



Wednesday, 18 January 2023

TO EACH MEMBER OF GLOUCESTER CITY COUNCIL

Dear Councillor

You are hereby summoned to attend a **MEETING OF THE COUNCIL** of the **CITY OF GLOUCESTER** to be held at the Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP on **Thursday, 26th January 2023** at **6.30 pm** for the purpose of transacting the following business:

AGENDA

1. **APOLOGIES**

To receive any apologies for absence.

2. **MINUTES (Pages 9 - 24)**

To approve as a correct record the minutes of the Council Meeting held on 17 November 2022.

3. **DECLARATIONS OF INTEREST**

To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.

4. **CALL OVER**

(a) Call over (items 9-13) will be read out at the meeting and Members invited to reserve the items for discussion.

(b) To approve the recommendations of those reports which have not been reserved for discussion.

5. PUBLIC QUESTION TIME (15 MINUTES)

The opportunity is given to members of the public to put questions to Cabinet Members or Committee Chairs. Questions may be provided that questions do not contravene the provisions set out in Council Procedure Rule 10(2).

To ask a question at this meeting, please submit it to democratic.services@gloucester.gov.uk by 12 noon on Friday 20 January 2023 or telephone 01452 396203 for support.

6. PETITIONS AND DEPUTATIONS (15 MINUTES)

A period not exceeding three minutes is allowed for the presentation of a petition or deputation provided that no such petition or deputation is in relation to:

- Matters relating to individual Council Officers, or
- Matters relating to current or pending legal proceedings

7. ANNOUNCEMENTS

To receive announcements from:

- a) The Mayor
- b) Leader of the Council
- c) Members of the Cabinet
- d) Chairs of Committees
- e) Head of Paid Service

8. MEMBERS' QUESTION TIME

- a) Leader and Cabinet Members' Question Time (45 minutes)

Any member of the Council may ask the Leader of the Council or any Cabinet Member up to five questions upon:

- Any matter relating to the Council's administration
- Any matter relating to any report of the Cabinet appearing on the Council's summons
- A matter coming within their portfolio of responsibilities

- b) Questions to Chairs of Meetings (15 Minutes)

Questions and responses will be published at least 24 hours before the meeting. Supplementary questions will be put and answered during the meeting, subject to the relevant time limit.

ISSUES FOR DECISION BY COUNCIL

9. ADOPTION OF THE GLOUCESTER CITY PLAN (Pages 25 - 416)

To consider the report of the Cabinet Member for Housing and Planning Strategy concerning adoption of the Gloucester City Plan as a part of Gloucester City Council's statutory Development Plan.

10. LOCAL COUNCIL TAX SUPPORT (Pages 417 - 422)

To consider the report of the Cabinet Member for Performance Resources seeking approval to retain the current Local Council Tax Support Scheme for 2023/24.

11. REVIEW OF MEMBERS' ALLOWANCES 2023 (Pages 423 - 450)

To consider the report of the Chair of the Independent Remuneration Panel concerning the Scheme of Members' Allowances for 2022-23 and the review of Members' allowance pursuant to the Scheme of Members' Allowances for 2023-24.

12. PROGRAMME OF MEETINGS, MAY 2023-APRIL 2025 (Pages 451 - 480)

To consider the report of the Policy and Governance Manager seeking approval for a two-year programme of ordinary meetings of Council and other meetings for the period of May 2023 to April 2025.

13. DESIGNATION OF MONITORING OFFICER (Pages 481 - 484)

To consider the report of the Head of Paid Service concerning the designation of a Monitoring Officer.

MOTIONS FROM MEMBERS

14. NOTICES OF MOTION

1. PROPOSED BY COUNCILLOR CHAMBERS-DUBUS

"There are many streets of terraced houses in inner city wards of Gloucester that have no front gardens and whose front doors open straight onto the footpath. Such houses have no external access to the rear of the property. This makes it impractical to use conventional black refuse bins and instead residents are provided with black sacks as an alternative. Whilst the black sacks solve one problem, they actually create another as refuse spills out from the sacks causing litter which gets blown up and down the street. This is a health hazard, is unsightly and can attract vermin. It also results in extra street cleaning costs.

This is not solely a Gloucester problem and other councils with similar terraced streets have adopted alternative methods to the black sacks. These include communal bins, large wheelie bins and some councils have installed large underground bins.

In order to address the problems with black sacks this council resolves to:

- Review the effectiveness of black sacks in terraced streets.
- Initiate discussions with Ubico to consider alternative methods including those used by other councils as mentioned above.
- Consult with residents in affected streets to fully understand the problem and seek their views on realistic and workable alternatives.”

2. PROPOSED BY COUNCILLOR WILSON

“Council is extremely concerned by the recently announced cuts to BBC local radio programming.

The changes will cut local programming after 2pm – with most shows after this point being broader regional or national broadcasts.

