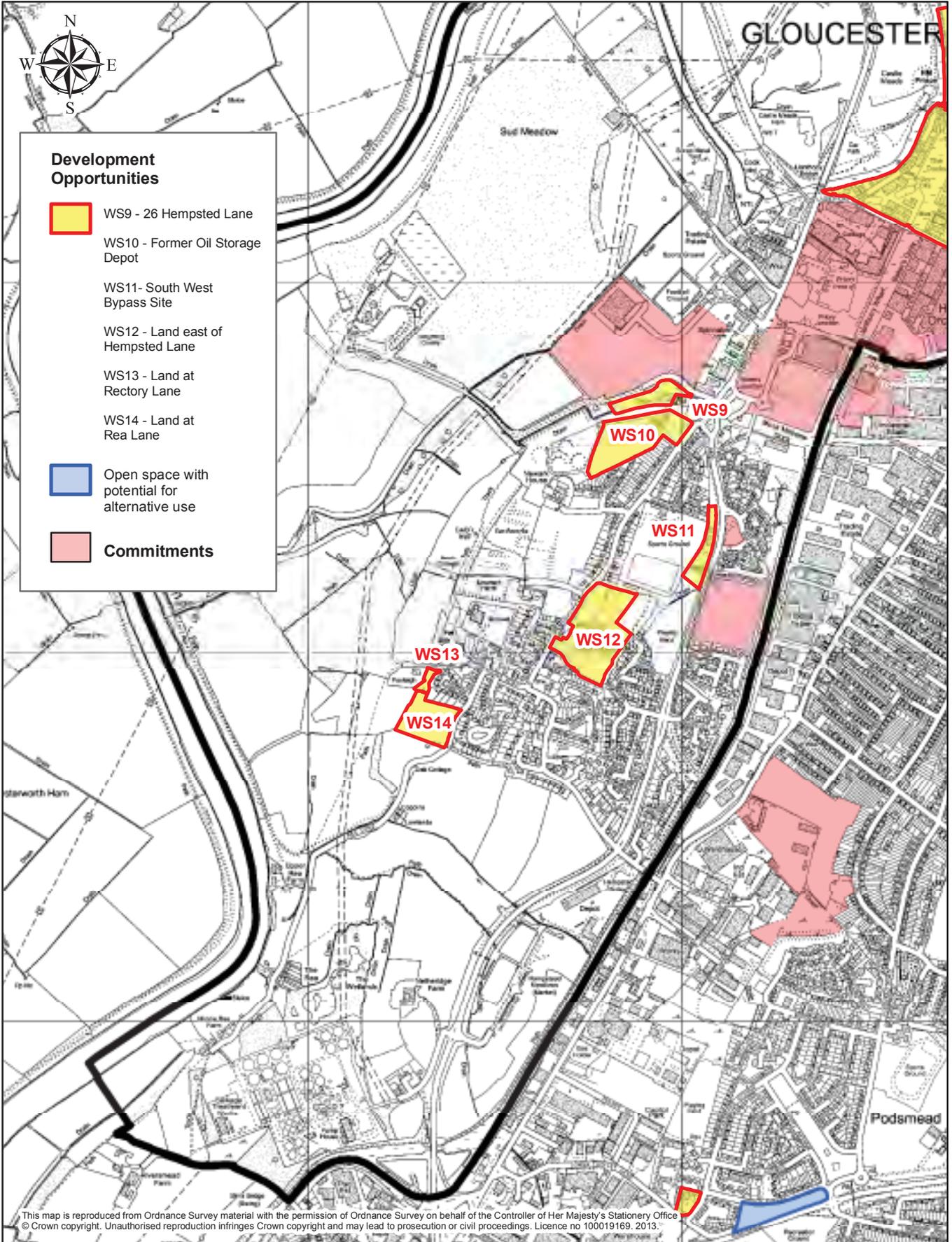
# Tuffley - Development Opportunities



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# Westgate South - Development Opportunities



## Appendix 3: SA Framework

<b>BIODIVERSITY</b>	1. Protect, restore, create and enhance habitats, species and sites of wildlife or geological interest
<b>CLIMATE CHANGE</b>	2. Reduce contribution to climate change, and improve the resilience of people, businesses and the environment to the unavoidable consequences of climate change
	3. Support households and businesses in reducing their carbon footprint and the use of natural resources
<b>WATER</b>	4. Reduce water use and conserve and improve water resources
	5. Protect the floodplain from development likely to exacerbate flooding problems from all sources
<b>SUSTAINABLE TRANSPORT</b>	6. Reduce the need to travel and maximise the use of sustainable modes of transport.
<b>NATURAL ENVIRONMENT</b>	7. Improve soil quality
	8. Protect and enhance landscaped character
<b>BUILT ENVIRONMENT</b>	9. Protect and enhance the distinctive townscape quality and historic heritage
<b>WASTE</b>	10. Minimise the volume of waste created and promote the waste hierarchy (reduce, reuse, recycle)
<b>POLLUTION</b>	11. Improve air quality, reduce noise and light pollution and reduce the amount of contaminated land
<b>DEVELOPMENT</b>	12. Ensure the availability of employment land and premises to secure future prosperity potential
	13. Support the economy by helping new and existing businesses to fulfil their
<b>CITY AND TOWN CENTRES</b>	14. Support the vitality and viability of city and town centres as retail, service, leisure and learning destinations
<b>SUSTAINABLE CONSTRUCTION</b>	15. Integrate sustainable construction principles and standards into all development schemes
<b>SOCIAL COHESION</b>	16. Reduce inequalities in wellbeing and opportunity
<b>HEALTH</b>	17. Improve the physical and mental health and wellbeing of local residents, with good access to community health facilities

<b>HOUSING</b>	18. Ensure the availability of housing land and premises including affordable housing to meet local need.
<b>GREEN SPACE</b>	19. Minimise development on open space and green spaces
	20. Maximise opportunities for the creation of new and enhancement of existing open spaces
<b>COMMUNITY SAFETY AND EMPOWERMENT</b>	21. Reduce crime and the fear of crime
	22. Encourage everyone to participate in local decision making
<b>EDUCATION AND SKILLS</b>	24. Support the development of accessible education, skills and learning, to meet the needs of both employers and the working population
<b>CULTURE</b>	25. Protect and enhance the cultural heritage and offering of individual settlements

