

# Gloucester City Council

<b>Meeting:</b>	<b>Planning Policy Sub-Committee</b>	<b>Date:</b>	<b>18 June 2015</b>
<b>Subject:</b>	<b>City Plan: Places, Sites, City Centre Strategy – Response to Public Consultation</b>		
<b>Report Of:</b>	<b>Cabinet Member for Housing and Planning</b>		
<b>Wards Affected:</b>	<b>All</b>		
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework:</b>	<b>No</b>
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<b>Appendices:</b>	<b>1. Schedule of Responses</b>		

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

- 1.1 This report is a City Plan update report to inform Members of the officer responses to the comments received to the City Plan Places, Sites, City Centre Strategy consultation held in May 2013.

### 2.0 Recommendations

- 2.1.1 Planning Policy Sub- Committee is asked to:

- (1) Note the representations made to the City Plan: Places, Sites, City Centre Strategy during the public consultation period.
- (2) Endorse the resulting officer responses set out within the response schedule provided at Appendix 1.

### 3.0 Background: City Plan

- 3.1 The Council has a statutory responsibility under Section 13 of the Planning and Compulsory Purchase Act 2004 to prepare and keep up to date a development plan for the City. In this respect, the Planning Policy Team is preparing two plans that will shape the future of planning in the City. These are the Joint Core Strategy (the JCS) and the City Plan. Together, these plans will provide the planning tools that the Council is legally obliged to prepare to support and guide land use change and development activity in the City until 2031.
- 3.2 The JCS will address strategic issues for Gloucester City, Cheltenham and Tewkesbury Boroughs and set housing, employment and other infrastructure requirements for the three local authorities. The Council is working with our

neighbouring local authorities on this plan because a proportion of the future housing/employment needs of the City will have to be met within Tewkesbury Borough. The JCS is currently being examined with hearings taking place from May to July 2015. It is hoped that the JCS will be adopted towards the end of 2015.

- 3.3 Alongside the JCS, there is a need for a City Plan. This 'second tier' development plan will clarify how the policies in the JCS will be applied in the City. It will set out the Council's priorities for the City Centre and identify other key sites that will deliver future housing and jobs. It will establish detailed policies against which planning applications will be determined and will demonstrate how new infrastructure, to meet the City's needs, will be funded. Finally, the City Plan will provide the basis for the preparation of any Neighbourhood Plans that may come forward.
- 3.4 The Planning Policy Sub Committee gave approval in March 2011 for work to start on the City Plan. The Plan is prepared through a number of stages of evidence gathering and the drafting of policies before it can be submitted for public examination. At each stage of plan preparation, the Council is obliged to consult the public and take into account the comments received. This Plan needs to be prepared alongside the JCS and be in conformity with it.

The Council has resolved that the City Plan be prepared on the basis of four interlocking parts:

- (a) **Part 1** sets out the overarching vision, development challenges and development principles.

*Progress made: This has been prepared and has been subject to consultation.*

- (b) **Part 2** will set out a locally based approach to places and site opportunities.

*Progress made: The subject of this report.*

- (c) **Part 3** will set out development management policies.

*Progress made: It is currently anticipated that consultation on policies will take place later in the year although this is dependent on progress made with the JCS examination and the completion of ongoing evidence base work.*

- (d) **Part 4** will deal with site delivery and infrastructure provision.

*Progress made: This will be prepared as part of the submitted plan.*

- 3.5 As per the latest Local Development Scheme, it is anticipated that the City Plan will be submitted to the Planning Inspectorate in late 2016 with adoption expected Autumn 2017. This is dependent on achieving adoption of the JCS in Autumn 2015.

## **4.0 Part 2: Places and Sites, City Centre Strategy Consultation and Responses**

- 4.1 The Planning Policy Service undertook a consultation from May to July 2013 on Part 2 of the Plan. This part of the Plan focuses on the individual wards within the City. The consultation sought views on the available development sites in each area as

well as feedback on Ward Profiles. The Ward Profiles provide an evidence base for the whole of the City. Feedback was also sought on a draft City Centre strategy which seeks to manage the changes that the City Centre is expected to experience as our retail centres move forward and our shopping habits change. Further work is progressing on this with the Council's economic development team.

- 4.2 Officers and consultants from Gloucestershire Rural Community Council (GRCC) attended 18 separate consultation events which were attended by 995 members of the public. GRCC prepared a separate report on the local matters which were raised. This report has been forwarded onto Neighbourhood Management for information.
- 4.3 During the consultation period 142 formal questionnaire planning responses were received. A schedule of the comments received and officer responses are provided at Appendix 1.
- 4.4 Many responses related to issues that will be further considered through ongoing evidence gathering. At its meeting on 18 March 2015, Council approved a budget for the City Plan which has enabled officers to begin the process of instructing further work in the fields of Highways, Playing Pitch, Retail Assessment for South Gloucester, Biodiversity, Heritage and Design, and Flooding.
- 4.5 Topics receiving 15 or more responses related to:
  - 41 individual comments relating to the City Centre – including Docks (20), Kings Quarter (17).
  - 21 individual comments relating to SHLAA (part of the evidence base which assesses potential housing land).
  - 17 relating to the Sustainability Appraisal Process of the Plan.
  - 56 relating to Hempsted – Site WS12 Land East of Hempsted (40), Site WS13 Land at Rectory Lane (19), Site WS14 Land at Rea Lane (20).
  - 24 relating to the site Land at the Wheatridge Abbey – Public Open Space (18), biodiversity(17).
- 4.6 Some additional sites were identified including Land at Whaddon which is located to the south of the City and is also being pursued through the Stroud Local Plan and the JCS.
- 4.7 The delay in presenting the findings of this consultation to members resulted from having to bid, purchase and then install a City Plan database system to administer the representations submitted as well as balancing staff resources with progression of the JCS.
- 4.8 The additional evidence base being commissioned and the responses gained from this consultation will help progress the preparation of the City Plan.

## **5.0 Next Stages**

- 5.1 The next stage of City Plan involves the commissioning of evidence to support plan allocations and the development of policies. In addition the progress of the JCS examination will be closely followed to assess any implications for the City Plan.

## **6.0 Reasons for Recommendations**

- 6.1 This report has outlined the officers responses to the representations made to the City Plan consultation and these will be used to inform progression of the City Plan.

## **7.0 Financial Implications**

- 7.1 A budget has been approved for the City Plan process.

(Financial Services have been consulted in the preparation of the report)

## **8.0 Legal Implications**

- 8.1 The City Plan forms part of the Council's statutory emerging development plan and it is essential to have a plan led system at the local level if the planning system is to deliver sustainable development and growth.

(Legal Services have been consulted in the preparation of the report)

## **9.0 Risk & Opportunity Management Implications**

- 9.1 There will be a delay to the City Plan programme if the current Joint Core Strategy programme is not met. It is important that the two plans are aligned both through their process and their content, and that changes to the JCS programme in particular is taken account of for the City Plan. Therefore the current ongoing examination of the JCS is an important influence on the City Plan programme and an opportunity to take stock.

## **10.0 People Impact Assessment (PIA):**

- 10.1 The PIA Screening Stage did not identify any potential or actual negative impact, therefore a full PIA was not required.

## **11.0 Other Corporate Implications**

### Community Safety

- 11.1 None.

### Sustainability

- 11.2 The City Plan is subject to a statutory sustainability appraisal process which incorporates the requirements of Strategic Environmental Assessment.

### Staffing & Trade Union

11.3 None.

**Background Documents:**

City Plan Scope

City Plan Part 1

City Plan Part 2 Places, Sites, City Centre Strategy

Ward Area Profiles