Council notes the announcement has met fierce criticism from across the political spectrum.

BBC Radio Gloucestershire is a vital service for people in **Gloucester**. It helps residents stay connected to their local community, providing local news, culture, sport and weather updates, and gives residents an opportunity to have their say and participate in local debates through phone-ins. BBC Local Radio does this in a unique way that commercial radio cannot quite match.

In the last couple of years, during the Coronavirus pandemic, the station was able to help spread important information, while also in many ways being the only source of company for those residents cut off from the rest of society. During the cost of living crisis local radio will play a similarly crucial role in spreading information about support services, warm banks and a number of other important lifelines for residents.

BBC local radio also does a great job of holding decision makers to account – both local and national – as was demonstrated by the round of local interviews conducted with former Prime Minister Liz Truss on 29 September 2022.

Council recognises the BBC is being forced into cuts by successive Government freezes to the license fee and the withdrawal of funding for free licenses for over 75’s.

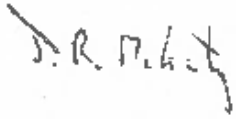
Council calls on the Government to fund the BBC properly so it can continue to deliver a full schedule of local radio programming across the UK – in addition to its planned expansion of digital radio services.

Council instructs the Managing Director to write to the Secretary of State for Culture Media and Sport, Rt Hon Michelle Donelan MP, to express our dismay at these proposed cuts to BBC local radio and to demand that the Government find a solution to cover the BBC’s predicted £295 million funding shortfall by 2027.

Council further requests that the Managing Director write to the Director General of the BBC to celebrate the irreplaceable local service **Radio Gloucestershire**

provides to residents in **Gloucester** and stresses our desire for its local programming to be protected and retained.”

Yours sincerely

A handwritten signature in black ink, appearing to read "J. R. McGinty".

Jon McGinty
Managing Director

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

| <u>Interest</u> | <u>Prescribed description</u> |
|---|---|
| Employment, office, trade, profession or vocation | Any employment, office, trade, profession or vocation carried on for profit or gain. |
| Sponsorship | Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992. |
| Contracts | Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged |
| Land | Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income. |
| Licences | Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer. |
| Corporate tenancies | Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest |
| Securities | Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share |

- capital of that body; or
- ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

Access to Information

Agendas and reports can be viewed on the Gloucester City Council website: www.gloucester.gov.uk and are available to view five working days prior to the meeting date.

For enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

Recording of meetings

Please be aware that meetings may be recorded. There is no requirement for those wishing to record proceedings to notify the Council in advance; however, as a courtesy, anyone wishing to do so is advised to make the Mayor aware before the meeting starts.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the Public and Press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.

FIRE / EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

This page is intentionally left blank



COUNCIL

MEETING : Thursday, 17th November 2022

PRESENT : Cllrs. Hyman (Mayor), J. Brown (Sheriff & Deputy Mayor), Cook, Norman, S. Chambers, Lewis, Padilla, Hilton, Pullen, Gravells MBE, Tracey, Morgan, Wilson, Bhaimia, Williams, D. Brown, Taylor, Field, Patel, Toleman, Finnegan, Melvin, Bowkett, Ackroyd, Castle, A. Chambers, Conder, Dee, Evans, Hudson, Kubaszczyk, O'Donnell, Radley, Zaman, Sawyer and Campbell

Others in Attendance

Managing Director

Monitoring Officer

Head of Culture

Head of Place

Financial Services Manager

Policy & Governance Manager

Democratic and Electoral Services Officer

APOLOGIES : Cllrs. Brooker, Chambers-Dubus and Durdey

28. BY-ELECTION RESULTS

28.1 The Mayor welcomed Councillor Lorraine Campbell to the City Council as a member for the ward of Tuffley.

28.2 **RESOLVED** - that the result of the Tuffley By-Election on 13 October 2022 resulting in the election of Councillor Lorraine Campbell be noted.

29. MINUTES

29.1 **RESOLVED** – that the minutes of the Council meeting held on 29th September 2022 were approved and signed by the Mayor as a correct record, subject to a correction to paragraph 27.2 (Notices of Motion) to state that Councillor Padilla and Kubaszczyk proposed and seconded the motion, not Councillor Cook and Councillor Norman as stated in the minutes.

29.2 Councillor A.Chambers stated that he believed that meetings should be recorded for transparency reasons and to ensure accuracy. In response, the

COUNCIL
17.11.22

Leader of the Council noted that there was an existing commitment to webcast meetings and that this would be revisited when resources permitted.

30. DECLARATIONS OF INTEREST

There were no declarations of interest.

31. CALL OVER

31.1 The Mayor invited Members to indicate whether they wished to reserve agenda item 10 for discussion. Members reserved the right to discuss the item.

