

PLANNING POLICY SUB-COMMITTEE

11 DECEMBER 2014

Evidence Base Update – Summary Report

1 Gloucester Playing Pitch Strategy 2014/15 (ongoing)

- Commissioned consultants Knight Kavanagh and Page to undertake work and prepare strategy. Covers football, rugby union, cricket, hockey (main focus) plus rugby league, Gaelic football, tennis and bowls
- Once complete, it will, amongst other things;
 - Inform emerging planning policy (for example policies for the provision of sports and leisure facilities through City Plan);
 - Provide guidance and evidence to inform decisions on development proposals Affecting existing sports and leisure facilities
 - Ensure the most efficient management and maintenance of sports facilities; and
 - Provide the basis for ongoing monitoring and review of the use, distribution, function, quality and accessibility of sports and leisure facilities.
- Strategy informed by consultation with all clubs in and around the city (in the wider 'travel to play' area) and onsite pitch assessments.
- Submission of final strategy to Council – July / August 2015.

2 District and Local Centre Survey 2014 (ongoing)

- Undertaken in house by officers. Fieldwork complete – in the process of translating this into the final report and recommendations.
- Provides an update on the diversity of uses and vacancy rates of all existing district and local centres in the city and compares this against the results of past surveys.
- Undertakes a survey of three potential new local centres; Mead Road; London Road; and Bristol Road.
- Will make recommendations on those district and local centres that should be identified as such in City Plan and which will therefore be subject to policy protection.

Note. This will be supplemented by a much more detailed assessment of the situation to the south of Gloucester (Quedgeley District Centre and Kingsway Local Centre), which are understood to be experiencing significant pressure. This work is in the early stages of preparation but will be undertaken by officers with technical support from a retail consultant.

3 Strategic Assessment of Land Availability (SALA) 2014 (ongoing)

- Undertaken in-house by officers - provides an annual update of potential development sites.
- Assesses the availability of land in the city that could potentially accommodate housing and/or employment development.
- Liaison with site promoters to understand capacity and potential start date / build-out.
- Outputs inform an understanding of housing and employment land supply and in identifying sites for potential allocation in the City Plan.

4 Joint Core Strategy Land Supply 2014 (complete)

- Undertaken by officers from the three JCS authorities.
- Draws on SALA assessments to establish a housing supply for the JCS in both the urban areas and strategic sites on the edges of Gloucester, Cheltenham and Tewkesbury, as well as an allowance for the rural areas.
- Identifies the anticipated start date and build out rate for sites to provide more than 30,500 homes across the JCS area between 2011 and 2031.

5 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2013 (complete)

- County-wide assessment undertaken by Opinion Research Services and Peter Brett Associates
- Involved an attempted census with all gypsy, traveller and travelling showpeople households in Gloucestershire.
- Provides, amongst other things:
 - Pitch / plot requirements for traveller communities for the next 15 years
 - An understanding of issues experienced by traveller communities in Gloucestershire
 - Policy recommendations for emerging Local Plans
 - Recommended areas of search for new sites for traveller communities
- For Gloucester, the assessment showed that there is a need for 14 travelling showpeople yards and 2 gypsy pitches between 2013 and 2028
- Site needs to be addressed through City Plan, Joint Core Strategy and the duty to cooperate.

6 Landscape and Analysis of Potential Development Sites 2013 (complete)

- Undertaken by consultants WSP.
- Assesses the landscape and visual impact of 7 development sites on the periphery of the city, including Winnycroft Farm and land at Hempsted.
- Outputs of the study will inform the approach to landscape at these sites through the emerging City Plan and development management.

7 Green Infrastructure Strategy 2014 (complete)

- The Joint Core Strategy (JCS) Green Infrastructure strategy has a detailed plan for the City which will form part of the City Plan.
- The Plan focuses on connectivity and water and linking the city to its rural hinterland.

8 Open Space Strategy 2014 – 2019 (complete)

- Undertaken in-house by officers
- Sets out how Gloucester City Council plans to protect, manage and enhance its open spaces over the next five years and beyond and provides the justification for a City Plan policy to safeguard public open space.

9 Annual Monitoring 2014 (complete)

- Undertaken in-house by officers – for housing development annually and for employment bi-annually.
- Monitors the implementation of planning permissions; for housing an annual figure for the net number of new dwellings is provided, plus an assessment of losses, percentage completed on 'brownfield' sites and applications expired.
- For employment, an understanding of the number of allocated, non-allocated and recycled sites for employment use and the amount of employment land in floorspace and hectares developed in the city.
- The net number of dwellings developed in the city in 2013/14 was 478.

10 Ward Profiles (complete)

- Individual ward profiles have been prepared providing a good knowledge base on how the City's neighbourhoods are working. In addition these ward profiles have been assimilated to provide a Gloucester City overview. This evidence will help inform both plan policy and the approach taken on the City's development opportunities.

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