

Gloucester City Council

Local Development Framework



Site Allocations & Designations (Non-Central Area)
Preferred Options Consultation Paper



August 2006



GLOUCESTER
CITY COUNCIL

Sustainable Development

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1. INTRODUCTION

- 1.1 This draft Development Plan Document forms part of the Gloucester Local Development Framework, the replacement to the Local Plan.

Purpose of the Document

- 1.2 The purpose of the document is two-fold.
- 1.3 Firstly, it identifies a number of sites for new development. Some of these have been carried through from the previous draft Local Plan produced in 2001 others are new and have been identified through, and in response to, an earlier Issues and Options consultation carried out in 2005.
- 1.4 The document also identifies a number of 'area-based' policies that will apply to certain parts of the City including for example, Air Quality Management Areas, Public Open Space, Landscape Conservation Areas, Areas of Principal Archaeological Interest and so on.
- 1.5 Again, some of these have been carried through from the previous draft Local Plan, whilst others are new and have been identified through, and in response to, the Issues and Options consultation last year.

How You Can Get Involved

- 1.6 We would welcome your views on any aspect of this document. These should be submitted in writing no later than **18th September** either electronically to pdcc@gloucester.gov.uk or by post to:

Planning Policy Team
Policy, Design and Conservation
5th Floor, Herbert Warehouse,
Gloucester City Council
The Docks
Gloucester
GL1 2EQ

- 1.7 All comments that we receive will be taken into account in preparing the final draft version of this document, which will be formally submitted to the Secretary of State for approval in March 2007.
- 1.8 To help you with your responses, we have indicated throughout the document the reasons why certain policies and proposals have been taken forward and why others haven't. This includes an assessment of several objection sites that were put forward by landowners and developers at the Issues and Options stage.
- 1.9 We have also indicated how the proposed site allocations and policy designations will help to meet the strategic objectives outlined in the Council's 'Core Strategy' Development Plan Document.

- 1.10 To further help you with your responses, we have subjected this document to a Sustainability Appraisal, which assesses how well it performs in social, economic and environmental terms.
- 1.11 We have also carried out a sustainability appraisal of the objection sites that were put forward by landowners and developers at the Issues and Options stage in October 2005. This is available separately.

2. BACKGROUND & CONTEXT

- 2.1 The Gloucester Local Development Framework or LDF is being introduced as a replacement to the 1983 Gloucester Local Plan, which has been formally 'saved' for a period of three years until September 2007. The LDF will also replace the draft Second Deposit 2002 Local Plan, which although not formally adopted, has been approved for development control purposes, i.e. the determination of planning applications.
- 2.2 Unlike the old style Local Plan, the LDF consists of a number of separate, smaller documents, rather than a single, large publication and as such, documents will be simpler to update and review.
- 2.3 The LDF also has a more 'spatial' dimension to it. In particular, it seeks to look beyond just the physical use of land and to address wider social and economic issues such as crime, deprivation, health, education, employment and other key issues. In this regard, the LDF knits in with other relevant strategies, including in particular the local Community Strategy.
- 2.4 The Gloucester LDF will consist of four main Development Plan Documents:
 - The Core Strategy
 - Development Control Policies
 - Central Area Action Plan; and
 - Site Allocations & Designations (Non-Central Area)
- 2.5 The policies and proposals set out in these four main documents are set out graphically on a Proposals Map.
- 2.6 Supporting these main documents will be a number of supplementary planning documents. Some of these are topic-based such as affordable housing, open space provision and archaeology, whilst others are site-based including development briefs for a number of key sites including the rail corridor, King's Square and the bus station and Blackfriars.
- 2.7 The purpose of these supplementary documents is to provide additional detail and guidance on the policies contained in the four main development plan documents.
- 2.8 Full details of all documents being produced under the LDF are set out in the Council's Local Development Scheme (LDS) which is available on our website www.gloucester.gov.uk or at the City Council Offices.

So What will the LDF Documents do and how do they Relate to Each Other?

- 2.9 The 'Core Strategy' document identifies the key issues facing Gloucester and translates these into a vision, strategic objectives, core policies and an overarching strategy.
- 2.10 The proposed strategy focuses on the regeneration of Central Gloucester through the re-use of previously developed or 'brownfield' land. This strategy is consistent with the draft Regional Spatial Strategy for the South West (RSS). More information on the South West RSS can be found on the website of the South West Regional Assembly www.southwest-ra.gov.uk
- 2.11 The Core Strategy will be used to guide new development in Gloucester and all other documents within the LDF must be consistent with it.
- 2.12 Our 'Development Control Policies' document sets out a number of general policies that will be used to guide planning decisions across the City.
- 2.13 It includes for example policies on design, community safety, amenity, parking and a number of other key issues relating to new development. There are direct linkages between the development control document and this document.
- 2.14 The Central Area Action Plan, which is available for consultation alongside this document, will act as a stimulus to regeneration in Central Gloucester. It identifies key issues for the Central Area as defined by the Gloucester Heritage Urban Regeneration Company boundary and translates these into strategic objectives and potential policy solutions.
- 2.15 This document relates to those parts of the City not covered by the Central Area Action Plan.
- 2.16 The policies and proposals set out in the four main development plan documents and the supplementary planning documents produced alongside, will be used to inform planning and other decisions across the City.

3. POLICY DESIGNATIONS

3.1 In this section of the document, we identify a number of 'area based' policy designations.

3.2 These are all shown on the Proposals Map. It should be noted that some of these designations extend into the Central Area and are therefore also discussed in the draft Central Area Action Plan (available separately).

Public Open Space and Private Playing Fields

3.3 Open space is a vital asset, particularly in an urban area like Gloucester. It provides opportunities for passive and active forms of recreation and creates visual breaks in the built up area. It also offers opportunities for maintaining and enhancing biodiversity through the provision and protection of natural and semi-natural habitats.

3.4 In 2001, the City Council published a Public Open Space Strategy that identified an overall shortage of public open space in Gloucester. Although one or two new areas of public open space have come forward since then, this has not been sufficient offset the overall shortage, which still exists. Furthermore, the population of the City has grown and will continue to grow significantly in the future.

3.5 The shortage of open space in Gloucester is a key issue that has been identified in our Core Strategy. It is directly related to the issue of health and well being of the City's population as open space provides the opportunity for active and passive recreation, which can help to improve health.

3.6 One of the strategic objectives contained in the Core Strategy is to improve access to informal and formal green spaces in order to promote participation in healthy activities.

3.7 In light of the above, we will protect existing and proposed public open space and private playing fields from development unless a number of specific criteria can be met.

3.8 Draft Policy LR1 of the Development Control Policies DPD sets out these criteria in detail.

Policy SAD1 – Public Open Space and Private Playing Fields

The boundaries of existing and proposed areas of public open space and private playing fields are shown on the Proposals Map.

These designated areas will be safeguarded in accordance with the criteria set out in Development Control Policy LR1.

Policy Cross-Reference

Policy LR1 – Loss of Public Open Space including Playing Fields
Policy LR2 – Provision of Public Open Space
Core Policy 14 – Sport and Recreation

Relationship to Core Strategic Objectives

3.9 Relates to Strategic Objective 10:

‘To improve the health of Gloucester residents by improving access to informal and formal green spaces, encouraging participation in healthy activities and through improved access to health care provision’.

3.10 This is identified as a strategic objective because there is a shortage of public open space across the City and evidence shows that the health of Gloucester residents is poorer than the County average for example higher rates of circulatory diseases and respiratory illnesses.

Consideration of Alternative Options/Reason for Selection of Preferred Option

3.11 At the Issues and Options stage in October 2005, we invited views on the designation of open space in Gloucester and whether sites previously designated as open space remained appropriate, whether there were any areas of particular shortages and whether there were any other sites, not currently identified for open space that should be.

3.12 In response, we received a good level of positive support for the continued designation and protection of areas of open space. This is reflected in our preferred option above.

Landscape Conservation Area Boundaries

3.13 There are a number of designated Landscape Conservation Areas outside the Central Area. These are shown on the Proposals Map.

3.14 Landscape Conservation Areas are areas that play a particularly important role in landscape terms. The specific criteria for designation are as follows:

1. Areas of land that 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
2. Areas of land that serve to separate built development and create a ‘green lung’
3. The intrinsic value of the landscape concerned; and
4. Areas of Special Landscape Value as defined in the County Structure Plan.

3.15 Within designated Landscape Conservation Areas, we will not permit new development if it would detract from the particular landscape qualities and character of the area.

- 3.16 New development in a Landscape Conservation Area will only be permitted in exceptional circumstances, in particular, where the proposal is for an open air recreational use, agricultural or renewable energy use, it can be demonstrated that no other suitable sites outside the LCA are available and compensatory measures are agreed with the Council.
- 3.17 Where a site is covered by the 'Gloucestershire Landscape Character Assessment', it must be demonstrated that the special characteristics of the area would not be compromised as result of the proposed development.
- 3.18 This approach is set out in Policy BNE4 - 'Landscape Conservation Areas' contained in the draft Development Control Policies DPD.

Policy SAD2 - Landscape Conservation Area Boundaries

The boundaries of designated Landscape Conservation Areas are shown on the Proposals Map.

Proposals for new development within these areas will be determined in accordance with draft Policy BNE4 of the Development Control Policies DPD.

Policy Cross-Reference

Policy BNE4 – Landscape Conservation Areas
Policy BNE1 – Nature Conservation and Biodiversity
Policy BNE2 – Trees and Hedgerows

Relationship to Core Strategic Objectives

- 3.19 Relates to Strategic Objective 6:

'To conserve, enhance and restore biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding including the use of sustainable drainage'.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.20 At the Issues and Options stage in October 2005, we invited views on Landscape Conservation Areas and whether we should continue to designate them as such.
- 3.21 In response, we received good overall support for the continued designation of landscape conservation areas subject to the issue of landscape character assessments being more fully addressed. This issue has been reflected in draft Policy BNE4 of the development control preferred option document.
- 3.22 Government policy set out in PPS7 – Sustainable Development in Rural Areas, states that rigid local designations, which unduly restrict acceptable, sustainable development and economic activity, should be avoided.

- 3.23 In this instance, although we have defined the Landscape Conservation Areas, our policy approach set out in draft Policy BNE4, assumes a criteria-based approach that allows for appropriate forms of development within these areas where specific criteria can be met. This approach is considered to be entirely reasonable and pragmatic.
- 3.24 It is therefore not considered necessary to revise the boundaries of the Landscape Conservation Areas from those set out in the Revised Deposit Draft Local Plan (2002).

Green Belt

- 3.25 For some time now there has been a green belt drawn between Gloucester and Cheltenham.
- 3.26 There are five purposes of including land within a Green Belt. These are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.27 Work carried out as part of the emerging Regional Spatial Strategy for the South West involved a strategic re-appraisal of the greenbelt boundary and it was subsequently recommended that land to the north of Gloucester and to the north west of Cheltenham should be released from the greenbelt in order to allow for new urban extensions in these locations.
- 3.28 Draft Policy SR11 of the Regional Spatial Strategy, recognises this and states that:

Around the built-up areas of Gloucester and Cheltenham, the inner boundary of the green belt shall generally follow the limits of existing development or that already committed. The general extent of the Gloucester and Cheltenham green belt is maintained subject to changes in boundaries that will be defined in LDDs to:

- *Accommodate the urban extensions required for the longer-term development of Gloucester and Cheltenham at locations identified in Policies SR12 and SR13, with the revised inner boundary coterminous with the outer edge of the urban extensions*
- *Include land to the north and north west of Bishop's Cleeve, whilst recognising development plan commitments; with the inner boundary of the revised green belt coterminous with the outer boundary of the green belt designation*

- *Include land to the south and south west of Gloucester whilst recognising development plan commitments*

- 3.29 Notably, the third of these criteria specifies that provision should be made for a new green belt to the south and south west of Gloucester.
- 3.30 In accordance with the draft RSS we have identified a new area of green belt to the south of Gloucester. This is shown on the Proposals Map.
- 3.31 In accordance with the draft RSS, the proposed inner boundary follows the extent of the existing urban area and also takes account of proposed large-scale development at Kingsway (former RAF Quedgeley). It extends up to the City boundary.
- 3.32 The outer extent of the green belt as currently proposed in the draft RSS will fall in Stroud District and will need to be fixed at a later date in their Local Development Framework.

Policy SAD3 - Green Belt

The Green Belt to the south of Gloucester as defined on the Proposals Map will be maintained.

Within the Green Belt, only appropriate development which would not compromise the open character of the Green Belt or which would not contribute to the coalescence of settlements will be permitted.

Policy Cross-Reference

Policy BNE4 – Landscape Conservation Areas
Policy BNE1 – Nature Conservation and Biodiversity
Policy BNE2 – Trees and Hedgerows
Core Policy 2 - Safeguarding the Spatial Strategy
Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives

- 3.33 Relates to Strategic Objective 2:

‘To work in partnership with adjoining local authorities whose settlements form part of the wider Gloucester urban area in order to identify the most sustainable locations for future growth and to avoid the coalescence of settlements’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.34 The issue of green belt was not discussed during the Issues and Options consultation in October 2005 as it has come forward through the submission draft RSS since that date. However in light of the draft RSS, we consider it appropriate to include it for discussion at this stage.

- 3.35 We would therefore welcome your views on the principle and extent of the proposed green belt south of Gloucester prior to the formal submission of this document in March 2007.

Sites of Nature Conservation Importance and Special Scientific Interest

- 3.36 We have identified a number of Sites of Nature Conservation Importance (SNCIs). These are shown on the Proposals Map and are listed in the schedule attached at Appendix 1.
- 3.37 Gloucester has two nationally recognised Sites of Special Scientific Interest at Hucclecote Hay Meadows and Robinswood Hill Quarry.
- 3.38 Our approach towards development affecting a Site of Nature Conservation Interest is that it may be acceptable, where appropriate forms of mitigation would lead to enhanced biodiversity or geological interests.
- 3.39 Sites of nature conservation importance vary in terms of their value with Grade A and B sites being of greatest value and Grade C and D sites being of less value. We recognise that the ecological value of Grade C and D sites can be more easily mitigated against or incorporated into a new development without losing the overall value of the site.
- 3.40 Policy BNE1 of the draft development control policies DPD sets out the Council's approach to new development and nature conservation.
- 3.41 In short, development proposals will be expected to demonstrate that there would no adverse impact upon the interest and importance of a SSSI, it would not harm the ecological or geological interest of an SNCI and local biodiversity would be protected and wherever possible, enhanced.
- 3.42 Any adverse impacts will require appropriate mitigation or where harm cannot be mitigated, compensatory measures will be sought. In some instances, it will be appropriate to consider the potential impact of development where it adjoins, but is not actually within a Site of Nature Conservation Interest.

Policy SAD4 – Sites of Nature Conservation Importance and Special Scientific Interest

The boundaries of designated Sites of Nature Conservation Importance including Sites of Special Scientific Interest are shown on the Proposals Map.

Within these areas biodiversity will be protected and wherever possible, enhanced.

Development proposals in these locations will only be permitted where the criteria set out in draft Policy BNE1 of the Development Control Policies DPD are satisfied.

Policy Cross-Reference

Policy BNE1 – Nature Conservation and Biodiversity

Policy BNE2 – Trees and Hedgerows

Policy BNE3 – Wildlife Corridors

Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives

- 3.43 Relates to strategic objective 6:

‘To conserve, enhance and restore biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding including the use of sustainable drainage’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.44 At the Issues and Options stage we invited views on sites of nature conservation importance, in particular whether it is important to protect such sites from development, whether more should be done to enhance and restore biodiversity and whether there were any other sites of importance that haven't yet been identified.
- 3.45 In response, we received good support for the continued designation of sites of nature conservation importance including sites of special scientific interest. No new sites were put forward. Measures to further enhance biodiversity were supported.

Prime Biodiversity Area

- 3.46 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.
- 3.47 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. The PBA 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.
- 3.48 The extent of the PBA is shown on the Proposals Map. Appropriate forms of development will be permitted within the PBA where it can be shown that the proposal, where possible will lead to biodiversity gains in the area.
- 3.49 A large part of the PBA is covered by the ‘Sevenside Project’. This is a project involving local landowners, community groups, businesses, volunteers and schools designed to conserve, enhance and manage important habitats in order to enhance biodiversity in the area, increase opportunities for quiet, informal recreation and provide opportunities for local community participation and environmental education.

- 3.50 The Severnside project is funded by Gloucestershire Environmental Trust (with landfill tax contributions from Cory Environmental), the Environment Agency, Severn Trent water and Gloucester City Council.
- 3.51 Where new development comes forward in a location that is likely to generate additional pressure on this urban fringe location, we will seek a financial contribution towards the ongoing operation of the Severnside scheme in order to ensure that the objectives of the scheme are not compromised and to ensure that high quality facilities such as well-signed public rights of way, are provided. This approach is reflected in the draft Policy below.

Policy SAD5 – Prime Biodiversity Area

Appropriate development within the Prime Biodiversity Area as shown on the Proposals Map, will be permitted if it can be shown that the proposal where possible will lead to biodiversity gains in the area.

Benefits can be on or off-site (though within the PBA) and should be in accordance with the special features as defined in the English Nature Natural Area Profile for the Severn and Avon Vales and/or targets in the Gloucestershire Biodiversity Action Plan.

Where appropriate, financial contributions will be sought from new development in ‘urban fringe’ locations towards the ongoing operation of the ‘Severnside’ Project.

Policy Cross-Reference

Policy BNE1 – Nature Conservation and Biodiversity
Policy BNE4 – Landscape Conservation Areas
Core Policy 8 – Protection of the Built and Natural Environment

Relationship to Core Strategic Objectives

- 3.52 Relates to strategic objective 3:
‘To regenerate Central Gloucester and to make more effective use of the development and environmental opportunities afforded by the Gloucester Sharpness Canal and the River Severn.
- 3.53 Also relates to strategic objective 6:
‘To conserve, enhance and restore biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding including the use of sustainable drainage systems’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.54 At the Issues and Options stage we invited views on the designation of a Prime Biodiversity Area to the west of the canal. In response, we received strong overall support for the designation of this area and this is reflected in our preferred option.
- 3.55 The alternative option would be to not designate this area however this would not be consistent with the core strategic objectives outlined above.
- 3.56 Views on potential funding of the Severnside Project through new development were not sought at the Issues and Options stage. Your views on this matter are welcome.

Allotments

- 3.57 Allotment gardens are an important resource in Gloucester. They provide a valuable source of recreation for people, particularly those who do not have their own garden.
- 3.58 Our approach towards development that affects an allotment garden is set out in Policy LR6 – Allotments, contained in the draft Development Control Policies DPD.
- 3.59 To summarise, development will only be permitted where the loss of the site would not result in unmet demand for allotments within a reasonable walking distance and replacement provision is made elsewhere of equivalent size and quality, or existing allotment sites and their management would be enhanced by compensatory measures secured by a planning obligation.