31.2 Councillor Cook (Leader of the Council) moved, and Councillor Norman (Deputy Leader of the Council) seconded that Council note that Councillor Campbell has been appointed to the vacant Conservative seat on the Overview & Scrutiny Committee.

RESOLVED – that Council notes that Councillor Campbell has been appointed to the vacant Conservative seat on the Overview & Scrutiny Committee.

32. PUBLIC QUESTION TIME (15 MINUTES)

32.1 A Gloucester resident submitted the following question:

The UK has the leakiest homes in Europe with regard to heat loss. Meaning the carbon emissions produced to heat these homes are bigger than those produced by vehicles on our roads. Statements from many eminent scientists of this country including, Sir David King claim what we do in the next three to four years will be profound to the existence of human life on this planet.

In October 2021, during the COP 26 in Glasgow. Outside Gloucester cathedral, the leader of the city council proclaimed that Gloucester would declare a climate emergency and work to a goal of net zero carbon emissions and would install insulation in all social housing in Gloucester.

What has the council installed since the twelve months of this promise to show its commitment to climate change at this time?

Councillor Cook responded that he had not promised that the council would install insulation in all social housing in Gloucester. He advised that the council had declared a climate emergency, and had set a target for the achievement of net zero carbon emissions, which was more challenging than the goal set for the UK nationally. He explained that this council, as the lead partner for Climate Change Adaptation on the cross-county Climate Leadership Gloucestershire board, fully supported the recommendations of the Climate Change Committee's 6th Carbon Budget on residential thermal efficiency and would seek to ensure this was reflected in the forthcoming Gloucester City Council Climate Change Strategy and Action Plan.

COUNCIL
17.11.22

32.2 A Gloucester resident submitted the following question:

I and many others, some even imprisoned, have demonstrated our commitment to give a voice to those 63,500 excess individuals who have died in their own homes in the UK over the twelve-month period 2020 – 21.

How many excess deaths of people have died in their own homes in Gloucester from 2019-20

And how many have died from 2020-21 in Gloucester?

Councillor S. Chambers responded that datasets relating to the estimated number of excess deaths were published by the Office for National Statistics and were not held by Gloucester City Council.

32.3 A Gloucester resident submitted the following question:

When will the figures be released for 2021-22 and will this council publicly acknowledge this count and state the figures?

Councillor S.Chambers responded that it was a matter for the Office for National Statistics.

32.4 A Gloucester resident submitted the following question:

How many new social houses have been built in Gloucester since 2010 and what is the average EPC (Energy Performance Certificate) rating of these homes? EPC rate from E to A+++

Councillor S. Chambers explained that the council was currently unable to provide data dating back to 2010, but that 982 affordable homes had been delivered in the period from April 2016 to March 2022, with a further 75 delivered in the first two quarters of 2022/23; totalling 1,057 since April 2016. She added that the council did not hold data relating to the EPC rating of new affordable homes.

32.5 A Gloucester resident submitted the following question:

As part of your climate emergency rating strategy for this city, to meet the carbon zero goal of this city. What is the minimum EPC rating for social housing likely to be under the city's net zero carbon status for these new build properties and what courses of action are entailed to raise the EPC rating for the present stock of social housing?

Councillor Cook explained that the *social housing sector faced a significant challenge to achieve the Government's requirement of a minimum C rating on Energy Performance Certificates (EPC) across all homes by 2030 due to the volume, type, age, and current efficiency of the UK's social housing stock and level of capital investment needed to bring it up to the required energy efficiency standards. He advised that given the council's more ambitious targets, it would be keen to encourage and support registered providers to*

COUNCIL
17.11.22

go further and faster, but he noted that , as the council did not own any housing stock, its role was to engage with registered providers and other landlords, as well as seeking to make use of any relevant powers available through the local planning process for new housing.

32.6 A resident of Gloucester submitted the following question:

When will the installation of insulation and retrofit and the renewed legislation of EPC ratings of social housing be introduced in Gloucester and when are the expected completion of retrofit and fitting of insulation of all the social housing stock to meet the promise from the council of its commitment to reach carbon net zero emissions.

Councillor S. Chambers advised that it was for registered providers to meet any specific requirements relating to the energy efficiency of their housing stock as required by government.

32.7 A resident of Gloucester submitted the following question:

When will the commitment of this council to the improved EPC ratings to reach carbon net zero emissions, be legislated to the private landlord sector in this city.

Councillor S. Chambers responded that the council did not have any powers to regulate this area and that it would require the government to introduce relevant legislation.

32.8 A Gloucester resident submitted the following question:

Why have some residents have had to wait over 16 months for planning Applications to be granted. That's not including the time period that applications have been submitted via pre application.

