

PLANNING POLICY SUB-COMMITTEE

12 FEBRUARY 2015

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.
- 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. As of the start of February, questionnaires have been sent to all winter sports clubs (football, rugby union, rugby league, hockey, bowls, American football and tennis) and around a third have responded. Reminders recently sent. All on-site pitch assessments for winter sports completed. Interviews with key stakeholders (Aspire, Gloucestershire University, key clubs etc) are underway.
- Submission of final strategy to Council – July / August 2015.

2 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.
- The Site Assessment Panel, held concurrently with Tewkesbury and Cheltenham took place on Monday 19th January 2015
- Pertinent site updates were presented to a panel of local land & planning agents and other specific consultees
- Little feedback was received from the panel on the Gloucester work - reflecting panel's acceptance of the work that had been undertaken on site capacities
- The study is now in the process of being written up and will shortly be available on the City Council website – it will help provide evidence on land supply in the City to inform site selection for the City Plan

3. Potential 'Out-of-Centre' Retail Sites – Sequential Testing 2015 (ongoing)

- Undertaken in-house by officers, this piece of work will assess the accessibility of potential 'out-of-centre' sites to accommodate some of the authority's future retail floorspace requirements.
- Once complete, the evidence will satisfy the Council's requirement, as set out in the National Planning Policy Framework (NPPF), to identify sites to provide for their full assessed retail floorspace requirements, in the most accessible locations to the City Centre or other appropriate town centres.
- It is anticipated this will be published summer / autumn 2015.

4. Input into Major Planning Applications

- Officers have been working with DC colleagues on the two planning applications submitted for Winneycroft Farm. It has been necessary to bring both parties together to ensure good planning outcomes for the area – this has been a resource intensive task.
- Officers continue to consider both applications as they evolve as well as considering contributions requested from infrastructure providers who do not normally benefit from S.106 contributions in the City.
- Officers continue to provide policy input on all major planning applications to DM colleagues – seeking to ensure that the City has a 5 yr plus 5% housing land supply in accordance with paragraph 47 of the NPPF as well as ensuring that retail applications are subject to relevant sequential tests.

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