Policy SAD6 - Allotments

The boundaries of designated allotment gardens are shown on the Proposals Map.

These will be safeguarded.

Development involving the loss of part or all of an existing allotment site will only be permitted where the criteria set out in Policy LR6 of the Development Control Policies DPD are satisfied.

Policy Cross-Reference

Policy LR6 – Allotments
Policy LR1 – Loss of Public Open Space including Playing Fields
Core Policy 8 – Protection of the Built and Natural Environment

Relationship to Core Strategic Objectives:

3.60 Relates to Strategic Objective 10:

'To improve the health of Gloucester residents by improving access to informal and formal green spaces, encouraging participation in healthy activities and through improved access to health care provision'.

Consideration of Alternative Options/Reason for Selection of Preferred Option

3.61 We invited views on the designation of allotment gardens at the Issues and Options stage in October 2005 and whether we should continue to identify and protect existing allotment gardens from new development.

3.62 In response, we received a small number of comments in support of the continued designation and protection of allotment sites.

3.63 One of the designated allotment sites, Blackbridge Allotments, off Stroud Road, has been suggested for mixed-use development including limited residential, GP surgery, new community building, with some allotments to be retained on part of the site.

3.64 We have taken on board the suggestion for Blackbridge allotments and further detail is provided in draft Policy SAD27 of this document.

Robinswood Hill Country Park

3.65 Robinswood Hill Country Park was established in the 1960s to satisfy the demand for informal recreation. It is a well-used facility and a prominent feature in the landscape.

3.66 Robinswood Hill is designated as a Site of Nature Conservation Importance and also a Landscape Conservation Area. There are also important views of the hill from a number of locations across the City including Hempsted.

3.67 We have on the Proposals Map, identified Robinswood Hill as a Site of Nature Conservation Importance and a Landscape Conservation Area.

3.68 Important views of Robinswood Hill will be safeguarded.

Policy SAD7 - Robinswood Hill Country Park

Robinswood Hill Country Park is designated as a Site of Nature Conservation Importance and Landscape Conservation Area as shown on the Proposals Map.

Important views of Robinswood Hill will be safeguarded.

Development proposals that would adversely affect views of the hill will not be permitted.

Policy Cross-Reference

Policy BNE1 - Nature Conservation and Biodiversity

Policy BNE4 - Landscape Conservation Areas

Policy CA5 - Views and Skyline

Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives:

3.69 Relates to Strategic Objective 6:

‘To conserve, enhance and restore biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding including the use of sustainable drainage’

3.70 And Strategic Objective 10:

‘To improve the health of Gloucester residents by improving access to informal and formal green spaces, encouraging participation in healthy activities and through improved access to health care provision’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

3.71 At the Issues and Options stage we invited views on Robinswood Hill and whether it was important to continue to identify and protect the park.

3.72 In response we received strong support for the protection of Robinswood Hill as an area of public open space and site of nature conservation importance. Our preferred option is therefore to maintain the designation of this area.

3.73 We will look to more clearly define important view ‘corridors’ of the hill, and these will be identified on the Proposals Map, upon submission of this document in March 2007.

Floodplain

3.74 Flooding is an important issue for Gloucester given the proximity of the City to the River Severn. There are also smaller rivers and brooks that are tributaries of the Severn and may also be prone to flooding.

3.75 Those parts of the City lying within the defined floodplain of the River Severn and its tributaries are shown on the Proposals Map. Further information is provided on the Environment Agency website www.environment-agency.gov.uk

3.76 Planning permission within these areas will only be permitted where it can be demonstrated that there are no other more sustainable options available and where the proposal is supported by a satisfactory Flood Risk Assessment (FRA).

3.77 Development that would be at risk from flooding or would increase the risk of flooding elsewhere will not be permitted. This approach is reflected in Policy BNE10 - Flood Risk, as set out in the draft Development Control Policies DPD.

Policy SAD8 - Floodplain

Designated flood risk areas are shown on the Proposals Map.

New development within these areas will be determined in accordance with Policy BNE10 of the draft Development Control Policies DPD.

Policy Cross-Reference

Policy BNE10 - Flood Risk
Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives:

3.78 Relates to Strategic Objective 6:

‘To conserve, enhance and restore biodiversity, landscape character, air, soil and water quality and to reduce the risk of flooding including the use of sustainable drainage’

Consideration of Alternative Options/Reason for Selection of Preferred Option

3.79 The extent of the floodplain is determined by the Environment Agency and should be plotted on the Proposals Map. No alternative options were therefore considered at the Issues and Options stage in respect of the floodplain boundary.

Conservation Areas

3.80 Conservation Areas are areas that have particular merit architecturally and/or historically. Government policy is that any new development within or adjacent to a Conservation Area must preserve and wherever possible, enhance, the character and appearance of the area. Failure to achieve this may mean planning permission being refused.

3.81 Our approach to new development within and adjacent to Conservation Areas, is set out in detail in Policy BNE5 of the draft Development Control Policies DPD.

3.82 The boundaries of Gloucester's Conservation Areas are shown on the Proposals Map. These have recently been subjected to a separate consultation. When this document is submitted in March 2007, the new boundaries will be shown on the Proposals Map.

3.83 Management Plans for each Conservation Area will also be made available separately as Supplementary Planning Documents and will be subject to separate consultation.

Policy SAD9 - Conservation Areas

Designated Conservation Area boundaries are shown on the Proposals Map.

Development within or adjacent to a designated Conservation Area will be expected to preserve and wherever possible, enhance the character and appearance of the Conservation Area.

Policy BNE5 of the draft Development Control Policies DPD will be applied.

Policy Cross-Reference

Policy BNE5 - Conservation Areas

Core Policy 8 – Protection and enhancement of the built and natural environment

Core Policy 10 – Design and density

Relationship to Core Strategic Objectives:

3.84 Relates to Strategic Objective 14:

‘To ensure that all new development achieves a high standard of design which reflects the local context and takes advantage of any opportunities to improve the character and quality of an area’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.85 A separate consultation on the extent of the Conservation Area boundaries has been undertaken as part of the LDF process. The boundaries will be revised and shown on the Proposals Map at the submission stage next year.
- 3.86 Not identifying Conservation Areas is not an option. The Council has a statutory duty to designate and periodically re-appraise such areas.

Important Views

- 3.87 There are a number of important views in and out of the City, which we need to protect. Views of the Cathedral and Robinswood Hill for example as well as long-distance views to key natural landmarks such as May Hill and the Cotswold escarpment.
- 3.88 These important views will be safeguarded and we will, prior to submission illustrate them on the Proposals Map.

Policy SAD10 – Views and Skyline

Proposed development should respect and protect the City skyline and important views and vistas within the City, views of the surrounding countryside from within the City, and views of the City from the surrounding countryside.

It will be particularly important to protect views of the Cathedral.

Policy Cross-Reference

Policy CA5 – Views and Skyline (Central Area Action Plan)
Policy D1 – Design and Layout
Core Policy 10 – Design and Density
Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives:

- 3.89 Relates to Strategic Objective 14:

‘To ensure that all new development achieves a high standard of design which reflects the local context and takes advantage of any opportunities to improve the character and quality of an area’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.90 This issue was not discussed at the Issues and Options stage. Your views are welcome.

District and Local Centres

- 3.91 The draft Local Plan (2002) identified a number of District and Local Centres across the City.
- 3.92 These are essentially groups of shops and services that serve a local neighbourhood function. They are very important as they not only increase consumer choice but also reduce the need for people to travel into the City Centre unnecessarily for day-to-day needs.
- 3.93 It is important that we safeguard such facilities from new development that would undermine their function and affect their viability. Our preferred option is set out below.

Policy SAD11 - District and Local Centres

Designated District and Local Centres are shown on the Proposals Map.

These will be safeguarded.

Development that would have an adverse impact on the vitality and viability of a designated District or Local Centre will be refused.

Proposals involving the loss of retail units within a designated District or Local Centre will only be permitted where the criteria set out in Policy S4 of the draft Development Control Policies DPD are satisfied.

Policy Cross-Reference

Policy S1 - New Retail Development
Policy S4 - Loss of Shops in District and Local Centres
Core Policy 12 - Designated Centres

Relationship to Core Strategic Objectives:

3.94 Relates to Strategic Objective 16:

'To improve the vitality and viability of the City Centre and other designated centres and to ensure the provision of a balanced network of local shopping facilities and other essential services'

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.95 At the Issues and Options stage in October 2005 we invited views on the designation of District and Local Centres and whether it was appropriate to maintain these designations in the Local Development Framework.
- 3.96 We also invited people to put forward any new Local or District Centres in parts of the City that are presently under-served.
- 3.97 In response, we received strong support for the continued designation of Local and District Centres. Our preferred option is therefore to continue to identify these centres within the LDF.
- 3.98 There will be a new Local Centre provided as part of the mixed-use residential and employment development of the former RAF Quedgeley site, known as the Kingsway development. This is shown on the Proposals Map.
- 3.99 Views on the designation of a new Local Centre on Bristol Road are invited in the draft Central Area Action Plan document, available separately for comment.

Cordon Sanitaire

- 3.100 Due to problems of odour, we have previously identified a 'cordon sanitaire' boundary around the sewage disposal works at Netheridge operated by Severn Trent Water Ltd.
- 3.101 Development likely to be adversely affected by smell from the Netheridge works within the designated cordon sanitaire boundary will not be permitted.
- 3.102 Thus, whilst it may be possible to have limited development that is used on an occasional basis only, a more sensitive and permanently occupied use such as residential development will not be permitted.
- 3.103 We have recently met with Severn Trent regarding the future of Netheridge. The closure of the other main sewage treatment works at Longford means that Netheridge is the only treatment works in the immediate area. Activity on-site is therefore only likely to increase in the future.
- 3.104 Having discussed the matter with Severn Trent and having regard to the closure of the Longford works, it is considered appropriate to retain the existing cordon sanitaire boundary. This is shown on the Proposals Map.

Policy SAD12 - Cordon Sanitaire

The defined 'Cordon Sanitaire' around Netheridge Sewage Treatment works is shown on the Proposals Map.

Development within this cordon likely to be adversely affected by smell will not be permitted.

Policy Cross-Reference

Policy BNE12 – Pollution
Policy CA12 - Netheridge Sewage Works Cordon Sanitaire
Policy CA33 - Land at Netheridge

Relationship to Core Strategic Objectives:

- 3.105 This policy is not directly related to any of the strategic objectives set out in the Core Strategy.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.106 Views on the extent of the Cordon Sanitaire boundary around Netheridge were sought at the Issues and Options stage and recent discussions have also taken place with Severn Trent.
- 3.107 Based on consultation responses and discussions with Severn Trent, and having regard to the closure of the Longford works, we have retained the cordon sanitaire boundary as previously identified in the draft Local Plan 2001.

- 3.108 The boundary of the cordon is shown on the Proposals Map and reflects our preferred option.

Areas of Principal Archaeological Interest

- 3.109 As an historic Roman City, Gloucester has a rich archaeological heritage. Whilst much of this is focused in the City Centre, there are areas of importance across the wider City area.
- 3.110 These are designated as Areas of Principal Archaeological Interest and are shown on the Proposals Map.

Policy SAD13 - Areas of Principal Archaeological Interest

The boundaries of designated Areas of Principal Archaeological Interest are shown on the Proposals Map.

The Council will seek to protect, enhance and preserve sites of archaeological interest and their settings.

Development affecting a site or sites of archaeological importance will be determined in accordance with Policies BNE8 and BNE9 of the draft Development Control Policies DPD.

Policy Cross-Reference

Policy BNE8 – Preserving Archaeology
Policy BNE9 - Archaeological Assessment, Evaluation, Recording and Preservation
Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives:

- 3.111 Relates to Strategic Objective 17:

'To ensure that new development protects and wherever possible, enhances Gloucester's heritage including in particular Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Archaeological Interest'.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.112 The areas of interest shown on the Proposals Map are based on known areas of importance. Re-defining these boundaries is therefore not a realistic option without additional evidence.
- 3.113 Not defining areas of archaeological importance is not an option.

Scheduled Ancient Monuments

- 3.114 Particularly important archaeological sites and monuments are protected by law under the Ancient Monuments and Archaeological Areas Act 1979.
- 3.115 These are known as Scheduled Ancient Monuments. There are 26 Scheduled Ancient Monuments in Gloucester. These are listed in the schedule at Appendix 2 and are illustrated on the Proposals Map.

Policy SAD14 - Scheduled Ancient Monuments

Scheduled Ancient Monuments are illustrated on the Proposals Map.

Development will only be permitted on the site of, or in the setting of a Scheduled Ancient Monument (SAM) where it would enhance the character and setting of that monument.

Policy Cross-Reference

Policy BNE8 – Preserving Archaeology
Policy BNE9 - Archaeological Assessment, Evaluation, Recording and Preservation
Core Policy 8 – Protection and enhancement of the built and natural environment

Relationship to Core Strategic Objectives:

- 3.116 Relates to Strategic Objective 17:

'To ensure that new development protects and wherever possible, enhances Gloucester's heritage including in particular Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Archaeological Interest'.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.117 There are no alternative options. SAMs are protected under law and must be identified within the LDF.

Bus Priority Routes

- 3.118 Bus priority measures such as bus lanes and bus priority at junctions enable buses to make trips quicker than the private car. This can help to encourage people to use public transport as an alternative, which has a number of environmental and other benefits.
- 3.119 The Gloucestershire Local Transport Plan 2006 – 2011 recognises that the bus is a key component in the County Council's strategy of reducing traffic congestion in the Central Severn Vale. The document sets out a commitment in its bus strategy towards working with the City Council in order to introduce bus priority measures where appropriate.
- 3.120 The LTP aims to achieve a minimum ten-minute bus frequency on all key corridors in Gloucester and Cheltenham.
- 3.121 Bus priority routes will be established along existing (and future) high frequency bus routes. These are shown on the Proposals Map.

Policy SAD15 - Bus Priority Routes

Bus Priority Routes will be implemented along existing (and future) high frequency bus routes as shown on the Proposals Map.

Where appropriate, in determining planning applications for development that will result in an increase in traffic to or from a site, the City Council will seek to enter into an agreement under S.106 of the 1990 Act for the developer to fund:

- The implementation of bus priority routes or the extension of existing bus priority routes**
- Enhanced facilities and bus services**
- Additional bus priority measures**

Policy Cross-Reference:

Policy TR4 – Public Transport and Park and Ride
Core Policy 1 – Sustainable Development
Core Policy 7 – Transport and Accessibility

Relationship to Core Strategic Objectives:

- 3.122 Relates to Strategic Objective 11:

'To improve air quality, reduce traffic congestion and contributions to climate change by encouraging less use of the car and greater use of walking, cycling and public transport through the close correlation of homes, jobs and services'.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.123 At the Issues and Options stage, we invited views on the use of bus priority measures, the routes that have previously been identified for possible bus priority measures and other routes that may be suitable.
- 3.124 In response we received good support for the use of bus priority as a means of encouraging more people to use public transport. Greater use of public transport has inherent benefits in environmental terms.
- 3.125 No alternative routes were suggested. Proposed bus priority routes are shown on the Proposals Map. These represent our preferred option.

Cycle and Pedestrian Routes

- 3.126 Our Core Strategy identifies a reduction in car use as one of a number of strategic objectives.
- 3.127 This is reflected in Core Policy 7 - Transport and Accessibility, which states that new development will be expected to minimise the need to travel by car and where appropriate, include measures to promote walking, cycling and public transport.
- 3.128 Cycling has an important role to play. The City Council produced a Cycling Strategy in 1999. The role of cycling is also recognised in the Gloucestershire Local Transport Plan 2006 – 2011, which includes within it a separate cycling strategy.
- 3.129 We have identified a number of strategic cycle routes across the City. These are shown on the Proposals Map. In the interests of encouraging more people to cycle and to provide a safe environment for those cyclists, our preferred option is to safeguard designated cycle and pedestrian routes.
- 3.130 Funding for cycle route improvements is provided mostly through the Local Transport Plan. Funding can also be provided as part of new developments planning agreements and section 106 obligations. Grant funding from Department of Transport, Sustrans (national cycling agency), lottery funding, and environmental trusts can also be sought to develop schemes.
- 3.131 In Gloucester City a large number of cycle routes have been provided with funding from the 'Safer City' Scheme, which was funded by the Department of Transport as an accident reduction scheme.

Policy SAD16 - Cycle and Pedestrian Routes

Strategic cycle routes as identified on the Proposals Map will be safeguarded.

Development affecting cycle or pedestrian routes will only be permitted where satisfactory provision is made to retain or divert the existing or proposed cycle or pedestrian route, taking into account the operation, safety, attractiveness or convenience of these routes.

Provision for cyclists will also be required in all major developments.

Policy Cross-Reference

Policy TR5 – Walking and Cycling
Core Policy 7 – Transport and Accessibility
Core Policy 1 – Sustainable Development

Relationship to Core Strategic Objectives:

3.132 Relates to Strategic Objective 11:

‘To improve air quality, reduce traffic congestion and contributions to climate change by encouraging less use of the car and greater use of walking, cycling and public transport through the close correlation of homes, jobs and services’.

Consideration of Alternative Options/Reason for Selection of Preferred Option

3.133 At the Issues and Options stage in October 2005, we asked for views on pedestrian and cycle routes and whether people felt it was important to designate and protect such routes.

3.134 In response, we received positive support for the provision and protection of cycle and pedestrian routes. This is reflected in our preferred option policy above.

3.135 The provision of cycle and pedestrian routes has a direct effect on the level of cycling and walking undertaken. More cycling and walking means fewer car journeys and thus a number of environmental benefits.

3.136 If we do not safeguard our pedestrian and cycle routes there is a danger that they may be disrupted by new development.

Static Caravan Sites

- 3.137 Living in a caravan is a way of life of choice to some people. Static caravans are also a type of affordable accommodation.
- 3.138 We have identified four static caravan sites and these are shown on the Proposals Map.
- 3.139 The loss of these sites would place an extra burden on alternative affordable housing provision and the sites could not easily be replaced.
- 3.140 For this reason, our preferred option is to safeguard these sites.

Policy SAD17 - Static Caravan Sites

The existing static caravan sites shown on the Proposals Map will be safeguarded for their current use and proposals for alternative development will be refused.

Policy Cross-Reference

Policy H3 – Loss of Existing Housing
Core Policy 4 – Housing Provision
Core Policy 5 – Affordable Housing

Relationship to Core Strategic Objectives:

- 3.141 Relates to Strategic Objective 1:

'To ensure that enough land is made available in order to meet the housing and economic needs of the City in the period to 2026 as defined by the Regional Spatial Strategy for the South West'.