Do you think it is acceptable for a Gloucester resident to have to wait 66 weeks when the planning guarantee is the government's policy that no application should spend more than a year with decision-makers, including any appeal. In practice this means that planning applications should be decided in no more than 26 weeks, allowing a similar period for any appeal. The city council has taken over 3 times longer than the governments guarantee.

Councillor S. Chambers advised that the council consistently exceeded the minimum targets set by government. She stated that every planning application was different and it was not always possible to determine every application within 8 or 13 weeks. She explained that applications are not acceptable for planning reasons, the council negotiates and work with applicants to find a solution where possible and this can increase the time it takes to determine applications. She highlighted delays caused by the cyber incident experienced by the council, but advised that officers had worked hard to put in temporary solutions as soon as possible to ensure the planning department could still operate.

**COUNCIL
17.11.22**

32.9 A Gloucester resident submitted the following question:

I am aware that residents have made many complaints in writing to the council with some complaints being direct complaints sent by email. One complaint directly from a legal representative.

Why does the planning department think is ok to not respond in any way to emails and legal representatives?

Councillor S. Chambers responded that the Council had a formal complaints procedure and all complaints were acknowledged and responses were recorded.

32.10 A resident of Gloucester submitted the following question:

Will the council disclose information on how many more Gloucester residents and businesses have been let down by the planning department by exceeding the Governments planning guarantee time frame?

Councillor S. Chambers explained that it was not possible to provide the determination statistics for the last two quarters due to the aforementioned cyber incident, but that data would be available by the end of the next quarter and she was confident that it would show that the council had continued to exceed all of the government targets in terms of speed of decision making. She reported that the last available data from Q1, 2 and 3 of 2021/22 showed performance levels of 83% for major applications, against a target of 60%, and 88% for non-major applications, against a target of 70%.

32.11 A resident of Gloucester submitted the following question:

The planning department were aware that a Gloucester city building was in a dangerous position after a fire destroyed most of the building and that council Building control urgently requested that the work proceeded for the safety of the public as it posed a real danger to public. Why did the city council planning not be concerned of the consequences and the danger of Gloucester buildings which pose a danger to the public by taking 3 times longer to respond to planning applications of the Gloucester city residents, taking 3 times longer than the government guarantee deadline?

Councillor S. Chambers advised that Building Control and Planning Services were within the same service area at Gloucester City Council and that where issues of building safety are concerned, the two services liaise to ensure an appropriate response, always with health and safety at the forefront of decision making. She explained that building control officers always ensure the safety of dangerous buildings, usually through temporary measures, such as scaffolding, or in extreme conditions, demolition. She noted that building control officers were not involved in, nor did they have influence over, the planning process.

32.12 A resident of Gloucester submitted the following question:

COUNCIL
17.11.22

Responsible Gloucester landlords take every step to keep their buildings safe and the public.

Do the city council even care about the financial impact and business damage the City Council have caused Gloucester residents by not meeting the government planning guarantee and exceeding the final deadline by a significant amount of time?

Councillor S. Chambers reiterated that the council performed well against the targets set by government, but that planning applications vary considerably with regards to their complexity and as such some take longer than others to determine. She advised that the Council seeks to negotiate with applicants wherever possible to reach positive outcomes, as opposed to refusing applications, and that economic considerations were one of many material considerations the planning officers would take into account as part of the planning process.

32.13 A resident of Gloucester submitted the following question:

Please can the City council inform the public how much money has been paid to Orbis within it's remit of collecting Data of homeless individuals in this city since it's inception in 2016.

Councillor S. Chambers advised that Orbis was not contracted to collect data in respect of homeless individuals; it provided an emergency out of hours homelessness response for residents who become homeless and who have not engaged with Council officers.

33. PETITIONS AND DEPUTATIONS (15 MINUTES)

There were no petitions nor deputations.

34. ANNOUNCEMENTS

Mayor

34.1 The Mayor stated that he was happy to announce that Councillor D.Brown had recently donated his 100th pint of blood to the National Blood Trust. He also announced that preparations were underway for the Children's Christmas party on 18 December 2022 and encouraged Members to get in contact with the Civic Office if there were primary schools in their ward who had not received invitations. He further announced that preparations were underway for the Mayors Ball on 28 January 2023. He said that any donations of raffle prizes would be appreciated, and that the money raised from the event would go to Pride in Gloucestershire.

Deputy Mayor and Sheriff

COUNCIL
17.11.22

- 34.2 The Deputy Mayor and Sheriff, Councillor J.Brown stated that she had recently participated in the medieval tradition of the Assize of Ale. She recapped the history of the tradition and reported that 28 places had been visited and £760.80 had been raised. This would be split between the Rotary Club and Pride in Gloucestershire. She thanked the individuals that took part.

Cabinet Member for Culture and Leisure

- 34.3 Councillor Lewis announced that Gloucester Guildhall had been awarded an additional £250,000 per annum for three years, which would enable the Guildhall Team to provide an excellent service and for Gloucester to produce acts of their own. He said that recent capital investment had transformed the space and it was a strong sign that Arts Council England recognised that Gloucester was an excellent area to invest in. He noted that Strike a Light had retained their National Portfolio Organisation (NPO) status and that Gloucester had received over £2 million in funding overall. He thanked everyone involved for their hard work.

Cabinet Member for Planning and Housing Strategy

- 34.4 Councillor S. Chambers informed Members that Gloucester had received £673,000 from the Supported Housing Improvement Programme, which would help to provide high quality, supported housing. She stated that the bidding was done by the Housing and Revenues and Benefits Teams in tandem. She said that not every bid from local authorities was successful and thanked the officers for their hard work. She advised that resources would be targeted at the worst performing supported housing providers.

Cabinet Member for Communities and Neighbourhoods

- 34.5 Councillor Padilla announced that after the introduction of a warm places scheme had been agreed at the previous Council meeting, the Community Wellbeing Team approached various organisations, resulting in a list of 13 organisations, six within Matson, Robinswood and White City Ward, had been published. He noted that finding participants for the scheme was challenging, but that £13,000 was available to support it and grant of up to £1,000 could be provided to each participant. He added that the application forms would go live on the website soon.

-

Managing Director

- 34.6 The Managing Director noted the decision of the previous Council meeting to bring forward a report on the designation of a new Monitoring Officer and advised that as the current Monitoring Officer would remain in post for a further week, he would instead bring a report to the January Council meeting. He thanked the outgoing Monitoring Officer for his work during his time at the City Council.

COUNCIL
17.11.22

35. MEMBERS' QUESTION TIME

- 35.1 In respect of question 1, Councillor Hilton asked what was the Council doing to encourage interest in the HKP warehouses in the event that Dowdeswell Group Ltd did not proceed with their purchase. Councillor Norman responded that officers were in regular contact with various developers and she was confident that alternative options would come forward if required.
- 35.2 Concerning question 2, Councillor Hilton asked what work was being done to ensure that pedestrians were granted access at the footbridge to ensure that they did not need to make a long diversion by the railway station. Councillor Cook responded that he would ask officers to approach Network Rail, however, he believed they not keen and the intention was to provide adequate signage for any diversion.
- 35.3 In respect of question 3, Councillor Pullen asked why the charity Gloucester Feed the Hungry had received a large business rates bill and what was being done with regard to lift repairs needed at the premises, which was owned by the council. Councillor Norman advised that Gloucester Feed the Hungry should make an application for a business rates relief and the council was following up on the lift repairs.
- 35.4 In response to question 4, Councillor Pullen asked what progress was being made to work with the Gloucestershire County Council to ensure that publicly owned buildings were being made available for the warm spaces scheme. Councillor Padilla stated that he would follow up and provide a written answer after the meeting.
- 35.5 In respect of question 5, Councillor Castle asked whether the City Council held any bonds on new developments. Councillor S. Chambers replied that she would follow up and provide a written answer.
- 35.6 In respect of question 7, Councillor A. Chambers asked what lessons the council had learnt from the breakdown in communication that led to asbestos not being removed from a site in Matson for some time. The Leader of the Council stated that when the presence of asbestos was reported, Urbaser, the council's waste service provider at that time, contracted with and paid a third party to remove it; however, the asbestos was not removed and Urbaser did not pass the information over to Ubico, the council's new waste service provider. He added that he had been assured that there were no public footpaths in the immediate vicinity of the site.
- 35.7 Concerning question 8, Councillor Sawyer asked how many Ukrainian refugees had been housed in Gloucester to date. Councillor S. Chambers stated that she would provide an up to date answer in writing.
- 35.8 In respect of question 9, Councillor D. Brown asked when an improved version of the "MyGloucester" app would be available. Councillor Norman stated that it was not an app and that the reporting portal was available via the council's website. She encouraged all Members to use it to report issues in their ward.