Consideration of Alternative Options/Reason for Selection of Preferred Option

- 3.142 At the Issues and Options stage we asked for views on whether the static caravan sites identified in the draft Local Plan (2001) should continue to be identified and safeguarded from other forms of development.
- 3.143 In response, we received positive support for the continuation of this policy. This is reflected in our preferred option above.
- 3.144 Static caravans represent a form of affordable housing and therefore play an important role in meeting the housing need of some people.

Gypsy Accommodation

- 3.145 It should be noted that we have not identified a site for gypsy accommodation. This is because there is no identified need for gypsy accommodation in the City at present.
- 3.146 Although gypsies will occasionally pass through Gloucester this tends to be en route to other places and families tend to stay only one or two days.
- 3.147 We intend therefore to include a criteria-based policy in the submission version of our Development Control Policies DPD to be published in October 2006. This will allow us to determine any speculative applications for gypsy accommodation should they come forward.
- 3.148 We do not however consider it necessary to identify and allocate a particular site at this stage either within or outside the Central Area.
- 3.149 We will work with neighbouring authorities to identify future gypsy and traveller accommodation requirements in accordance with the draft Regional Spatial Strategy for the South West.

Showmen's Guild

- 3.150 The Travelling Showmen's Guild of Great Britain has occupied a site at Pool Meadow for many years. It is acknowledged that this site is now overcrowded and that there is a need to seek additional accommodation both within and around the City. Advice from the Guild, as at March 2006 suggests that there are some 35 families within the County that can no longer be accommodated on the existing site in the City and other nearby sites.
- 3.151 In view of the above, there is an ongoing need to protect the existing Pool Meadow site for its existing use and to identify new sites to address the shortfall.

Policy SAD18 – Showmen's Guild Site, Pool Meadow

The existing site for travelling showpeople at Pool Meadow will be safeguarded for its current use and alternative development will be refused.

- 3.152 With the closure of the Town Ham allotment site adjacent to the Pool Meadow due to ground contamination, the opportunity exists to extend the existing site, subject to satisfactory resolution of contamination and ground conditions. This is discussed in more detail in Section 4.0.

Policy Cross-Reference:

Policy SAD37 – Town Ham Allotments
Policy SAD31 – Land East of Waterwells Business Park

Relationship to Core Strategic Objectives:

3.153 Relates to Strategic Objective 13:

'To deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing, in order to promote the establishment of sustainable communities'.

Safeguarded Family Housing – Barton and Tredworth

- 3.154 In response to our Issues and Options consultation we received comments concerning the loss of family housing in the Barton and Tredworth area through sub-division and conversion into smaller dwellings including bedsits.
- 3.155 Simultaneously we have received considerable support for the retention and provision of family housing to compliment the large numbers of flats that are being built in the City.
- 3.156 We have undertaken some detailed analysis of the Barton and Tredworth area and it is evident that there are problems of overcrowding and hidden homelessness, which in our view have been exacerbated by the subdivision of family housing in the area over recent years.
- 3.157 In order to retain as much family accommodation as possible in the Barton and Tredworth area, the local planning authority will not permit, within the designated area shown on the Proposals Map, any further subdivision of existing dwellings. Proposals to redevelop existing residential dwellings or groups of dwellings shall replace, like for like, any family housing lost through the development.
- 3.158 Furthermore, where new build dwellings are proposed in this area, we will ensure that an element of family accommodation is included as part of the scheme unless there are exceptional circumstances why this is not possible or desirable.

Policy SAD19 – Safeguarded Family Housing in Barton and Tredworth

Within the designated area shown on the Proposals Map, proposals for the sub-division of family accommodation into smaller dwellings through subdivision and conversion will not be permitted.

New housing proposals within this area will be required to include a mix of accommodation including housing suitable for families.

Proposals to redevelop existing residential dwellings or groups of dwellings shall replace, like for like, any existing family housing lost through demolition.

Policy Cross-Reference:

Core Policy 4 – Housing Provision
Policy CA4 - Retention and Provision of Family Housing Within the Central Area

Relationship to Core Strategic Objectives:

3.159 Relates to Strategic Objective 13:

'To deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing, in order to promote the establishment of sustainable communities'.

4. SITE ALLOCATIONS AND COMMITMENTS

- 4.1 This section of the document sets out a number of site-specific allocations including housing, employment, mixed-use and other forms of development for those parts of the City that lie outside the Central Area.
- 4.2 Whilst our Core Strategy seeks to focus most new development into the Central Area of Gloucester, it recognises the need to promote more modest growth in sustainable locations outside the Central Area as well as the need for urban extensions to accommodate the growth of Gloucester as a Strategically Significant City.
- 4.3 Draft site allocations within the Central Area are set out in the Central Area Action Plan, which is available for comment separately.
- 4.4 The draft allocations set out below have been drawn up having regard to comments that were received at the Issues and Options stage in October 2005 as well as the results of the Sustainability Appraisal that has been applied (available separately).
- 4.5 Regard has also been had to the housing and employment requirements of the formal submission draft Regional Spatial Strategy for the South West in terms of the quantum of development that is proposed.

Housing Allocations

- 4.6 The draft Regional Spatial Strategy states that in the period 2006 to 2026, provision should be made in Gloucester for 575 dwellings per year, equating to 11,500 new dwellings in total over the 20-year period.
- 4.7 In line with Government guidance, we are required to identify a five-year supply of 'developable' housing land from the proposed date of adoption of the Development Plan Document.
- 4.8 This means 4,600 new dwellings in the period 2006 to 2013 (assuming adoption of this document in 2008).
- 4.9 Sites allocated for housing must be available, suitable and viable. The priority for development is developable brownfield land.
- 4.10 As of March 2006, the total number of committed new dwellings in Gloucester (i.e. sites with planning permission or permission subject to a legal agreement) is 5,716 dwellings.
- 4.11 This means that if all existing commitments come forward before 2013 (which it is reasonable to assume they will) Gloucester's housing requirement in this period will be met through existing commitments alone.

- 4.12 To ensure the RSS housing requirement is met in the period to 2013 and beyond, we have identified in this document and in the draft Central Area Action Plan, a number of draft housing allocations (including mixed-use allocations that include an element of housing).
- 4.13 In line with the Government's 'plan monitor and manage' approach we will monitor the number of houses coming forward each year and if necessary, manage the release of sites.
- 4.14 Where necessary, development will be phased so that new housing and jobs are provided uniformly over the RSS period.
- 4.15 Draft housing allocations are summarised in the table below and are illustrated on the Proposals Map.

Table 1 – Housing Allocations (Non-Central Area)

Site	Number of Dwellings
Kingsholm Rugby Club	100
Clifton Road Triangle	65
Land at Clearwater Drive	30
Mayos Land, opposite Waterwells	70
Part of Oil Storage Depot	30
Land rear of Leven Close	15
Land at Hammond Way	10
Total	320

- 4.16 Detailed policies for each of these draft allocations are set out below.
- 4.17 Please note: In terms of planning obligations (i.e. what provision each site needs to make in terms of additional infrastructure and services), we have under each policy only identified obligations that are unique to the particular site.
- 4.18 It is to be assumed that more general requirements such as affordable housing provision, public open space, highway improvements, education and community provision will be sought for the majority of sites and will be subject to negotiation through the development control process.

Kingsholm Rugby Club

- 4.19 Gloucester Rugby Club is located on Kingsholm Road. The site has previously been identified for housing in the draft Local Plan 2001, when the rugby club expressed a desire to move to a new ground.
- 4.20 In the draft Central Area Action Plan we refer to the possibility of a new community stadium coming forward at the Railway Triangle. If this were to come forward, it would facilitate the relocation of the rugby club.
- 4.21 Re-location of the rugby club to the railway triangle would free up the existing site at Kingsholm for redevelopment.
- 4.22 The site comprises previously developed land, it is within comfortable walking distance of the City Centre and it is surrounded on three sides by existing residential development. It performs well when its potential for residential development is assessed using the Council's Sustainability Appraisal matrix.
- 4.23 For these reasons, we consider the site to be suitable for residential development. This is reflected in draft Policy SAD20 below.

Policy SAD20 – Kingsholm Rugby Club Ground

Kingsholm Rugby Club Ground is allocated for residential development.

Indicative Capacity

– 100 dwellings

Site-specific obligation

- Re-location of the Rugby Club to a suitable, accessible location**
- Flood Risk Assessment**
- Transport Assessment**
- Sustainable drainage**

- 4.24 Any residential development should be designed to a Home Zone standard, giving equal priority to all road users and limiting vehicles to walking speed by restricting forward visibility.
- 4.25 The primary means of vehicular access should be via Kingsholm Road, preferably by way of a priority 'T-junction' although the performance of any proposed access will need to be modelled to ensure that it will operate in a safe manner. A possible secondary vehicular access could be achieved via Deans Walk, although the number of traffic movements generated by any proposed development will need to be limited due to the nature of Dean's Walk and Deans Way and the nature of the junction with St Oswald's Road.
- 4.26 Good quality pedestrian and cycle links should be provided within the site and should link to the existing infrastructure. A Sustainable Urban Drainage System should be utilised, making appropriate use of the adjacent watercourse.

- 4.27 A Flood Risk Assessment will be required as part of any planning application.
- 4.28 This site was not considered at the Issues and Options stage, rather it has emerged in response to it.
- 4.29 For this reason we have not considered alternative options for the future redevelopment of the site.
- 4.30 Therefore, if there are alternative uses that you think the site would be better used for, please let us know.

Clifton Road Triangle

- 4.31 The Clifton Road Triangle site is located on Bristol Road. The site is shown on the Proposals Map.
- 4.32 The site has an area of 0.69 hectares and is predominantly vacant. There is a kwik-fit garage and bath/tiles outlet on the north of the site and another garage on the south of the site.
- 4.33 The site adjoins a number of existing residential properties running along Stroud Road. There is an unimplemented planning permission for 'infill' residential development on this part of the site.
- 4.34 At the Issues and Options stage we invited views on the future potential redevelopment of this site, in particular whether it should be developed for housing. In response, we received a good level of support for this proposal.
- 4.35 The allocation of the site for housing also scores well when assessed using our Sustainability Appraisal matrix. Our preferred option for this site is set out below.

Policy SAD21 – Clifton Road Triangle

Land at Clifton Road Triangle as shown on the Proposals Map is allocated for residential development.

Indicative Capacity

- 65 dwellings

Site-specific obligations

- Flood Risk Assessment**
- Transport Assessment**
- Contamination Assessment**
- Sustainable drainage**

- 4.36 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

- 4.37 The primary means of vehicular access should be provided off Stroud Road at the existing point of access by way of a priority 'T-junction', since neither Bristol Road or Clifton Road will be able to accommodate additional turning movements. The existing vehicular accesses onto Clifton Road should be re-designed as pedestrian and cycle access point only.
- 4.38 The residential development should be designed to a Home Zone standard, giving equal priority to all road users and limiting vehicles to walking speed by restricting forward visibility.
- 4.39 Due to the barrier effect of Bristol Road, it is likely that the existing traffic signals at the Clifton Road / Bristol Road junction will need to be altered to incorporate pedestrian crossing facilities.
- 4.40 Good quality pedestrian and cycle links should be provided within the site and should link to the existing infrastructure. A Sustainable Urban Drainage System should be considered.
- 4.41 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).
- 4.42 Part of the site lies in the floodplain. A Flood Risk Assessment will therefore be required to ascertain the extent of flooding on site with appropriate mitigation proposed as necessary.

Land at Clearwater Drive

- 4.43 There is a parcel of open space at Clearwater Drive in Quedgeley that has previously been allocated for a new school. This allocation has not come forward and local residents use the site for informal recreation.
- 4.44 Our policy approach to date in respect of this site has been that if a new school doesn't come forward, the site should be used as public open space in light of local shortages in the Quedgeley area (refer - Public Open Space Strategy 2001 available separately).
- 4.45 At the Issues and Options stage, we invited views on the Clearwater Drive site and whether it should be allocated for open space or perhaps limited residential development with a good proportion of public open space provided as part of the development.
- 4.46 The County Council have clarified that the site is definitely not needed for a new school and have suggested that the site be developed in part for housing, with the remainder laid out as public open space.
- 4.47 We believe this to be a pragmatic suggestion. Draft Policy SAD22 set out below therefore allocates the site for limited residential development with public open space.
- 4.48 This policy will help to ensure that the whole site is not developed for housing with only limited public open space provision.

- 4.49 The enhanced level of public open space provision that would be secured through our draft allocation would provide a tangible community benefit in lieu of the provision of a new school on the site. It would also allow the nature conservation interests of the site to be more effectively managed.
- 4.50 We have prepared a Development Brief for this site and this is available to view and comment on separately.

Policy SAD22 – Land at Clearwater Drive

Land at Clearwater Drive as shown on the Proposals Map is allocated for open space with limited residential development.

Indicative Capacity

– 30 dwellings

Site-specific obligations

- The area of public open space shown on the Proposals Map to be provided as an integral part of the development**
- Provision of play facilities suitable for young children**
- Nature conservation interests of the site to be taken fully into account**

- 4.51 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.
- 4.52 The design of the residential development should be to a Home Zone standard, giving equal priority to all road users and limiting vehicles to walking speed by restricting forward visibility.
- 4.53 Vehicle access to be taken off Clearwater Drive by way of a priority 'T-junction'. Good quality pedestrian and cycle links should be provided within the site and should link to the existing infrastructure. A Sustainable Urban Drainage System should be utilised, making appropriate use of the adjacent watercourses.
- 4.54 A Transport Report will be required detailing the accessibility of the site by all modes of travel and determining the modal split of journeys to and from the site. The Report should include an Accessibility Audit covering the pedestrian routes between the site and the nearest primary school, convenience store and bus stop.
- 4.55 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).

'Mayo's Land'

- 4.56 Land to the west of Waterwells Business Park known locally as 'Mayo's Land' is a small greenfield site adjoined to the north and west by existing residential development. The site is shown on the Proposals Map.
- 4.57 At the Issues and Options stage we invited views on the possible development of this site for new housing possibility incorporating land to the south in Stroud District, which has been previously allocated for housing. Views on other suitable uses were also invited.
- 4.58 In response we received mixed-views with some support for the redevelopment of this site, but also concerns about the loss of a greenfield site.
- 4.59 We recognise this and emphasise that our priority is previously developed or brownfield land, rather than greenfield sites. However, in view of the long-term housing requirement set out in the RSS, we consider that this site should be allocated for housing in the period post-2013.
- 4.60 We also consider that a comprehensive scheme incorporating land to the south (in Stroud District) would be in the interests of the proper planning of this area. It is understood that Stroud are likely to consider this area of land in the preparation of their Local Development Framework.
- 4.61 Our preferred option for this site is set out in Policy SAD23 below.

Policy SAD23 – Mayo's Land

Land west of Waterwells Business Park known as Mayo's Land, as shown on the Proposals Map, is allocated for residential development in the period post-2013.

The City Council will work in partnership with Stroud District Council to promote a comprehensive development in this location.

Indicative Capacity

– 70 dwellings

Site-specific obligations

- Pedestrian and cycle links to Waterwells Business Park**
- Comprehensive scheme including land to the south (in Stroud District)**
- Flood Risk Assessment**

- 4.62 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

- 4.63 The primary means of vehicular access should be via Meerbrook Way, with secondary pedestrian and cycle accesses of Bristol Road and the A38 Southern Connector.
- 4.64 The residential development should be designed to a Home Zone standard, giving equal priority to all road users and limiting vehicles to walking speed by restricting forward visibility.
- 4.65 A Transport Report will be required detailing the accessibility of the site by all modes of travel, determining the modal split of journeys to and from the site and modelling the impact of the development traffic on the surrounding public highway. The Report should include an Accessibility Audit covering the pedestrian routes between the site and the nearest primary school, convenience store and bus stop.
- 4.66 Good quality pedestrian and cycle links should be provided within the site and should link to the existing infrastructure. A Sustainable Urban Drainage System should be utilised, making appropriate use of the adjacent watercourses.
- 4.67 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).
- 4.68 The Dimore Brook runs along the northern boundary of the site and is culverted under the adjacent A38. A Flood Risk Assessment would be required as part of any planning application. Any surface water discharge would need to be attenuated and treated using sustainable drainage prior to entering the brook.

Part of Oil Storage Depot, Hempsted Lane

- 4.69 The former oil storage depot site on Hempsted Lane has previously been identified for limited residential development of up to 30 dwellings. No schemes have yet come forward although there has been recent interest in the site.
- 4.70 At the Issues and Options stage we invited views on this site and whether it should continue to be allocated for residential development. We received a limited response.
- 4.71 The landowner put forward representations suggesting that a greater proportion of the site should be allocated for housing with an indicative capacity of 170 units.
- 4.72 We do not accept that the site is capable of accommodating this number of dwellings given the sensitive nature of the site in both ecological and landscape terms.

- 4.73 The draft Policy set out below therefore reflects that set out in the draft Local Plan (2002).

Policy SAD24 – Former Oil Storage Depot, Hempsted Lane

Part of the former Oil Storage Depot on Hempsted Lane, as shown on the Proposals Map, is allocated for residential development.

Indicative Capacity

– 30 dwellings

Site-specific obligations

- Contribution to floodplain defences and compensation measures**
- Provision of a public footpath link through the site from Hempsted Lane**
- Restoration/landscape improvements of the storage tank area**
- Retention of former air-raid shelter**
- Contribution to the replacement of the existing small diameter roundabout at the Secunda Way / Monkmeadow junction with traffic signals**

- 4.74 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.
- 4.75 The residential development should be designed to a Home Zone standard, giving equal priority to all road users and limiting vehicles to walking speed by restricting forward visibility.
- 4.76 The existing vehicle access should be closed in the interest of highway safety and a new priority 'T-junction' provided off Hempsted Lane to the south of the existing access point.
- 4.77 A Transport Report will be required detailing the accessibility of the site by all modes of travel, determining the modal split of journeys to and from the site and modelling the impact of the development traffic on the surrounding public highway. The Report should include an Accessibility Audit covering the pedestrian routes between the site and the nearest primary school, convenience store and bus stop.
- 4.78 Good quality pedestrian and cycle links should be provided within the site and should link to the existing infrastructure. A Sustainable Urban Drainage System should be utilised, making appropriate use of the adjacent watercourses.
- 4.79 The site is potentially contaminated and pre-application assessment and remedial proposals will be required to ensure safe and suitable development of the site.

- 4.80 The site is located on made ground therefore any surface water discharge to the Newark Brooke would require treatment.