COUNCIL
17.11.22

- 35.9 Regarding question 10, Councillor Wilson asked whether it would be possible to create a combined list of Warm Places available through the City and County Council and for that to be readily available. Councillor Padilla confirmed that a joint list would be circulated when available.
- 35.10 Concerning question 11, Councillor Field asked whether Gloucester City Homes (GCH) had plans to decarbonise their existing portfolio. Councillor S.Chambers said that this was correct, and that she would endeavour to provide Councillor Field details of the order of decarbonisation works planned for existing GCH properties in Podsmead.
- 35.11 In respect of question 12, Councillor Hilton asked whether the full cost of recovery from the cyber incident would be less than £1 million. Councillor Norman advised she could not confirm the exact figure until the recovery was complete. She added that officers were doing their best for the authority and that with every decision they took, they were looking to provide value for money.
- 35.12 Concerning question 13, Councillor Pullen asked if the council could guarantee that it would prosecute individuals who parked on the grass at The Lannett in future. The Leader of the Council stated that, now that the council was familiar with the process, the intention would be to pursue every case with due diligence with the aim of securing a successful outcome for the council.
- 35.13 Concerning question 14, Councillor A. Chambers asked why the council had not obtained planning and conservation consents in respect of the removal of a historic wall by a contractor as part of the works carried out at the London Road Rose Garden. Councillor S. Chambers encouraged Councillor A. Chambers to provide her with the so that she could provide a written response.
- 35.14 Regarding question 16, Councillor D. Brown asked whether Gloucester could do more as a City to assist the Royal British Legion, by setting up a one stop shop to assist veterans. Councillor Padilla said that the council had made a commitment to support the Armed Forces and were working with the County Council on this. He said that the intention was to establish a hub where armed forces personnel, past and present, could visit and receive support.
- 35.15 In respect of question 17, Councillor Field asked whether footfall data was collected from events such as the continental market. Councillor Lewis advised that footfall data was collected, but that he did not have figures to hand and would provide them in writing if available. He noted that in future organisers should perhaps work more closely with the council to promote events.
- 35.16 In respect of question 18, Councillor Hilton noted that the number of staff leaving the council appeared high and asked for the reasons behind this. Councillor Norman stated said that data from the exit interviews conducted

COUNCIL
17.11.22

showed that 60% of those leaving would recommend the council as an employer. She noted the relative size of the council and stated that staff leaving the organisation for career progression reasons should be seen positively, as it indicated that the council was successfully developing its staff.

- 35.17 Concerning question 19, Councillor Pullen asked how much it cost the council to have a private contractor open its mail. Councillor Norman stated that it was common for local authorities, as well as private companies to utilise a digital mail service, as it provided an efficient service. She advised that she would confirm the costs in writing.
- 35.18 Concerning question 20, Councillor A. Chambers asked whether contractors had been overpaid in respect of works at Wellington Parade as an invoice he had seen suggested they had charged the council VAT at 40%. Councillor Norman advised that she would look into it and provide a written response.
- 35.19 In respect of question 22, Councillor Hilton asked for assurance that autumn leaves would be cleared from Kingsholm and Wotton by Christmas. Councillor Cook responded that the intention was to clear the leaves in accordance with the schedule provided, which was available to all Members on request.
- 35.20 Regarding question 23, Councillor A. Chambers asked why, despite a build-up of rubbish resulting in fires at two other properties, he had been advised that the council could not take any action in respect of the fire hazard created by the build-up of rubbish outside a further property. Councillor Cook explained that some matters were outside the legal powers available to the council and that Councillor Gravells, Councillor for Abbeydale ward where the property in question was situated, had already brought the issue to the attention of the MP for Gloucester for help with strengthening the relevant national legislative procedures. He thanked Councillor A. Chambers and Councillor Gravells for pursuing the matter.
- 35.21 Regarding question 24, Councillor A. Chambers asked whether the council would publicise the recommendations from the Local Government Association Corporate Peer Challenge widely, in addition to publication on the council's website. Councillor Cook confirmed that the intention was to share the report and recommendations publicly.

Questions to Chairs of Committees

- 35.22 In respect of question 1, Councillor A. Chambers asked what further changes to the Constitution the General Purposes Committee would seek to implement in order to limit Councillors' opportunities to ask questions. Councillor Williams referred Councillor A. Chambers to the comprehensive written response.
- 35.23 In respect of question 2, Councillor A. Chambers asked whether it was appropriate to propose that Members' questions be edited. Councillor K. Williams responded that Members' questions were not edited and referred Councillor A. Chambers to the written response .

COUNCIL
17.11.22

35.24 In regard to question 5, Councillor A. Chambers asked whether, when Councillors were opposed to the questions that Members asked, a constitutional reason should be given for that opposition. The Mayor indicated that the question did not require a response.

36. APPOINTMENTS

RESOLVED – that Councillor Lorraine Campbell be appointed to the vacant Conservative seat on the Overview & Scrutiny Committee.

37. NOTICES OF MOTION

37.1 Councillor Pullen proposed and Councillor Bhaimia seconded the following motion:

“At the beginning of November 2022 there were 11 empty units in The Eastgate Shopping Centre. This is a sad reflection on the state of the economy, the state of retail business and the changing face of the city centre.

Businesses have failed and moved out because they haven't been able to afford rising costs and business rates, have been unable to compete with on line shopping and as the way the public buy things has changed, some businesses have been unable to keep up.

Having empty units in the Eastgate Centre is costly to the council, is economically unviable and results in a loss of income.

Empty units are also unsightly, gives the impression of a lack of investment, leads to a rundown environment, which in turn affects footfall.