Leven Close and Paygrove Lane

- 4.81 There are two private playing fields owned by the County Council located on either side of Paygrove Lane. These have been closed to the public for some time although both sites are used on an informal basis. In this document, we refer to the site east of Paygrove Lane as the Paygrove Lane site and the land to the west of Paygrove Lane as Land rear of Leven Close.
- 4.82 At the Issues and Options stage, the County Council suggested that the land rear of Leven Close be allocated for residential development with limited public open space together with a financial contribution towards the creation of a 'neighbourhood park' on the Paygrove Lane site.
- 4.83 It was suggested that the Paygrove Lane site should be laid out as a neighbourhood park with some limited residential development to further help fund the neighbourhood park proposal.
- 4.84 Having reviewed the situation and having regard to the Council's housing requirements as set out in the draft RSS, our preferred option for these sites is set out below.
- 4.85 To summarise, the allocation allows for the limited residential development of up to 15 dwellings on land rear of Leven Close, with the remainder of the site to be made available as public open space.
- 4.86 The Paygrove Lane site is allocated as a Neighbourhood Park. No residential development on this site will be acceptable.

Policy SAD25 – Land at Leven Close and Paygrove Lane

Land at Leven Close

Land at Leven Close as shown on the Proposals Map is allocated for limited residential development up to 15 dwellings with the remainder of the site to be made available as public open space.

Site-specific obligations

- Financial contribution towards a new Neighbourhood Park

Land at Paygrove Lane

Land at Paygrove Lane as shown on the Proposals Map is allocated for a new Neighbourhood Park.

Site-specific obligations

None.

- 4.87 No alternative options have been tested for these two sites. The draft allocations have been made in response to comments received at the Issues and Options stage. Your views are welcome.

Land at Hammond Way, Barnwood

- 4.88 In response to our Issues and Options consultation in 2005, we received a representation promoting a small brownfield site off Hammond Way, Barnwood for limited residential development of approximately 10-13 dwellings.
- 4.89 The site forms part of a larger area of land owned by E.ON UK Plc. It comprises an area of hardstanding and is surplus to requirements.
- 4.90 Notably the site is surrounded on three sides by residential development at Hammond Way and Fairwater Park. Hammond Way and Barnwood Road are designated cycle routes. A number of bus services operate in the vicinity and there are several schools within walking distance. There is a local centre within walking distance (1000m).
- 4.91 The site performs well when assessed using the Council's Sustainability Appraisal Matrix and it is considered that its allocation for residential development would make a small but useful contribution towards meeting the City's housing requirements.
- 4.92 Although the site lies within the curtilage of E.ON UK Plc it is not used actively for employment purposes. There would therefore be no loss of employment land should the site come forward for housing.

Policy SAD26 – Land at Hammond Way

Land at Hammond Way as shown on the Proposals Map is allocated for residential development.

Indicative Capacity

– 10 dwellings

Site-specific obligations

None.

- 4.93 No alternative options have been tested for this site. The draft allocation has been made in response to comments received at the Issues and Options stage. Your views are welcome.

Issues and Options Housing Sites Not Being Taken Forward

4.94 The following sites were included as potential housing sites for discussion purposes at the Issues and Options stage but have not been taken forward into this preferred option draft document:

- Land at Sandhurst Lane (Frogcastle Farm)
- Land south of Grange Road
- Star 66 Youth Centre, Seymour Road
- Morelands Trading Estate

4.95 The reasons for not taking these sites forward are set out below.

Land at Sandhurst Lane (Frogcastle Farm)

4.96 At the Issues and Options stage we invited views on whether land at Sandhurst Lane, known locally as Frogcastle Farm, should be allocated for residential development in the longer-term.

4.97 The site is well located in relation to the City Centre and therefore represents a sustainable development opportunity in terms of access to shops and services and reducing the need to travel by car.

4.98 The site is however greenfield and there is significant flood risk. The site is within the floodplain of the River Severn and most of the site lies within the highest flood risk category. The site also has nature conservation and landscape interests.

4.99 Since the Issues and Options paper was published, we have met and discussed the proposal with the Environment Agency who have raised strong concerns on the grounds of flood risk.

4.100 In light of these constraints and having regard to the RSS housing requirement, we have decided not to allocate this site for development in the preferred option document.

Land South of Grange Road

4.101 Land to the south of Grange Road was identified at the Issues and Options stage for possible long-term residential development on a phased-basis, i.e. only being allowed to come forward once other more sustainable, brownfield opportunities have been used up.

4.102 We received a significant response in relation to this proposal in particular from neighbouring properties. Concerns included the loss of a greenfield site, impact on local services and infrastructure, accessibility by non-car modes of transport, traffic generation, impact on views to and from Robinswood Hill, lack of need for new housing and impact on the landscape. There was limited support for the concept of residential development in this location.

- 4.103 The site has not been allocated in the preferred option document. There are two reasons. Firstly, the site is not needed to meet the City's housing requirement at this time. As explained previously, existing commitments and other draft allocations mean that housing needs up until around 2020 can be met elsewhere. There is therefore no need to release this greenfield site at this time.
- 4.104 Moreover, we have identified a draft green belt boundary to the south of the City, which, in line with the draft RSS, follows the line of the existing built up area of the City (taking account of commitments).
- 4.105 Land to the south of Grange Road is included in the draft greenbelt designation and new housing development in this location will therefore not be permitted.

Star 66 Youth Centre

- 4.106 The Star 66 Youth Centre on the corner of Seymour Road and Frampton Road was identified at the Issues and Options stage for possible conversion (in-part) to residential subject to the retention of the community use.
- 4.107 In response we received mixed-responses with limited support and a large number of concerns. Particular areas of concern raised included the loss of a community facility, the impact on a historic building, traffic congestion, lack of parking and impact on local amenity.
- 4.108 In light of the position regarding housing land supply and the availability of alternative development sites, we consider that this site is not needed and would be more appropriately retained for community use.
- 4.109 Should a speculative planning application be received for residential development on this site through the conversion of the existing building, we will consider it on its merits as a 'windfall' proposal, subject to the primary community use of the building being retained.

Morelands Trading Estate

- 4.110 The Morelands Trading Estate was included for discussion purposes at the Issues and Options stage. It was suggested that a mixed-use employment and residential scheme might be appropriate.
- 4.111 In response, we received good support for the retention of the site for employment use only.
- 4.112 The site provides valuable accommodation for small businesses and start-up businesses, in a sustainable location.
- 4.113 Having regard to the need to balance housing provision with job opportunities, and having regard to the housing land supply position we do not consider that it would be appropriate to allocate this site for mixed-use redevelopment.

Objection Sites not Being Taken Forward

- 4.114 In response to the Issues and Options consultation, we received a total of 17 alternative housing sites outside the Central Area.
- 4.115 Four of these have been allocated for limited residential development in this document. Draft policies for three of these sites, land at Clearwater Drive, land at Leven Close/Paygrove Lane and land at Hammond Way, Barnwood have already been set out. A draft mixed-use policy for Blackbridge allotments including housing is set out in Section 5.0.
- 4.116 The remaining 13 objection sites are listed below. These have not been taken forward as draft allocations in this preferred option document.
- ❑ Land at the Wheatridge East
 - ❑ Colwell Youth and Community Centre
 - ❑ Shepherd Road Depot, Cole Avenue
 - ❑ Land at Saintbridge House
 - ❑ IM Group Site, Quedgeley
 - ❑ Winneycroft Farm
 - ❑ Land adjacent to Frogcastle Farm
 - ❑ Land east of Matson Lane
 - ❑ Land west of Matson Lane
 - ❑ Land east and west of Hempsted Lane
 - ❑ Newark Farm, Hempsted
 - ❑ Land at Hill Farm, Hempsted
 - ❑ Former Oil Depot Site, Hempsted Lane
- 4.117 Plans of these 13 objection sites are attached at Appendix 4.
- 4.118 The reasons why these sites have not been taken forward are summarised below. Further information is set out in the Sustainability Appraisal report available separately.

Land at the Wheatridge East

- 4.119 Land at the Wheatridge East was allocated in the Draft Local Plan (2001) for a new Primary School. The site had been previously set-aside for this purpose by the developer when the Abbeydale area was originally planned and built out.
- 4.120 The County Council have submitted representations at the Issues and Options stage in respect of this site and have suggested that in view of the fact that the site is unlikely to come forward for a new school, the site should be allocated for residential development with the provision of some additional greenspace.
- 4.121 The site's potential for residential development scores well in a number of respects. It is well located in respect of Abbeymead District Centre where a number of shops and services are available. There are a number of bus services operating in the area including along the Wheatridge. There are several cycle routes nearby and several areas of open space.

- 4.122 However, the site is greenfield and as set out previously, the focus of the Core Strategy is the re-use of previously developed land and buildings within the Central Area.
- 4.123 The site also offers an informal recreational resource for local residents for passive forms of recreation such as walking. In this regard, it is relevant to note that the area within which the site is located is identified in the City Council's Public Open Space Strategy as being deficient in terms of public open space provision.
- 4.124 There also remains the possibility that the site may be brought forward for educational use. The site was originally set aside to provide for a community use and the allocation of the site for housing would be contrary to the original community based objectives for this piece of land when the area was first planned and laid out.
- 4.125 For these reasons and having regard to housing land availability elsewhere, this site has not been identified for housing and will continue to be identified for a new school.

Colwell Youth and Community Centre

- 4.126 Colwell Youth and Community Centre is located on the site of the former Colwell School off Derby Road.
- 4.127 The centre currently provides space for local community groups to hire and is a local venue for festivals and celebrations. Gloucestershire County Council's Youth Service have relocated from the building to other premises although it is still available for hire to community groups for various activities.
- 4.128 The County Council in early March agreed to continue funding the building for a period of 6 months.
- 4.129 In terms of the principle of residential development, the site performs well overall in sustainability terms as it lies within an existing community with good access to schools, medical facilities and community facilities such as local shopping.
- 4.130 Development of the site would however lead to the loss of a community facility. Community facilities are safeguarded under draft Policy CS1 of the Development Control Policies DPD.
- 4.131 The site is located in Barton and Tredworth, an area with high levels of deprivation. To build sustainable communities it is essential to retain existing community facilities as these buildings can provide amongst other things for pre-school activities, as a meeting place for women within the community and for youth activities.
- 4.132 They can support community ventures, health education and can also provide space for large family occasions such as weddings and funerals.

- 4.133 If levels of deprivation are to be addressed spatially then it is essential that such facilities are retained. It could be argued that the social benefit to the whole community of Barton and Tredworth in terms of reducing isolation, providing choice and opportunities for lifelong education outweigh any benefit that releasing the site for housing may accrue.
- 4.134 For these reasons and having regard to the Council's overall housing requirements, we have not allocated this site for housing. If a speculative application is received, we will consider it on its merits. It may for example be possible for a mixed-use scheme to be promoted whereby community use and access to the building would be retained.

Shepherd Road Depot, Cole Avenue

- 4.135 The site is located between Shepherd Road and Tuffley Lane off Cole Avenue. It is owned by the County Council and is currently occupied on a short-term let by WS Atkins.
- 4.136 Land immediately to the west has the benefit of outline planning permission for new residential development.
- 4.137 The site performs reasonably well in sustainability terms as it relates well to the community of Tuffley and is in close proximity to existing primary and secondary schools as well as to a local centre. The site is also situated on the No. 10 bus route providing access to both Gloucester and Cheltenham.
- 4.138 However, the site is currently in use and makes a contribution towards the provision of employment land and therefore job opportunities within the City.
- 4.139 It is important that we balance new housing provision with job opportunities and in light of the employment use of the site and having regard to the overall situation concerning housing land supply this site has not been allocated.

Land at Saintbridge House

- 4.140 Saintbridge House is a Dual-Registered Home, providing nursing and residential care and is managed by the Orders of St. John Care Trust. There are twenty-one residential beds and twenty nursing beds, providing twenty-four hour nursing care.
- 4.141 The site is owned by the County Council. Part of the site is surplus to the operational requirements of the nursing home. Part of Saintbridge House is a listed building, which benefits from planning permission for sub-division to 7 residential units.
- 4.142 We recognise that it may be possible to achieve further limited new build residential development adjacent to Saintbridge House, with access provided off Saintbridge Close. Any development would however need to have regard to potential impact on the character of Saintbridge House – a listed building.
- 4.143 Although the principle of limited residential development in this location is broadly acceptable, we do not consider it necessary to allocate this relatively small parcel of land. Should a speculative planning application be submitted it will be treated as a windfall proposal and considered on its merits.

IM Group Site, Quedgeley

- 4.144 The IM Group site is located to the east of Waterwells Business Park, north of Naas Lane. The IM Group use the site for car storage and distribution. We have previously allocated the site for B8 use (storage and warehousing). The IM Group may at some point relocate which would facilitate further employment development.
- 4.145 In this draft document, we have broadened the allocation to include B8 and B1 office/light industrial uses (see Policy SAD 33).
- 4.146 The owners of the site, the IM Group have also suggested that the site could be used for residential development.
- 4.147 Whilst it is acknowledged that residential development in this location would adjoin new housing being built as part of the Kingsway development on the former RAF Quedgeley site, it would involve the loss of employment land.
- 4.148 The City currently has a deficit of employment land and the local planning authority consider that this site is a natural extension to the successful Waterwells Business Park.
- 4.149 The site has good infrastructure links to the highway network and will meet the need to provide strategic employment land close to the always junction 12 of the M5.
- 4.150 Having regard to these factors and in light of the City's housing and employment land requirements, the preferred option for this site is to allocate it for B1 and B8 employment uses.

Winneycroft Farm

- 4.151 Land at Winneycroft Farm is a large greenfield site located south of Winneycroft Lane in the south east corner of the City. It is bounded to the south by the M5 motorway.
- 4.152 The site is located within a designated Landscape Conservation Area. It is also located within the proposed new green belt to the south of the City (see Proposals Map).
- 4.153 In line with Government policy, the focus of our Core Strategy is the re-use of previously developed land and buildings. In line with the Regional Spatial Strategy, our focus for new development is the Central Area of Gloucester.
- 4.154 The allocation of this large greenfield site for new housing development would be contrary to our Core Strategy. The houses that would be provided are also not needed at this time in terms of meeting the City's housing requirements.
- 4.155 Furthermore, the site does not perform well in terms of sustainability. It has poor public transport links and lies some distance from local schools and medical centres.
- 4.156 For these reasons, the site has not been identified as a draft allocation.

Land adjacent to Frogcastle Farm

- 4.157 As discussed previously, we included an area of land known as Frogcastle Farm as a potential housing site for discussion at the Issues and Options stage. The site has now been dropped due to a number of factors including concerns expressed by the Environment Agency over flood risk.
- 4.158 An adjoining site has also been promoted for residential development in response to the Issues and Options consultation. Although we accept that the location of the site is relatively sustainable in terms of the ability to access shops and services, the site is constrained by the same issues of flood risk and landscape conservation as the Frogcastle Farm site. It is also a greenfield site and our priority is brownfield land.
- 4.159 For these reasons and having regard to the City's housing requirements, this site has not been allocated for residential development.

Land East and West of Matson Lane

- 4.160 The Ramada Hotel and Country Club at Matson has been put forward for potential residential development. This includes the hotel and conference facilities east of Matson Lane and the golf course and dry ski-slope to the west of Matson Lane.
- 4.161 We have considered the merits of each proposal separately although clearly there is a direct link.
- 4.162 In terms of land to the east of Matson Lane, although this comprises previously developed land, the residential redevelopment of this area would result in the loss of an existing hotel with conference facilities. Gloucester is under-provided for in terms of hotels particularly those that offer conference facilities. This is recognised in the City Council's Evening Economy Strategy.
- 4.163 Furthermore, the hotel offers a driving range, which is open to the public as well as hotel customers. Although the golf range is not of optimum length, it does nevertheless provide an important recreational facility which would be lost if the site were to be redeveloped.
- 4.164 It is also important to note that the site does not perform well in sustainability terms when assessed using the Council's Sustainability Appraisal Matrix.
- 4.165 It is poorly related to the public transport network and is also poorly related to local shops or medical and community facilities. Should the site be released for residential purposes, residents would be dependent on the private car.
- 4.166 For these reasons, and having regard to the Core Strategy focus of Central Area regeneration as well as overall housing requirements, this site has not been identified as a preferred option.
- 4.167 Land to the west of Matson Lane forms part of the hotel operation and comprises a golf course and dry-ski slope, both of which are open to hotel patrons and members of the public alike.

- 4.168 Redevelopment of this area would result in the loss of both of these facilities, which is considered unacceptable. The ski-slope in particular is the only one of its kind in the sub-region and draws visitors from a considerable distance. It represents an important urban recreational resource.
- 4.169 This area is also designated as a Landscape Conservation Area forming part of the important sweep of landscape connecting Robinswood Hill with the Cotswold Escarpment, which is also the edge of the Cotswold AONB.
- 4.170 To the north of the ski slopes there are areas of Nature Conservation Interest which extend down to Matson Lane to include the area of the Red Well (a mediaeval well head).
- 4.171 The Nature designations extend around the back of the Ski Slopes where there is Matson Wood (the only surviving ancient woodland in the city) and include all of the areas up-hill of the existing golf course. All of these designations are Grade B value (Grade A being the highest). Part of the site is also designated as an Area of Principal Archaeological Interest.
- 4.172 The topography of the area means that residential development in this location would have a significant, detrimental landscape and visual impact.
- 4.173 For these reasons, and having regard to the availability of previously developed land in the Central Area, the site has not been identified as a preferred option.

Land East and West of Hempsted Lane

- 4.174 Two greenfield sites either side of Hempsted Lane have been put forward for residential development. Land to the east forms part of Manor Farm.
- 4.175 The sites both perform poorly when assessed using the Council's sustainability appraisal matrix.
- 4.176 They are not well served by public transport. Access to local facilities such as shops and doctors is limited to one village shop. There is a primary school in the village but secondary schools lie some distance away.
- 4.177 The sites are also located within the designated Landscape Conservation Area. Important views of Robinswood Hill are achieved from both sites and these would be lost if the sites were to be developed.
- 4.178 For these reasons and having regard to the Core Strategy focus on the redevelopment of previously developed land in the Central Area as well as the overall situation concerning housing land supply, the sites have not been allocated for residential development at this time.

Newark Farm, Hempsted

- 4.179 Land at Newark Farm immediately north of the objection site referred to above has also been promoted for residential development. The same comments and reasons for not allocating the site apply. Furthermore, land at Newark Farm is likely to have remains of archaeological importance on site.