Now that the Gloucester City Council owns the Eastgate Centre one way in which the council could address the issues with empty units is to introduce a 'Meanwhile Space' initiative. Such a scheme would enable local community organisations, small business start-ups, social enterprises and similar organisations the opportunity to use empty units for temporary or short term periods based on realistically reduced and affordable terms and conditions.

Such occupancy would not only fill vacant premises in the Eastgate Centre but would also bring a diversity of uses and illustrate to the public the wealth of community initiatives and organisations that exist in Gloucester.

It would also be far better to have units used for alternative purposes rather than keep them empty for an extended period.

This council therefore resolves to:

- Initiate a Meanwhile Space scheme in the Eastgate Centre.

**COUNCIL
17.11.22**

- Consider vacant units that could be put to Meanwhile Space use
- Identify potential organisations, community groups and business start-ups who might take advantage of the scheme
- Lead by example and encourage landlords in other parts of the city centre to consider Meanwhile Space usage.”

37.2 Councillor Norman proposed and Councillor Kubaszczyk seconded the following amendment:

“At the beginning of November 2022 there were 11 empty units in The Eastgate Shopping Centre.

This is a sad reflection on the state of the economy, ~~the state of the~~ retail business **sector**, and the changing face of the city centre **and the council being unable to enter into long term leases until we hear the outcome of the Levelling Up Fund round two bid.**

Businesses have failed and moved out because they haven't been ~~unable~~ to afford rising costs and business rates, have been unable to compete with on line online shopping and as the way the public buy things has changed, some businesses have been unable to keep up.

Having empty units in the Eastgate Centre ~~is costly to the council, is economically unviable and results in a loss of income~~ **means that the council are unable to reach the full earning potential of this asset.**

Empty units are also unsightly, ~~can~~ gives the impression of a lack of investment, leads to a rundown environment, which in turn affects footfall.

~~Now that the~~ **As** Gloucester City Council owns the Eastgate Centre ~~one way in which the council could address the issues with empty units is to introduce a~~ **since the start of 2022, it has been working on a new managing agent tender, which was awarded in late summer and includes options to help combat the issue of empty units. This includes a** ‘Meanwhile Space’ initiative. ~~Such a scheme would~~ which enables local community organisations, small business start-ups, social enterprises and similar organisations the opportunity to use empty units for temporary or ~~short-term~~ **short-term** periods based on realistically reduced and affordable terms and conditions.

Such occupancy**ies** would not only fill vacant premises in the Eastgate Centre but would also bring a diversity of uses and illustrate to the public the wealth of community initiatives and organisations that exist in Gloucester.

It would also be far better to have units used for alternative purposes rather than keep them empty for an extended period.

This council therefore resolves to:

COUNCIL
17.11.22

- ~~Initiate~~ **Continue its work on developing** a Meanwhile Space scheme, ~~in the Eastgate Centre~~ **which in Gloucester will form part of the Place Activation Strategy which will cover all of the council's assets in the city centre.**
- Consider vacant units that could be put to Meanwhile Space use, **whilst considering the impact of a successful Levelling Up Fund round two bid.**
- **Continue to** ~~identify~~ potential organisations, community groups and business start-ups who might take advantage of the scheme
- Lead by example and encourage landlords in other parts of the city centre to consider Meanwhile Space usage.”

37.3 Councillor Hilton withdrew the Liberal Democrat Group amendment.

37.4 The motion as amended was put to a vote and carried.

37.5 **RESOLVED** that -

At the beginning of November 2022 there were 11 empty units in The Eastgate Shopping Centre.

This is a sad reflection on the state of the economy, the retail business sector, and the changing face of the city centre and the council being unable to enter into long term leases until we hear the outcome of the Levelling Up Fund round two bid.

Businesses have failed and moved out because they haven't been able to afford rising costs and business rates, have been unable to compete with on line online shopping and as the way the public buy things has changed, some businesses have been unable to keep up.

Having empty units in the Eastgate Centre means that the council are unable to reach the full earning potential of this asset.

Empty units are also unsightly, can gives the impression of a lack of investment, leads to a rundown environment, which in turn affects footfall.

As Gloucester City Council owns the Eastgate Centre since the start of 2022, it has been working on a new managing agent tender, which was awarded in late summer and includes options to help combat the issue of empty units. This includes a 'Meanwhile Space' initiative which enables local community organisations, small business start-ups, social enterprises and similar organisations the opportunity to use empty units for temporary or short-term periods based on realistically reduced and affordable terms and conditions.

Such occupancies would not only fill vacant premises in the Eastgate Centre but would also bring a diversity of uses and illustrate to the public the wealth of community initiatives and organisations that exist in Gloucester.

It would also be far better to have units used for alternative purposes rather than keep them empty for an extended period.