Land at Hill Farm, Hempsted

- 4.180 This is a greenfield site and also lies within a Landscape Conservation Area. The site performs poorly when assessed using the sustainability appraisal matrix.
- 4.181 The site is poorly related to the public transport network and does not have good access to local shopping or medical facilities. Residents at the site would be dependent on the private car resulting in increased car journeys within the City.
- 4.182 Furthermore, the site lies within the Cordon Sanitaire around the Netheridge Sewage Treatment Works. It would therefore be unsuitable for residential development due to problems of odour.
- 4.183 For these reasons and in light of the overall housing requirement, we do not consider it appropriate or necessary to allocate this site for development.

Former Oil Storage Depot, Hempsted Lane

- 4.184 Part of the former oil storage depot on Hempsted Lane was allocated in the draft Local Plan for limited residential development of about 30 dwellings.
- 4.185 Representations have been put forward on behalf of the landowner in response to the issues and options stage seeking the allocation of the whole site for about 170 dwellings.
- 4.186 We do not consider this appropriate. The extended part of the site which has been promoted for development is located within the Landscape Conservation Area and development of the scale proposed would have a significant, harmful visual impact on the landscape character and quality of the area. The site slopes considerably and development of the scale proposed would be visible from some distance.
- 4.187 For this reason and having regard to the overall situation relating to housing land supply, we do not consider it appropriate to extend the allocation as suggested.

Housing Commitments

4.188 There are a number of sites outside the Central Area that already benefit from planning permission for housing. Some of these are already under construction whilst others have yet to start.

4.189 We have identified larger commitments (i.e. more than 10 dwellings) on the Proposals Map. They are also listed for information in the schedule below. The housing commitments are taken from the Housing Monitoring Report April 2006. Any permissions since 2006 are not shown as commitments. The table will be updated as and when new monitoring data becomes available.

Table 2- Housing Commitments (Non-Central Area)

Reference	Address	Dwellings Under Construction (as of 31/03/06)	Dwellings Not Started (as of 31/03/06)
HC12	Horton Road Hospital	55	0
HC13	Bodiam Avenue	59	127
HC14	Grange Road Infants School	0	40
HC15	Land at Charlwood House	0	30
HC16	Land at Little Awefield	2	18
HC17	Land at Awebridge Way	0	45
HC18	Coney Hill Clocktower (new)	0	24
HC19	Part of Coney Hill Primary School	0	60
HC20	Land Rear of Echoes Youth Centre	0	20
HC21	Raglan Arms, 50 Regent Street	15	0
HC22	133-139 High Street	17	0
HC23	Former British Rail Sports Ground, Windfall Way	32	0
HC24	133 Bristol Road	0	50
HC25	Land at Tuffley Lane	0	14
HC26	Land adjacent to Park Street/St. Catherine Street	0	19
HC27	Land between Posy Lane and Landsdown Road	0	14
HC28	Land at Longlevens Junior School	0	11
HC29	Junction of Bloomfield Terrace and Balfour Road	0	20
HC30	18-24 Stroud Road	0	13
HC31	Land rear of 246 – 252 Stroud Road	0	11
HC32	Land to north east of Hempsted Lane	0	26
Total		180	542

Source: Gloucester City Council Housing Monitoring Report April 2006

Please note: Housing Commitments HC1-11 are included in the Central Area Action Plan.

Mixed-Use Allocations including housing (Non-Central Area)

- 4.190 There are a number of sites outside the Central Area that lend themselves to new housing as part of a mixed-use scheme. We have therefore allocated these and they are listed in Table 3 below.

Table 3 – Mixed Use Allocations (Non-Central Area)

Site	Proposed Land Use	Number of dwellings
Blackbridge Allotments	Limited residential, new doctors surgery, community building/s and allotment garden.	15
Norville Site, Tarrington Road	Residential and employment	30
Land at Junction of Barnwood Road and Bypass	Primarily employment, with limited housing and a new local shopping centre.	15
Former B&Q site, Trier Way	Residential, B1 office and a limited amount of new retail floorspace	40
Land east of Waterwells Business Park	B1 employment and Showmen's Guild site.	N/a
Total		100

- 4.191 Detailed policies on each of these sites are set out below.

Blackbridge Allotments

- 4.192 Blackbridge allotments are located off Stroud Road, adjacent to the Memorial Ground Private Playing Fields in Podsmead. The site is shown on the Proposals Map.
- 4.193 At the Issues and Options stage we invited views on this and other allotment gardens throughout the City and whether they should continue to be allocated for this purpose.
- 4.194 In response, in relation to Blackbridge allotments, the County Council suggested that in view of the fact that the site is so poorly used as allotments, and has been for some time, that the site should be allocated for a mixed-use development including residential, GP surgery, allotments and community provision.
- 4.195 Our existing and proposed policy on allotments does allow for their loss, subject to certain criteria being met. In this instance, we believe that development of part of this site would allow the opportunity to provide first class allotment facilities on part of the site as part of a small mixed-use development.

Policy SAD27 – Blackbridge Allotments

Land at Blackbridge Allotments as shown on the Proposals Map is allocated for mixed-use development including limited residential, new doctors surgery, community building/s and allotment garden.

Indicative Capacity/Floorspace

- 15 dwellings

Site-specific obligations

- New GP surgery on-site**
- New community building/s on-site**
- Improved allotment gardens provided on-site**

4.196 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

Norville Site, Tarrington Road

- 4.197 The Norville Group Ltd. has two sites in Gloucester, one at Tarrington Road, the other at Magdala Road. The company's intention is to consolidate their activities on the Magdala Road site and to vacate their premises at Tarrington Road. All jobs would be relocated and there would be no net loss of employment.
- 4.198 The Tarrington Road site is located in a predominantly residential area. It is close to local shops and services located along Tredworth High Street and Barton Street Local Centres. There are a number of local schools in the area and areas of public open space. For these reasons, we consider the site to be suitable for residential development.
- 4.199 At the Issues and Options stage we asked whether the site should be allocated for housing or whether it should be retained for employment use.
- 4.200 In response, we received a good level of general support for housing on this site subject to concerns in relation to the impact on existing properties and parking issues.
- 4.201 Some support was also expressed for the retention of the site for employment use or the development of a mixed-use residential and housing scheme. The site is however potentially subject to flooding and any application would therefore need to be supported by a satisfactory Flood Risk Assessment.
- 4.202 In light of the comments received and having regard to the Council's overall housing and employment requirements as well as the results of the Sustainability Appraisal applied at the Issues and Options stage, our preferred option is for a mixed-use housing and employment scheme.

4.203 This is reflected in the draft policy below.

Policy SAD28 – Norville Site, Tarrington Road

The Norville Site at Tarrington Road, as shown on the Proposals Map, is allocated for mixed-use residential and B1 (office or light industrial) development.

Indicative Capacity/Floorspace

- 30 dwellings
- 2,500 sq. m B1 office/light industrial

Site-specific obligations

- Comprehensive mixed-use scheme
- Flood Risk Assessment

4.204 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

4.205 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).

4.206 The site is located within the floodplain of the Sud Brook, which runs along the eastern boundary. A Flood Risk Assessment will therefore be required. The brook is currently culverted and the Environment Agency has stated that they wish to see this section of the culvert opened and included within any Flood Risk Assessment of the site.

Land at Junction of Barnwood Road and Bypass

4.207 We have previously identified land at the junction of Barnwood Road and Bypass as shown on the Proposals Map, for mixed-use development of primarily employment with limited housing and a new local shopping centre.

4.208 Whilst a number of planning applications have been submitted, permission has not yet been granted.

4.209 We believe the site remains a realistic development opportunity and therefore consider it appropriate to continue to allocate the site for mixed-use development.

4.210 At the Issues and Options stage, we invited views on whether this site should continue to be allocated for mixed-use development and whether the mix of uses we have previously identified is correct. In response, we received positive support for the retention of a mixed-use allocation on this site.

4.211 Our preferred option for this site is set out in draft Policy SAD29 below.

Policy SAD29 – Land at the Junction of Barnwood Road and Bypass

Land at the junction of Barnwood Road and Bypass as shown on the Proposals Map (1.3 hectares) is allocated for mixed-use development of primarily employment, with limited housing and a new local shopping centre.

Indicative Capacity

- 15 dwellings

Site-specific obligations

- Primary means of access from Corinium Avenue with limited access from Barnwood Road

- Travel Plan

- Small-scale retail development appropriate to a Local Centre

4.212 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

4.213 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).

Former B&Q Site, Trier Way

4.214 B&Q have relocated to a new superstore at St. Oswald's Park. Their old site is vacant and is being temporarily used as a public car park. It is a relatively large site (1.1 hectares) and is within walking distance of the City Centre.

4.215 The location of the site and the nature of the surrounding uses, means that it lends itself to a number of alternative uses including residential and office development.

4.216 Limited small-scale retail development along the Barton Street frontage would also help to bolster the vitality of Barton Street Local Centre, which has declined in recent years.

4.217 At the Issues and Options stage we invited views on this site and whether a mixed-use redevelopment of residential, offices with some retail and public parking would be a good alternative to the current bulky goods retail use of the site.

4.218 We received mixed-responses on this site with some support for the mixed-use idea, but also some support, most notably from the landowner, for continued or even expanded retail use.

- 4.219 The site is currently restricted to the sale of bulky goods only. Widening this consent to allow for the unrestricted sale of retail items creates a danger that the site will compete with proposed major new shopping development at the Bus Station (set out in the draft Central Area Action Plan).
- 4.220 Furthermore, the results of the Sustainability Appraisal demonstrate that a mixed-use scheme of residential, office and limited retail performs particularly well in sustainability terms.
- 4.221 Our preferred option for this site is therefore a mixed-use scheme. This is reflected in the draft policy set out below.

Policy SAD30 – Former B&Q Site, Trier Way

The former B&Q site at Trier Way is allocated for mixed-use development including residential, B1 office and a limited amount of new retail floorspace

Indicative Capacity/Floorspace

- 40 dwellings
- 2,500 sq. m office floorspace
- 1,250 sq. m A1 retail floorspace

Site-specific obligations

- Enhanced pedestrian linkages to the City Centre
- Unit shops to be provided along Barton Street frontage

- 4.222 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.
- 4.223 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).

Land East of Waterwells Business Park

- 4.224 Land to the east of Waterwells Business Park has previously been allocated for employment use (B1 office and/or light industrial). The site represents a logical extension to Waterwells and would provide job opportunities for a number of residents in the south of the City and elsewhere, including new occupants of the Kingsway development on the former RAFQ site.
- 4.225 At the Issues and Options stage we invited views on this area of land and whether it should continue to be identified for employment use or whether a mix of different uses should be sought. Alternative uses were not specified, but views were invited on suitable uses.

- 4.226 In response, we received a limited number of responses although it was suggested that part of the site would be suitable for a new showmen's guild site. We are aware that the residents of the existing showmen's guild site at Pool Meadow have outgrown that site and need an additional one.
- 4.227 Having regard to the results of the sustainability appraisal and the comments received at the Issues and Options stage, our preferred option for this site is set out below.
- 4.228 A development brief has also been prepared and is available to view and comment on separately.

Policy SAD31 – Land East of Waterwells Business Park

Land to the east of Waterwells as shown on the Proposals Map is allocated for B1 employment use.

The site at Naas Lane, as shown on the Proposals Map is allocated for a new Showmen's Guild site. Proposals for alternative developments will be refused.

- 4.229 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.
- 4.230 Any surface water discharge from the site must be treated and appropriate foul water provisions made.

Mixed-Use Commitments

- 4.231 There is only one large mixed-use commitment outside the Central Area at the former RAF Quedgeley site – referred to as Kingsway. The site has outline planning permission for residential, employment, two primary schools, a local centre and public open space.
- 4.232 As at 31/03/06, a total of 136 dwellings had been completed as part of phase 1 of the development. A total of 2,650 new dwellings will be provided when the scheme is complete plus 20 hectares of employment land.
- 4.233 Kingsway is shown as a mixed-use commitment on the Proposals Map.

Table 4 – Mixed-Use Commitments (Non-Central Area)

Reference	Address	Land Uses	Dwellings Under Construction (as of 31/03/06)	Dwellings Not Started (as of 31/03/06)
MC.7	Kingsway (former RAF Quedgeley site)	Mixed-use residential (2,650 dwellings) and employment development (29 hectares) including new Local Centre	262	2302

Employment Allocations (Non-Central Area)

- 4.234 Realising the City’s economic potential and balancing the provision of housing and jobs will be critical in creating more sustainable development and travel patterns through reducing the overall levels of in-commuting to Gloucester from rural communities, particularly in Stroud, Tewkesbury and Forest of Dean districts. This is reflected in our Core Strategy.
- 4.235 Policy SR12 of the submission draft RSS states that Gloucester should maximise economic opportunities, assisting the regeneration of the Central Area, with provision for job growth in the Gloucester TTWA made for about 12,750 jobs over the plan period.
- 4.236 Whilst the mixed-use housing and employment sites discussed above will help contribute to this target, we need to also identify sites that are suitable solely for new employment development.
- 4.237 Table 5 below sets out our draft employment allocations. These sites are illustrated on the LDF Proposals Map.

Table 5. Draft Employment Allocations (Non-Central Area)

Site	Area (ha)	Allocation
South West Bypass Site	0.5	B1 Office/Light Industrial
IM Group Site, North of Naas Lane	6.4	B8 Storage and Warehousing
Land south of the Junction between Eastern Avenue and Barnwood Road	0.7	B1 Office/Light Industrial
Land adjacent to Walls Factory	5.2	B1 Office/Light Industrial

4.238 Detailed policies for each are set out below.

South West Bypass Site

4.239 There is a vacant area of land located between the Gordon League Rugby club ground at Hempsted and the South West Bypass. The site has previously been allocated for B1 office and/or light industrial although it has not yet been implemented.

4.240 No objections were received at the Issues and Options consultation stage. We can therefore see no reason not to continue to allocate this site for employment use. It has a prominent position next to the bypass and will make a useful contribution towards meeting the City's economic needs.

Policy SAD32 – South West Bypass Site

Land adjacent to the South West Bypass as shown on the Proposals Map is allocated for B1 office and/or light industrial development.

Site-specific obligations

None.

4.241 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

4.242 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).

4.243 Any surface water discharge from the site must be treated given the proximity of land drains to the site.

IM Group Site, North of Naas Lane

4.244 The IM group site is a large, 6.4 hectare site located between Waterwells Business Park and the railway line. It adjoins an area of future large-scale residential development to the north at Kingsway (former RAF Quedgeley).

4.245 The site is currently occupied by the IM group site and is used for the storage and distribution of cars.

4.246 We have previously identified the site as being suitable for B8 employment use (storage and warehousing) given the proximity of the previously proposed rail freight terminal immediately to the north.

4.247 The County Council has indicated that the rail freight terminal proposal will now not happen. For this reason we consider it appropriate to widen the allocation of this site to include B8 storage and warehousing and B1 office and light industrial.

- 4.248 We do not however consider it appropriate for B2 general industrial given the proximity of proposed future residential development and the likely problems that would arise in terms of noise and disturbance.
- 4.249 Our preferred option for this site is set out in Policy SAD33 below.

Policy SAD33 – IM Group Site, North of Naas Lane

The IM Group site as shown on the Proposals Map is allocated for B1 (office and light industrial use) and B8 (storage and warehousing)

Site-specific obligations

None.

- 4.250 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.
- 4.251 The site is potentially contaminated and pre-application assessment and remedial proposals will be required to ensure safe and suitable development of the site.
- 4.252 Any surface water discharge from the site must be treated and appropriate foul water provisions made.

Land south of the Junction between Eastern Avenue and Barnwood Road

- 4.253 We have previously identified this site for B1 office and/or light industrial use. The site includes part of the Territorial Army base that is surplus to requirements as well as underused land.
- 4.254 We see no reason why this allocation should not be retained within the LDF. There are a number of other existing employment uses in this part of the City.
- 4.255 The site adjoins the Walls Roundabout and the opportunity exists to create a prestigious employment development with a landmark building provided at the corner of the site facing onto the roundabout.

Policy SAD34 – Land south of the Junction between Eastern Avenue and Barnwood Road

Land south of the junction between Eastern Avenue and Barnwood Road is allocated for B1 office/light industrial use.

Site-specific obligations

- Access from Carne Place**
- Landmark building**

- 4.256 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.
- 4.257 The site is potentially contaminated and a suitable investigation, risk assessment and remedial strategy will be required to ensure safe and suitable development (can be considered in detail post approval).

Land adjacent to Walls Factory

- 4.258 There is a large area of vacant land adjacent to the Walls factory at Barnwood. At the Issues and Options stage we invited views on this area of land, in particular whether it should be identified for new employment development.
- 4.259 In response, we received a small number of mixed-responses with general support expressed for development in this location, subject to concerns in relation to highway impact and the accessibility of the site.
- 4.260 It was also suggested that other uses might be appropriate in this location including leisure and retail given the proximity of the existing leisure uses to the south (health club, ten pin bowling, hotel etc.)
- 4.261 Our preferred option for this site is set out below. We do not consider the site to be appropriate for further leisure or new retail development as Government policy requires these types of use to be located within or adjacent to the City Centre, not on the fringe of the City.
- 4.262 A key aspect of the future development of this site is accessibility by non-car modes of transport.
- 4.263 Any future development will therefore be required to incorporate, and safeguard land appropriately, for the proposed City Centre high-speed bus link from the new Parkway station at Elmbridge when that is complete.

Policy SAD35 – Land adjacent to Walls Factory

Land adjacent to the Walls Factory at Barnwood, as shown on the Proposals Map is allocated for B1 office and light industrial use.

Site-specific obligations

- Land safeguarded for high-speed bus link from Elmbridge Parkway station**
- Travel Plan**
- Flood Risk Assessment**

- 4.264 Attached at Appendix 3 is a summary table of the different options that have been considered for this site as well as alternative options considered and the reasons why the preferred option has been taken forward.

- 4.265 This site is located on a minor aquifer and the Horsebere Brook to the east has a very high water quality. Accordingly, all surface water discharge should be attenuated and treated through an appropriate sustainable drainage system. As the site is over 5 hectares, surface water disposal details should be submitted as a Flood Risk Assessment for any proposal.

Employment Commitments (Non-Central Area)

- 4.266 There are three major employment sites that already benefit from planning permission. These are shown as commitments on the Proposals Map and are set out in the table below.

Table 6 – Employment Commitments (Non-Central Area)

Site	Area (ha)	Permitted Use
Land rear of 2-28 Hempsted Lane	8.7	B2 (general industrial) and B8 (storage and warehousing)
Waterwells Business Park	30.37	B1 light industrial/offices
RMC site, Waterwells Business Park	7.8	B1 light industrial/offices and B8 storage and warehousing

Retail Allocations

- 4.267 In line with national policy, the focus for new retail development in Gloucester is the Primary Shopping Area. Outside the Central Area, as outlined previously in Section 3, there are a number of District and Local Centres that provide for shopping and other essential needs at a local, neighbourhood level.
- 4.268 In the draft Local Plan (2001) we identified land around Quedgeley District Centre as being suitable for an extension of that centre. Part of this allocation has now been developed for a new Aldi store plus a number of smaller unit shops.
- 4.269 Land to the north-west of Tesco has not yet been developed and we consider it appropriate to retain the allocation of this site. The draft policy is set out below.

Policy SAD36– Extension to Quedgeley District Centre

Planning permission will be granted on land to the west of the Tesco petrol filling station to enable Quedgeley District Centre to extend.

Town Ham Allotments

- 4.270 As set out previously, the closure of the Town Ham allotment site adjacent to the showmen's guild site at Pool Meadow, due to ground contamination provides an opportunity to extend the existing showmen's guild site, subject to satisfactory resolution of contamination and ground conditions.

Policy SAD37 – Town Ham Allotments

Subject to resolution of contamination and ground condition issues, the former Town Ham allotment site is allocated as a site for an extension of the existing showmen's guild site. Should use for this purpose prove unviable, the site shall revert to a public open space use.

- 4.271 As set out previously, the site at Naas Lane, owned by the IM Group to the south of its operational site, adjacent to the railway line has been identified as meeting the criteria set out in Circular 22/91 and is proposed for allocation as a new showmen's guild site (refer Policy SAD31).
- 4.272 This issue was not discussed at the Issues and Options stage. Your views are welcome.

Community Provision

- 4.273 In the interests of encouraging community cohesion and involvement in community activities, we need to ensure that existing and new residents of Gloucester have access to a good range of quality community facilities. Community facilities can include halls, clubs, resource centres etc.
- 4.274 The creation of sustainable and inclusive communities is one of the strategic objectives set out in our Core Strategy.
- 4.275 Having community facilities spread across the City also helps to reduce the need to travel by car, which has significant environmental benefits.
- 4.276 A number of sites have previously been identified as being suitable for new community uses. These were discussed at the Issues and Options stage and views were invited on whether the sites should continue to be allocated for the community uses proposed.
- 4.277 One of the sites previously identified for a new Primary School (Clearwater Drive) is no longer needed for this use and has been allocated for limited housing and new public open space as discussed earlier (Refer Table 1).
- 4.278 We consider that the remaining sites should continue to be allocated for community use within the LDF. These sites are shown on the Proposals Map and are set out in the draft policy below.

Policy SAD38 – New Community Facilities

The following sites are allocated for community provision:

Land at Lobleys Drive Open Space – New community building

Land off the Wheatridge East – New school

Land off Abbeymead Avenue – New library building

Land off Abbeymead Avenue – New police station

Land at Kingsway – New community building

5. NEXT STEPS

- 5.1 This document will be available for comment until **18th September 2006**. All comments that we receive will be carefully considered and will be taken into account in producing the formal submission version of this document, which is scheduled for March 2007.
- 5.2 At the submission stage there will be a further 6-week period for comment and if there are outstanding issues that need to be resolved, an examination will be held.
- 5.3 Adoption of the document and the separate Development Briefs that have been prepared in support will take place upon receipt of the Inspector's report following the examination.
- 5.4 The overall timetable is set out in the Council's Local Development Scheme available online at www.gloucester.gov.uk or at the City Council Offices. For further information please contact the Planning Policy Team on 01452 396854.

APPENDIX 1

SITES OF NATURE CONSERVATION INTEREST

	<u>Grade</u>
1. Hucclecote Meadows LNR including (a) Hay Meadows SSSI	A
2. Robinswood Hill including (a) Quarry SSSI (LNR) (KWS)	B
3. Over Ponds	A
4. Osier Bed	B
5. Saintbridge Pool (LNR) (KWS)	C
6. Sudmeadow (Part KWS)	B
7. Sandhurst Lane Meadows (KWS)	C
8. Alney Island (part) including Alney Island LNR (a) not included in LNR	C
9. Hempsted Village Fringe	C
10. Llanthony Priory	D
11. River Twyver	C
12. Wotton Brook (part)	D
13. Daniels Brook	C
14. Matson Wood (KWS)	B
15. Gloucester Golf Course	B
16. Barnwood Park	D
17. Selwyn School Pond	D
18. Tredworth Road Cemetery	D
19. Horsbere Brook (part)	C/D
20. BWB Scrubland Edge	D
21. Canal Edge (part)	C
22. Matson Park Pond	D
23. Sud Brook	D
24. Longlevens Meadow	D
25. Quedgeley Arboretum (LNR)	C
26. Quedgeley Moat	D
27. Daniels Meadow	C
28. Dimore Brook	C
29. Rear of Abbeydale Community Centre	C
30. Appleton Way Balancing Pond	C
31. Barnwood Arboretum (LNR)	C
32. Green Farm Orchard (LNR)	C
33. Severnvale Drive Woodland	D
34. Clearwater Drive (KWS)	B

APPENDIX 2

SCHEDULED ANCIENT MONUMENTS

No	Name
00116	Blackfriars
00186	Matson Camp
00188	Hucclecote Roman Villa
00216	Greyfriars Church
00219	Infirmery Arcade
00220	Little Cloister
00221	St Mary's Gateway
00223	St Oswald's Priory
00228	Roman Remains Eastgate Street
00330	Glevum Roman Colonia
00331	Remains of Roman Wall
00337	Llanthony Priory Secunda
00350	Scrivens Conduit
00362	Sneedham's Green Moat
00393	Wall North Bishop's Palace
00394	Garden Pavilion (Bishop's Palace)
00398	Tower of St Michaels Church
00427	Over Bridge
00462	Hempsted Village Cross
00463	Lady's Well
00465	Kingsholm Palace
00468	Eastgate
00480	Moated Site west of St. James Church (Woolstrop Cottage)
13805	Moated House at Manor Farm
28814	Tanner's Hall

AREAS OF PRINCIPAL ARCHAEOLOGICAL INTEREST

A	Kingsholm (Roman Fort and Saxon Settlement)
B	Walham (Iron Age Settlement)
C	Parkend Road / New Street (Roman Cemetery)
D	Podsmead Moat (Medieval Moated Site)
E	Robinswood Hill (Historic Landscape)
F	Newark Hempsted (Civil War Earthworks)
G	Selwyn School (Historic House and Gardens)
H	Barnwood Villa and Cemetery (Roman Villa and Cemetery)
I	Metz Way Villa (Roman Buildings)
J	Hucclecote Prehistory (Prehistoric-Roman Activity and Settlements)
K	Barnwood Gravels (Prehistoric-Roman Activity and Settlements)
L	Saintbridge Allotments (Iron Age Settlement)
M	Horton Road (Roman Cemetery)
N	Olympus Park (Roman Villa)
O	Hucclecote (Roman Villa)
P	Netheridge (Early Settlement)
Q	Hempstead Grove (Early Enclosure)
R	East Quedgley (Historic Landscape and Roman Road)
S	West Quedgeley (Historic Landscape)
T	Sneedhams Green (Medieval Moated Site)
U	Northern By-pass (Historic Landscape)

NON-CENTRAL AREA DRAFT SITE ALLOCATIONS
OPTIONS SUMMARY TABLES

CLIFTON ROAD TRIANGLE – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
1. Residential	1. Mixed-use (uses not specified)	Residential development.	<p>Predominantly vacant site. Centrally located. Previously developed land. Offers opportunities for walking, cycling and greater use of public transport.</p> <p>Would help to meet strategic objectives relating to meeting housing needs, providing affordable housing, re-using brownfield land and reducing car use.</p> <p>Redevelopment also offers the potential to make more efficient use of this under-used brownfield site.</p> <p>If a mixed-use proposal incorporating residential came forward, this would be considered on its merits.</p>

CLEARWATER DRIVE – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Retain site for new school</p> <p>2. Entire site to be allocated as public open space</p> <p>3. Limited part of site developed for housing with remainder developed as public open space</p>	<p>1. Retain site as public open space</p> <p>2. Develop part of site for housing with remainder as public open space</p>	<p>Limited residential development and public open space</p>	<p>The County Council have confirmed that this site is no longer needed for a new school.</p> <p>Quedgeley has a shortage of public open space. The site is used for recreation informally at present.</p> <p>Limited housing on part of the site would secure a significant amount of public open space on the remainder for the benefit of the local community.</p> <p>This mixed-use approach will help to meet a number of core strategy objectives including those relating to housing provision, improving health through exercise and encouraging sustainable communities.</p>

MAYO'S LAND - OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Residential development</p> <p>2. Comprehensive residential development including land to the south</p>	<p>1. Retain as open space</p> <p>2. Employment uses</p>	<p>Comprehensive residential scheme in the period post 2013 including land to the south (in Stroud District).</p>	<p>Although this is a greenfield site, it lends itself to residential development for a number of reasons including the nature of surrounding uses, the proximity to employment opportunities and local shops and services.</p> <p>Allocating the site for development in the period post-2013 will allow brownfield sites to come forward as a priority and will allow the City Council the opportunity to work in partnership with Stroud District Council to promote a comprehensive, well-planned development in this area.</p> <p>It is considered that Waterwells Business Park and other employment locations within Stroud District are providing sufficient employment opportunities in this location.</p> <p>If an employment scheme were to come forward for this site it would be considered on its merits.</p>

FORMER OIL STORAGE DEPOT – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Maintain draft housing allocation (limited development of 30 dwellings)</p> <p>2. Mixed-use development of housing and other uses (not specified)</p>	<p>1. Retain employment use.</p> <p>2. Increase site area to allow for up to 170 units.</p>	<p>Residential development of 30 dwellings.</p>	<p>Extending the allocation to allow for the development of up to 170 units as suggested, would be detrimental to the landscape conservation area within which the site is located.</p> <p>For this reason and having regard to the overall situation concerning housing land supply, it is considered appropriate to retain the existing draft allocation of the site and not to enlarge it.</p>

BLACKBRIDGE ALLOTMENTS – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Retain site as allotments</p>	<p>2. Retain part of site for allotments as part of mixed-use development including residential, GP surgery and community building.</p>	<p>Mixed-use development including limited residential, doctors surgery, community building/s and allotment garden</p>	<p>This site is poorly used as an allotment garden and has been for some time.</p> <p>Redevelopment of part of the site provides the opportunity to provide better quality allotments on site whilst providing other important facilities including a GP surgery and new community building.</p> <p>Limited residential development will help meet housing requirements and will help make the proposed mixed-use development viable in financial terms.</p> <p>The site is well located in relation to existing shops and services at Seymour Road and Finlay Road.</p> <p>Stroud Road is a designated cycle route and there are a number of bus services running along this route.</p> <p>The proposal is consistent with various Core Strategy aims and objectives relating to community cohesion and improved health care.</p>

NORVILLE SITE – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Residential development</p> <p>2. Retention of employment use</p>	<p>1. Mixed-use residential and employment.</p>	<p>Mixed-use residential and employment</p>	<p>We are aware that the existing occupants/owners of this site, Norvilles, wish to consolidate their activities onto their other site at Magdala Road.</p> <p>This site will therefore shortly become available for potential redevelopment.</p> <p>The location of the site and the nature of the surrounding land uses, means that the site lends itself to residential development.</p> <p>It also however provides local employment opportunities for those without access to a car.</p> <p>For this reason we consider that a mixed-use allocation of residential and employment on this site is the most appropriate way forward.</p> <p>This is consistent with a number of strategic objectives set out in the core strategy.</p> <p>It creates the opportunity to provide new homes and job opportunities. The site is in a sustainable location being within comfortable walking distance of local shops and services along the High Street in Tredworth.</p>

LAND AT JUNCTION OF BARNWOOD ROAD AND BYPASS - OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Maintain existing draft allocation of employment, limited housing and new local shopping centre.</p>	<p>1. Residential and additional office space.</p>	<p>Mixed-use development of primarily employment, with limited housing and a new local shopping centre.</p>	<p>This under-used site presents the opportunity to make efficient use of previously developed land and provide additional employment opportunities and some new housing in a sustainable location.</p> <p>The provision of small-scale retail in this location will help to reduce the need to travel by car for day-to-day shopping and other needs.</p>

FORMER B&Q SITE – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. Retain site for retail use</p> <p>2. Mixed-use housing and employment scheme</p> <p>3. Mixed-use housing and employment scheme with some retail retained</p> <p>4. Parking</p>	<p>1. Open retail provision (i.e. not just bulky DIY goods)</p> <p>2. Ice Rink</p> <p>3. Reduced retail floorspace with public parking</p>	<p>Mixed-use development including residential, B1 office and a limited amount of new retail floorspace.</p>	<p>Although the site is already in use for bulky goods retailing, it is considered that an unrestricted retail use on the site would compete with the City Centre and may hamper proposals for major new shopping provision in the bus station area.</p> <p>Mixed-use housing and employment on this site provides the opportunity to create new homes close to the Primary Shopping Area and numerous employment opportunities within walking distance of the site.</p> <p>Residential development on the site would relate well to the adjoining areas to the south of the site. There may also be the opportunity to provide new affordable dwellings in this sustainable location.</p> <p>Limited retail development along the Barton Street frontage will help to bolster the health of the Barton Street Local Centre. Large-scale open A1 uses on the site are likely to compete with, rather than compliment and support the Local Centre.</p>

LAND EAST OF WATERWELLS – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. B1 office and/or light industrial</p>	<p>1. Widen allocation to include B2, and B8 employment uses.</p> <p>2. Showmen’s guild site</p> <p>3. Residential</p>	<p>B1 office and/or light industrial and travelling show people site</p>	<p>The site represents a logical extension to the employment uses already developed at Waterwells Business Park.</p> <p>Part of the site could be developed for a showmen’s guild site with limited incursion onto the area proposed for employment or the surrounding area.</p> <p>The site is not suitable for B2 general industrial use given the proximity of existing and proposed residential development.</p> <p>The deletion of the proposed rail freight depot to the north of the site also means that B8 storage and warehousing is unlikely to be appropriate in this area.</p>

SOUTH WEST BYPASS SITE – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
1. Retain employment allocation	-	Retain employment allocation.	The site is vacant, available and has a prominent position next to the bypass. It will make a useful contribution towards meeting the City's economic needs.

IM GROUP SITE – OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
1. Maintain previous B8 (storage and warehousing) allocation.	1. Broaden allocation to include B8 and B1 (office/light industrial) and B2 (general industrial uses)	Site allocated for B1 and B8 employment uses.	<p>The site represents a logical extension to Waterwells Business Park.</p> <p>It is considered appropriate to widen the previous allocation to include B1 uses in light of the rail terminal proposal not coming forward.</p> <p>The site is not considered suitable for B2 general industrial uses, as this would not be consistent with other existing occupants of Waterwells and the way in which the site has been developed.</p>

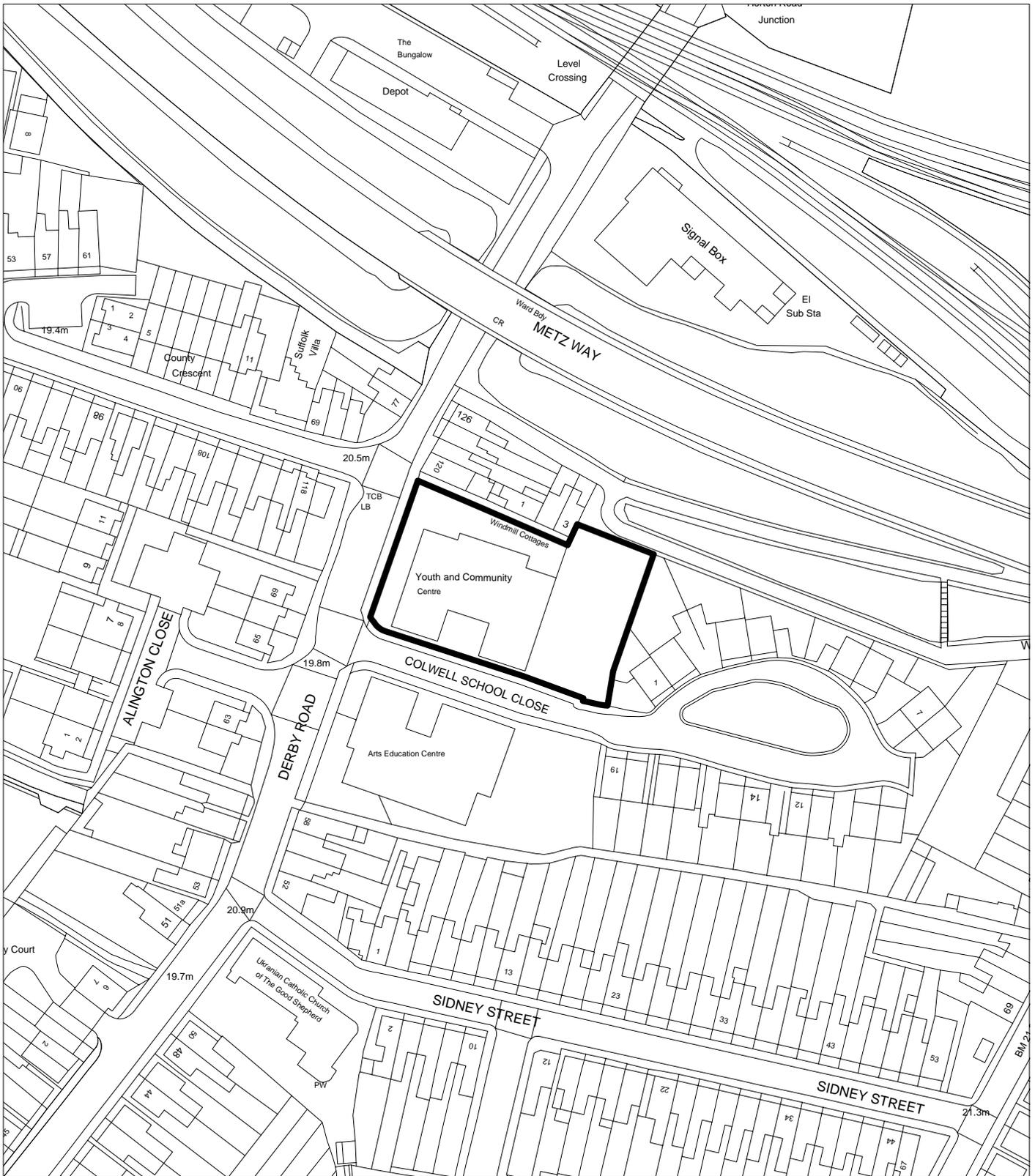
LAND SOUTH OF JUNCTION BETWEEN EASTERN AVE AND BARNWOOD RD - OPTIONS SUMMARY TABLE

Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
1. Maintain previous B1 office/light industrial allocation	-	B1 office/light industrial	<p>The site adjoins the Walls Roundabout and the opportunity exists to create a prestigious employment development with a landmark building provided at the corner of the site facing onto the roundabout.</p> <p>Development of this site for employment purposes will meet a number of strategic objectives set out in the core strategy including meeting the economic needs of the City and the job-related requirements of the RSS.</p>

LAND ADJ. TO WALLS FACTORY – OPTIONS SUMMARY TABLE

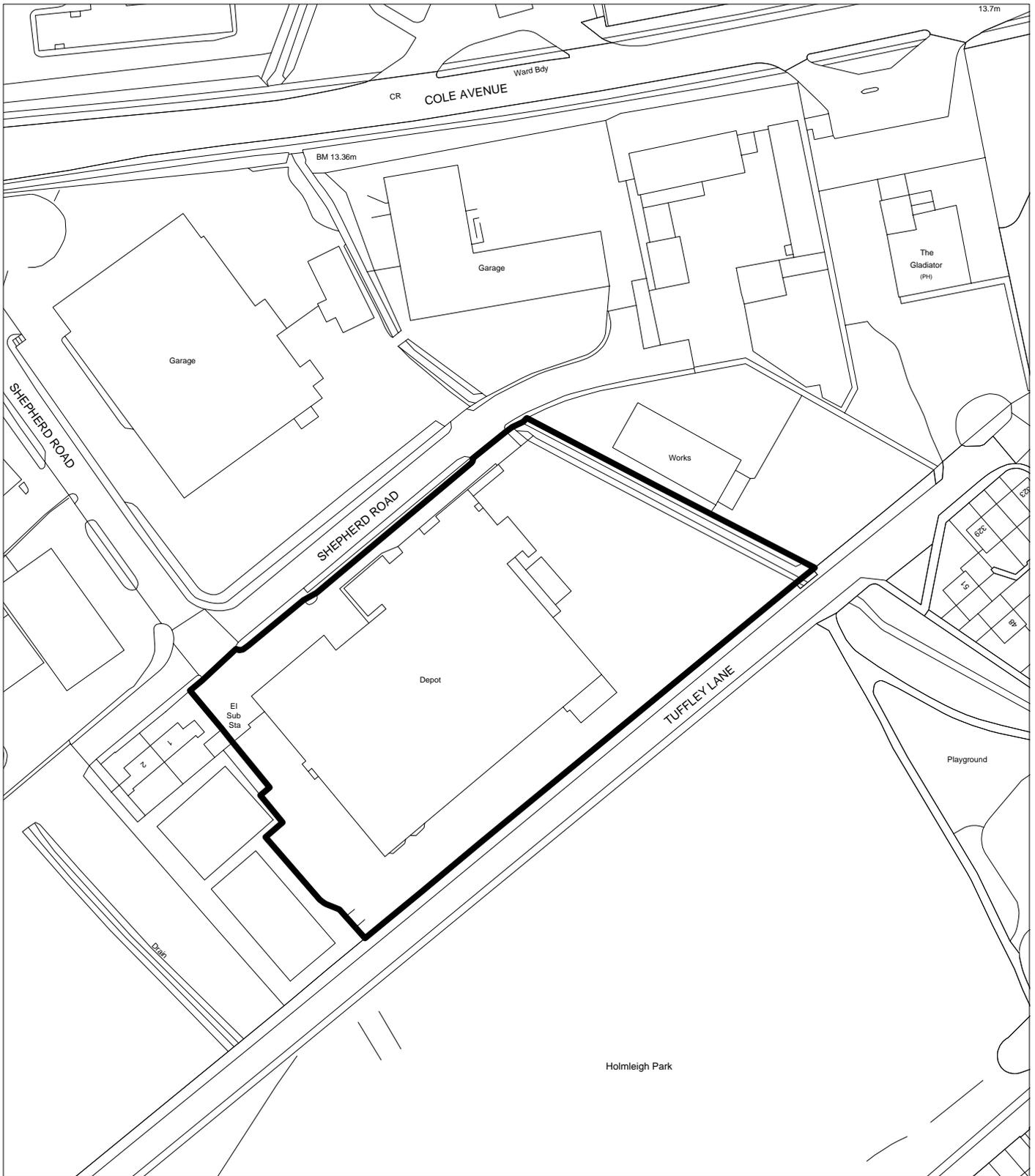
Options Considered	Other Options/Ideas Put Forward	Preferred Option	Reason/s
<p>1. B1 office 2. B1 light industrial</p>	<p>1. Retail 2. Commercial leisure</p>	<p>B1 office/light industrial subject to provision for direct link to the proposed high-speed parkway station bus link.</p>	<p>This is a large parcel of land within the urban area and is surrounded by a number of existing employment uses.</p> <p>Subject to improved public transport links it is considered that the site is suitable for B1 employment development.</p> <p>In particular, it will be necessary for land within the site boundary to be safeguarded for a link to be provided to the proposed high-speed bus link from the new Parkway station at Elmbridge.</p> <p>The allocation of the site for employment use will help to contribute towards a number of strategic objectives set out in the core strategy relating to the creation of employment opportunities.</p> <p>The site is not considered suitable for new retail or commercial leisure uses due to its peripheral location.</p> <p>Such uses should be located in or close to the City Centre.</p>

OBJECTION SITE PLANS

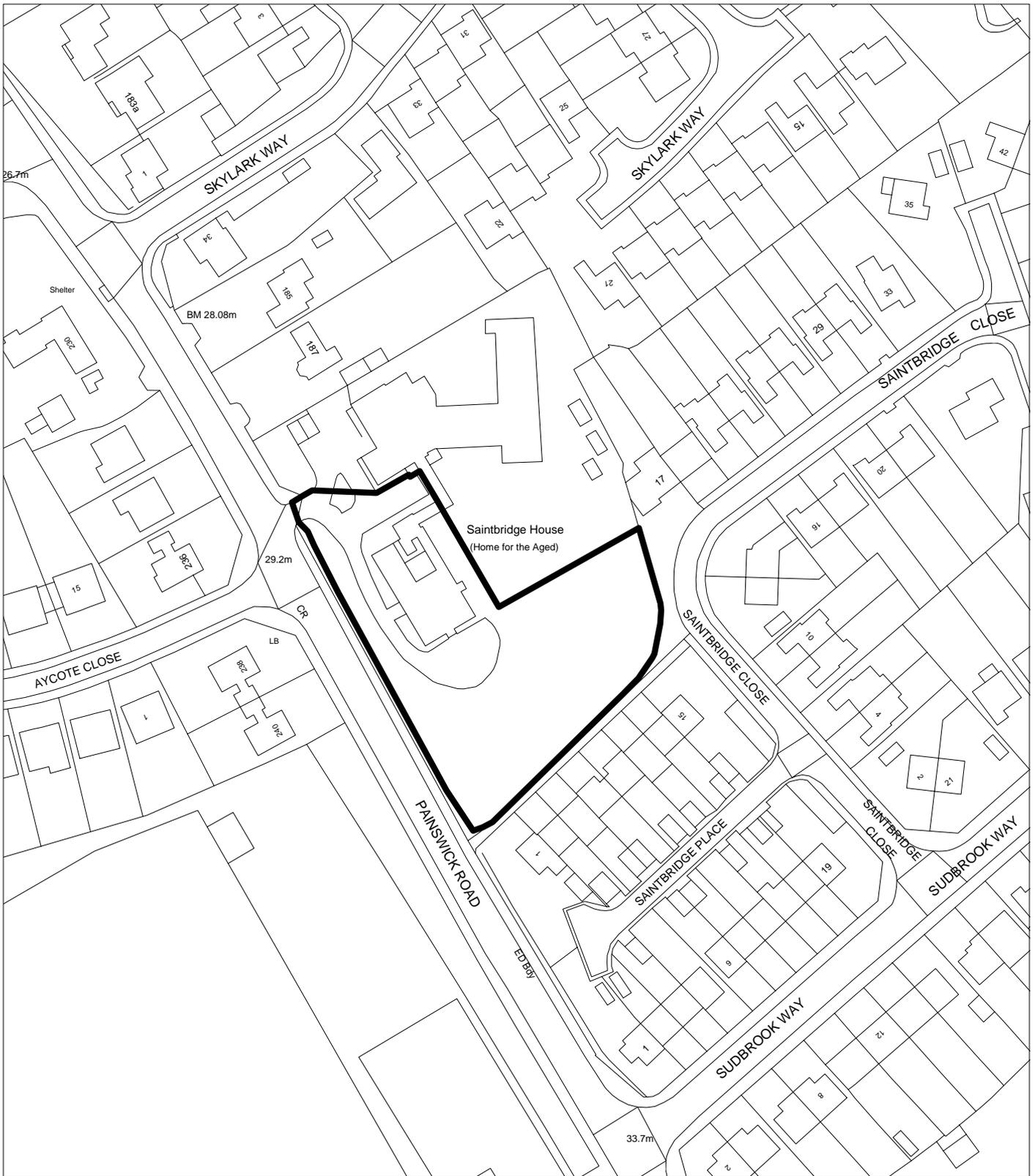


Scale 1:1250	 NORTH Grid North	<h2>Colwell Youth and Community Centre</h2>
 GLOUCESTER CITY COUNCIL		

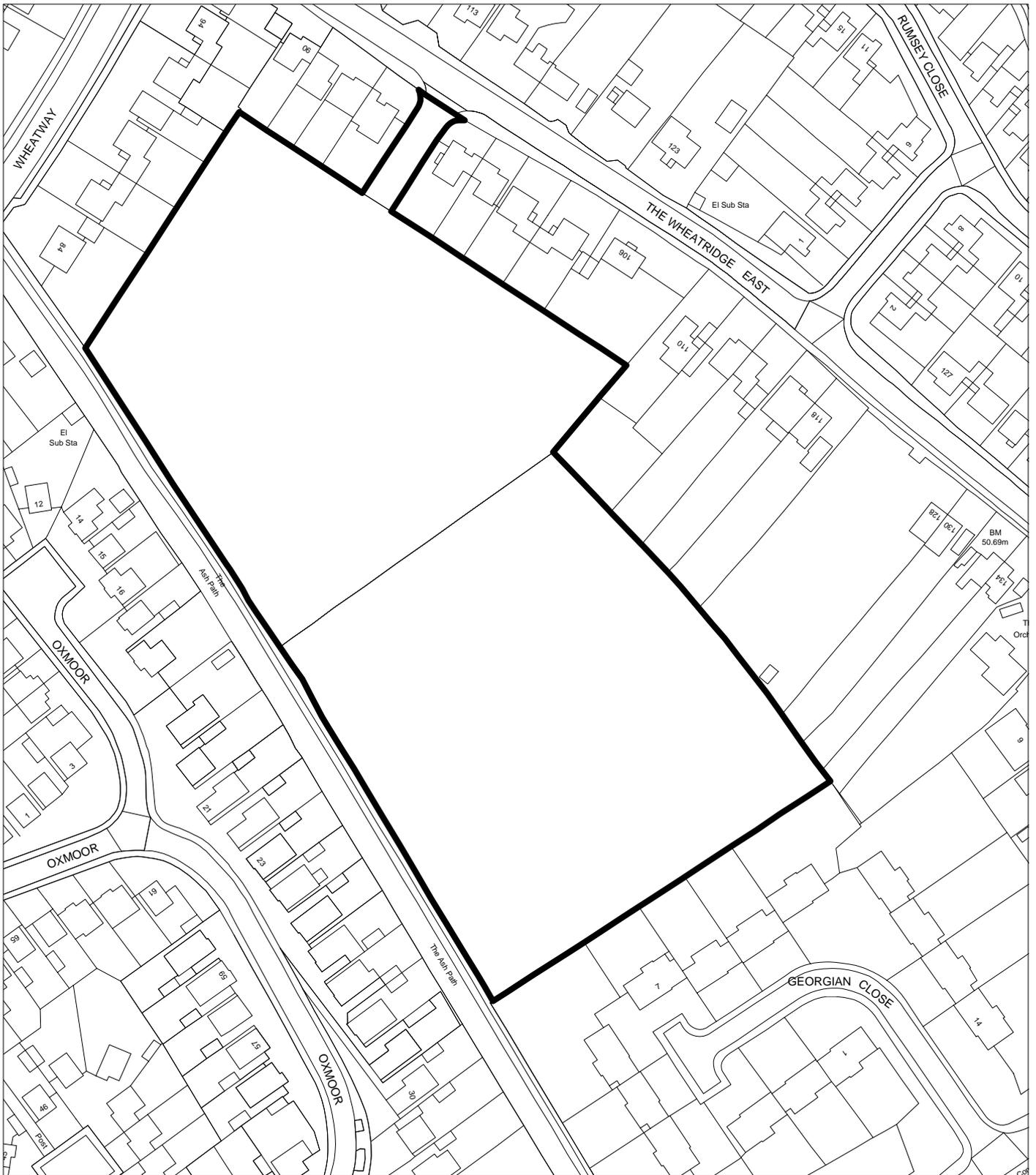
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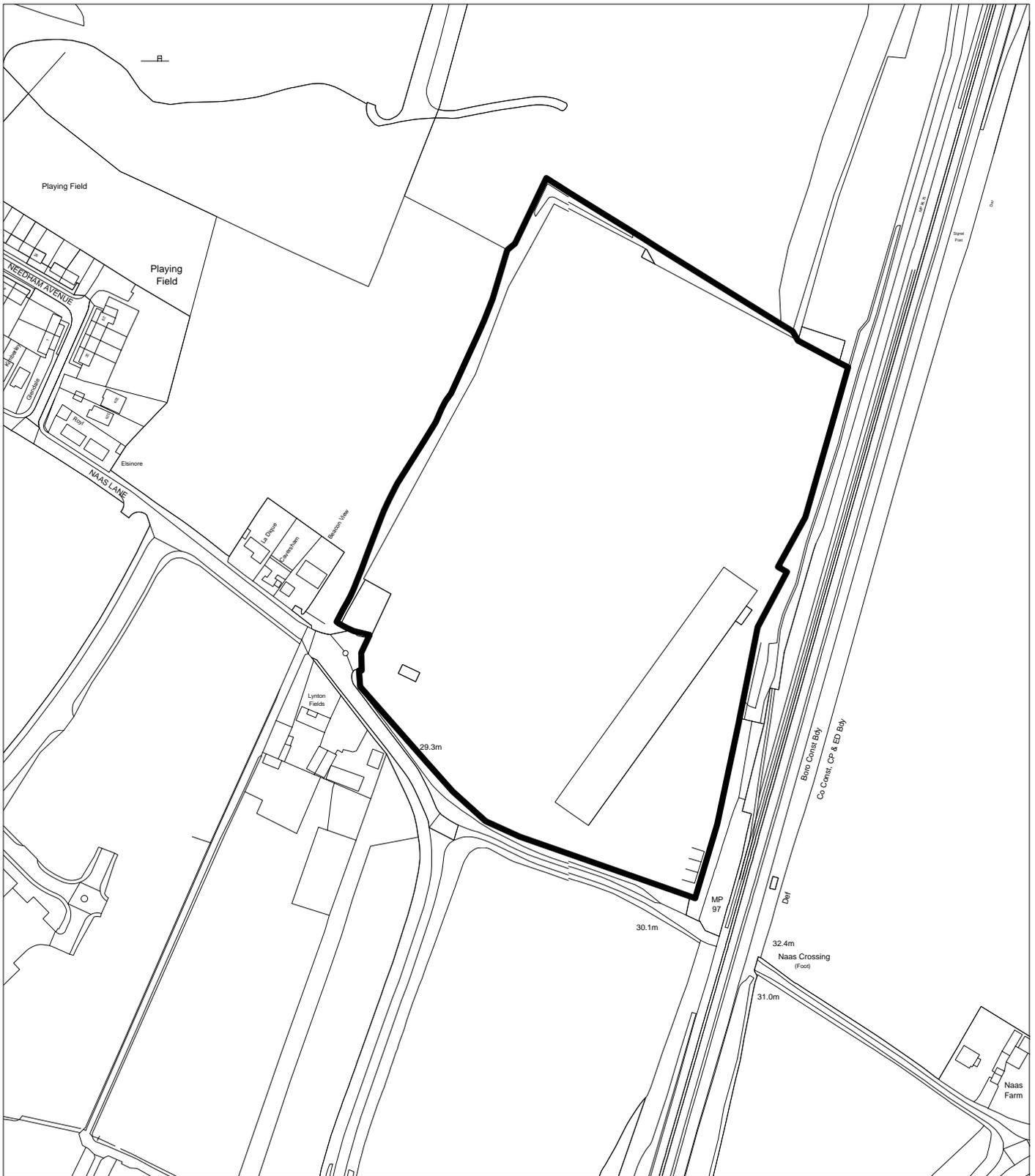
<p>Scale 1:1500</p>	<p> NORTH Grid North</p>	<p>Sheperd Road Depot, Cole Avenue</p>
<p> GLOUCESTER CITY COUNCIL</p>		
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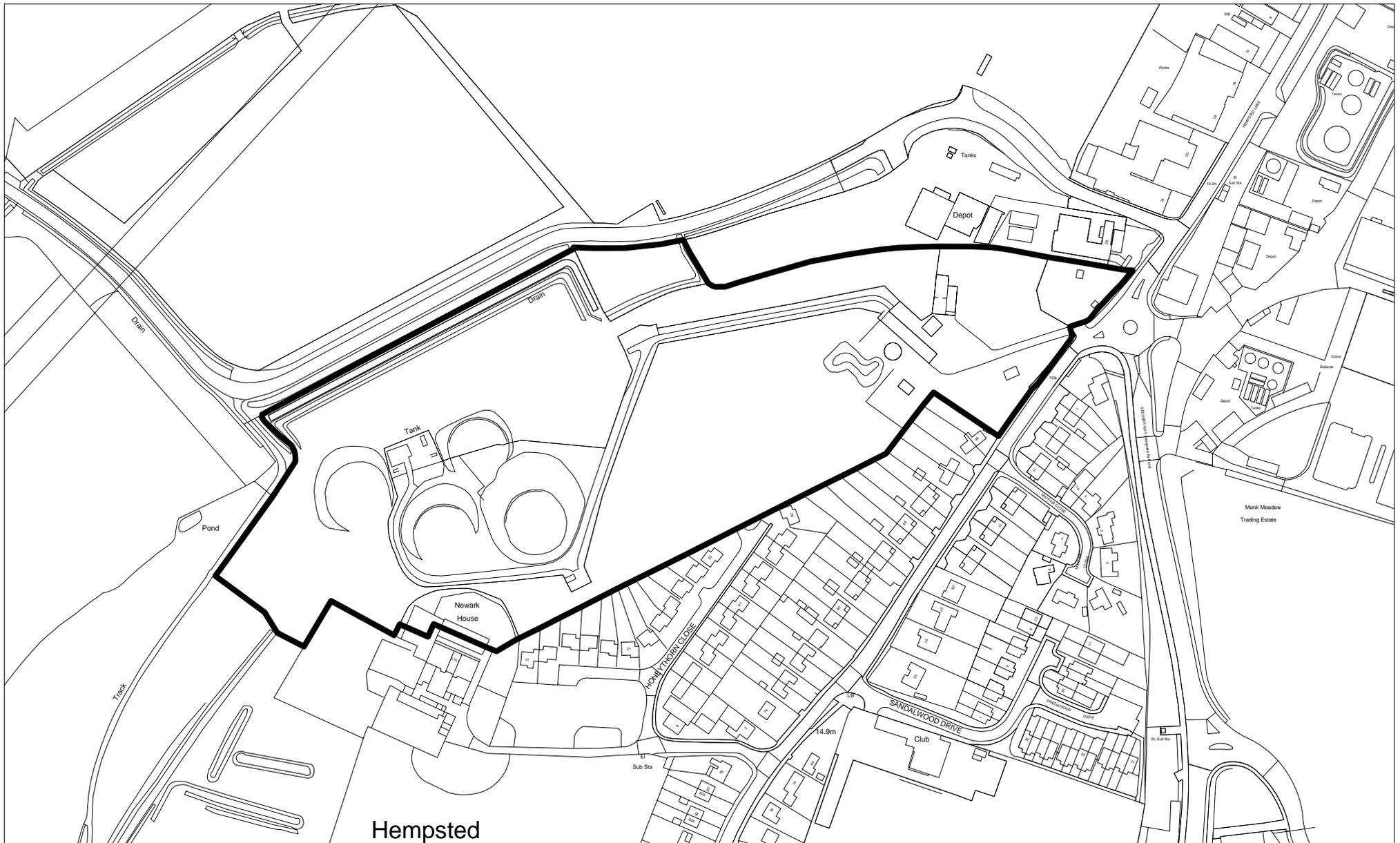
Scale 1:1250	 NORTH Grid North	<h2>Land at Saintbridge House</h2>
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Scale 1:1500	 NORTH Grid North	<h2>Land at the Wheatridge East</h2>
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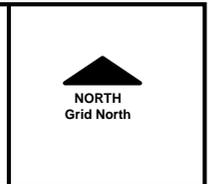


Scale 1:3000	 NORTH Grid North	<h2>IM Group Site, Quedgeley</h2>
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Not to Scale

Former Oil Storage Depot, Hempsted Lane



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Scale 1:5000

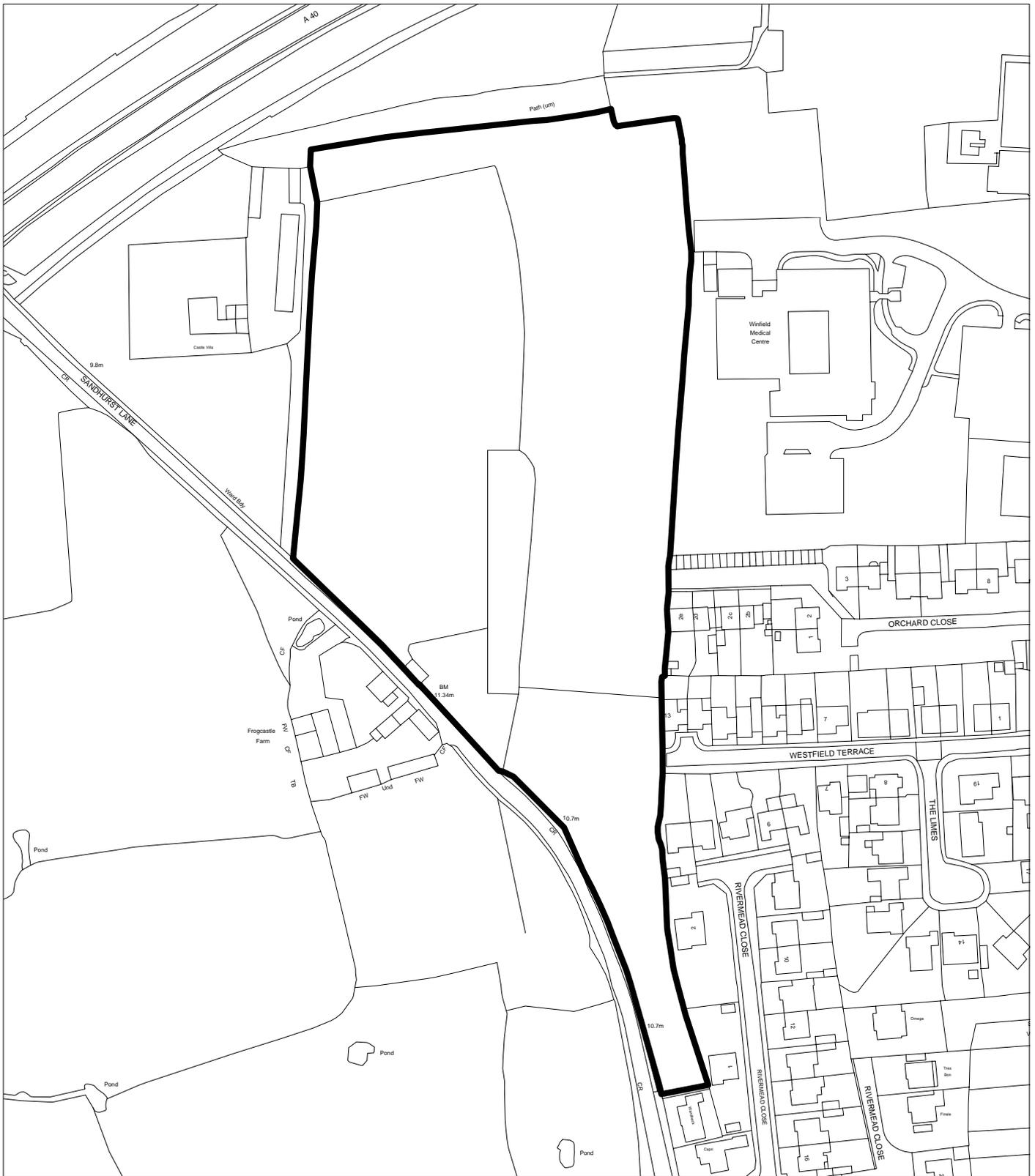


Winneycroft Farm

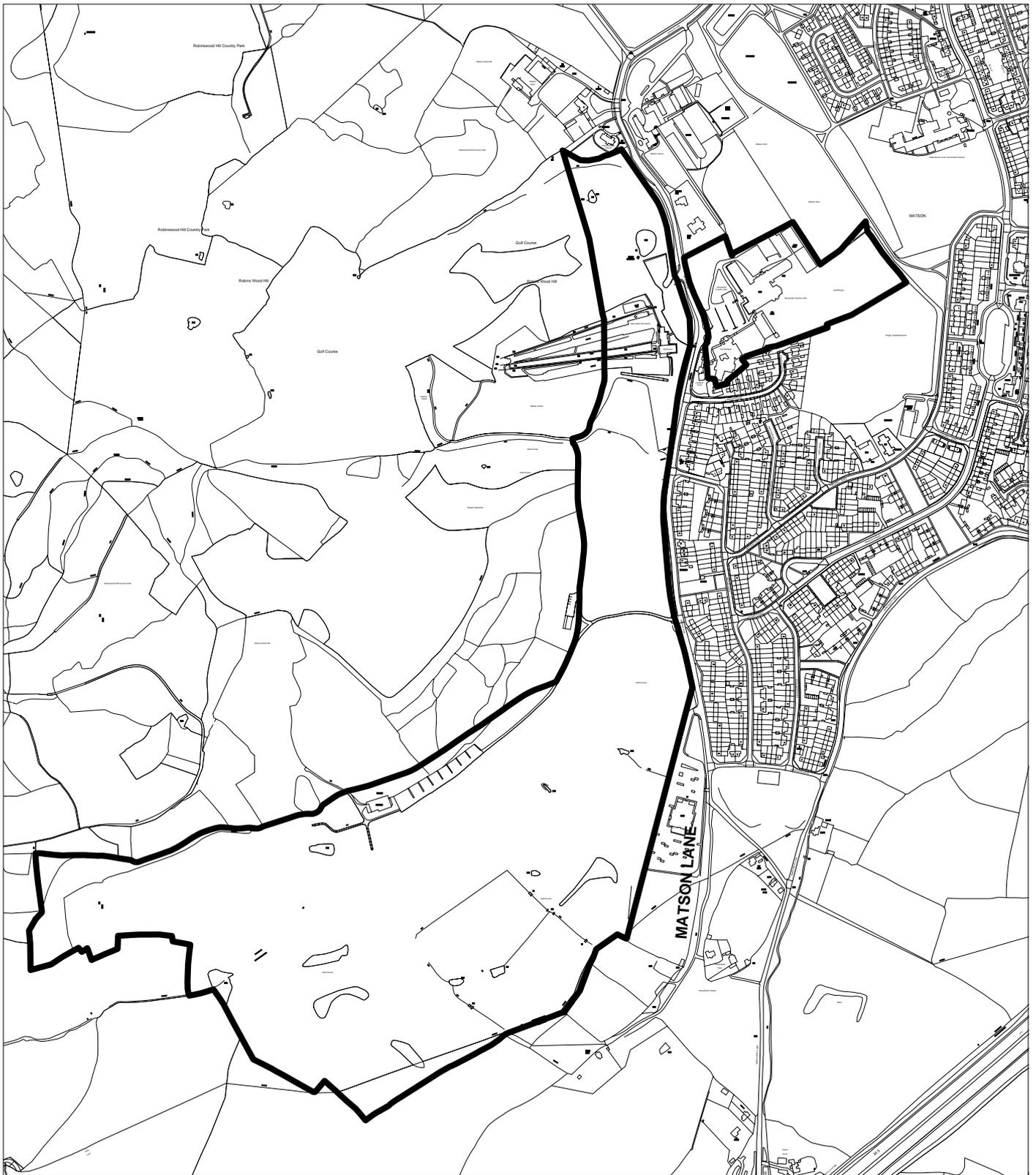


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Scale 1:2000	 NORTH Grid North	<h2>Land adjacent to Frogcastle Farm</h2>
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Scale 1:8000



Land East and West of Matson Lane

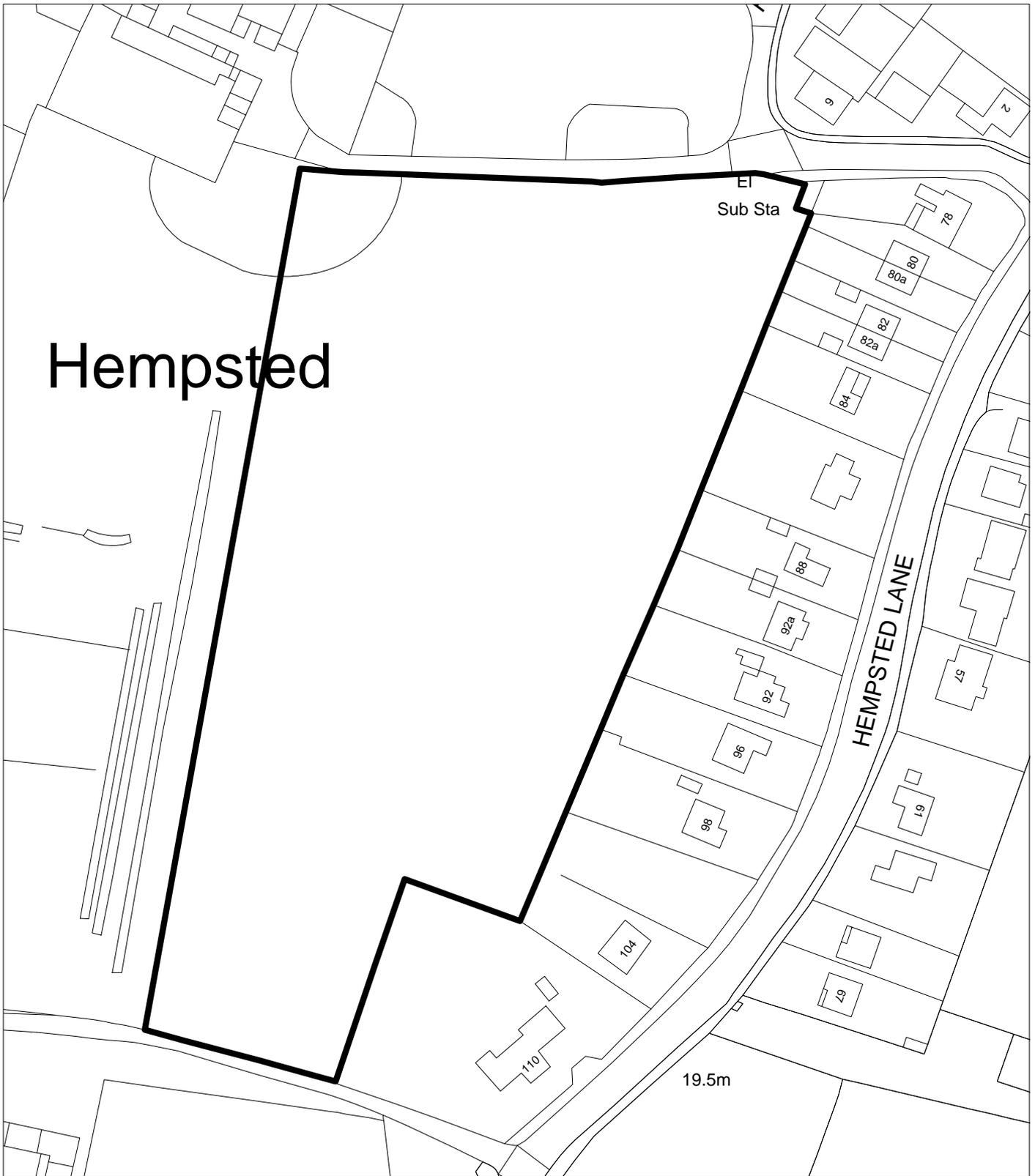


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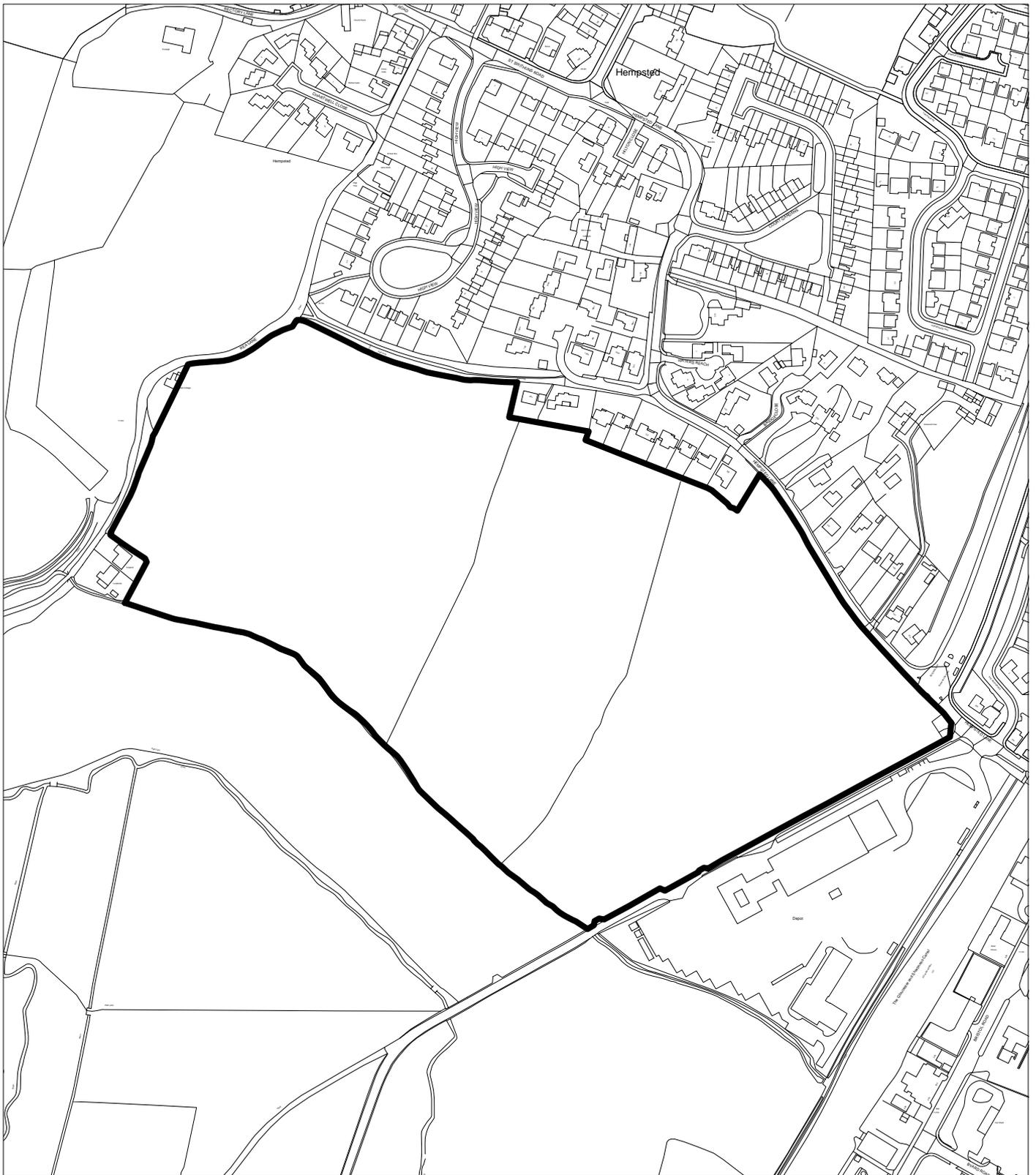
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Scale 1:2000	 NORTH Grid North	<h2>Land East and West of Hempsted Lane</h2>
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Scale 1:1250	 NORTH Grid North	Newark Farm, Hempsted
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Scale 1:4000



Land at Hill Farm, Hempsted



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English

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Urdu

اگر آپ کو یہ انگریزی میں سمجھنے میں مشکل پیش آتی ہے تو براہ مہربانی یہاں
رابطہ قائم کریں:
ٹاپسٹری ٹرانسلیشن سروس، کورپوریٹ پرسنل سروسز،
ہربرت ویڑہاؤس، دی ڈاکس،
گلوستر جی ایل 1 2 ای کیو
ٹیلیفون : (01452) 396928

Gujarati

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

Chinese

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共同人事服務部
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

Policy, Design and Conservation



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Sustainable Development