COUNCIL
17.11.22

This council therefore resolves to:

- Continue its work on developing a Meanwhile Space scheme, which in Gloucester will form part of the Place Activation Strategy which will cover all of the council's assets in the city centre.
- Consider vacant units that could be put to Meanwhile Space use, whilst considering the impact of a successful Levelling Up Fund round two bid.
- Continue to identify potential organisations, community groups and business start-ups who might take advantage of the scheme
- Lead by example and encourage landlords in other parts of the city to consider Meanwhile Space usage."

37.6 Councillor Hilton withdrew the motion relating to investment zones.

37.7 Councillor Radley proposed and Councillor Conder seconded the following motion:

"This council recognises that micro-generation is a useful way for residents and businesses to make a contribution to energy sustainability and security.

This council notes that micro-generation is the production of heat, electricity or both on a small scale from a low/zero carbon source. Many of the technologies use renewable sources, such as solar and wind power etc.

This council requests that the climate change and decarbonisation officer produce a report on how to expand micro-generation projects in the city of Gloucester within 3 months to better understand the opportunity and challenges this presents."

37.8 The Motion was put to a vote and carried

37.9 **RESOLVED that: -**

This council recognises that micro-generation is a useful way for residents and businesses to make a contribution to energy sustainability and security.

This council notes that micro-generation is the production of heat, electricity or both on a small scale from a low/zero carbon source. Many of the technologies use renewable sources, such as solar and wind power etc.

This council requests that the climate change and decarbonisation officer produce a report on how to expand micro-generation projects in the city of Gloucester within 3 months to better understand the opportunity and challenges this presents.

Time of commencement: 6.30 pm hours

Time of conclusion: 8.04 pm hours

Chair

This page is intentionally left blank

Gloucester City Council

| | | | |
|-------------------------|--|-------------------------------------|------------------------|
| Meeting: | Council | Date: | 26 January 2023 |
| Subject: | Adoption of the Gloucester City Plan | | |
| Report Of: | Cabinet Member for Housing and Planning Strategy | | |
| Wards Affected: | All | | |
| Key Decision: | Yes | Budget/Policy Framework: | Yes |
| Contact Officer: | Adam Gooch – Planning Policy Manager | | |
| | Email: | adam.gooch@gloucester.gov.uk | Tel: 39-6836 |
| Appendices: | <ol style="list-style-type: none"> 1. Inspector’s Report on the Examination of the Gloucester City Plan 2011 – 2031 2. Gloucester City Plan Schedule of Main Modifications 3. Policies Map Addendums 4. Sustainability Appraisal Adoption Statement 5. Gloucester City Plan with Main Modifications and Additional Modifications (track change) 6. Gloucester City Plan Schedule of Additional Modifications | | |

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 To recommend the adoption of the Gloucester City Plan as a part of Gloucester City Council’s statutory Development Plan.

2.0 Recommendations

- 2.1 Council is asked to **RESOLVE** that:

- (1) The Gloucester City Plan 2011 – 2031 (Appendix 5) be adopted, incorporating all of the Main Modifications recommended by the Inspector (Appendix 2), together with the Additional Modifications (Appendix 6), as a part of Gloucester City Council’s statutory Development Plan.
- (2) The correction of any minor errors such as spelling, grammar, cross-referencing, typographical and formatting changes (including the addition of a foreword), that do not affect the substantive content of the plan be delegated to the Head of Place, in consultation with the Cabinet Member for Housing and Planning; and to finalise and publish an updated and consolidated version of the Policies Map as it relates to the Gloucester City Plan.

3.0 Background and Key Issues

- 3.1 Local authorities have a statutory requirement to prepare a Development Plan. Gloucester City Council has chosen to do this through the preparation of two key Development Plan Documents: the Gloucester, Cheltenham and Tewkesbury Joint

Core Strategy (JCS), and the Gloucester City Plan (GCP). Together, they will provide the planning framework for the city until 2031, along with any Neighbourhood Development Plans that are 'made' (currently none) and the waste and minerals plans (prepared by the County Council).

- 3.2 The JCS was adopted in December 2017 and sets out the vision and objectives for the area together with strategic policies for shaping new development up to 2031. The JCS sets out the overall need for housing and employment growth, the spatial strategy for meeting these needs, allocates a number of large strategic sites for development and provides a range of strategic planning policies.
- 3.3 Whilst the JCS provides the higher-level strategic part of the Development Plan, more detailed, locally specific planning policies and smaller-scale site allocations are provided through individual district-level (second tier) plans. For Gloucester this is the GCP. A key role for the GCP is to help deliver the development requirements and spatial strategy of the JCS and the GCP therefore needs to be consistent and in conformity with it. Once adopted, the GCP will supersede most of the remaining policies in the Gloucester Local Plan 1983, which is the last fully adopted local plan for the area.
- 3.4 Work to progress the GCP has been ongoing for several years, following behind the JCS, given the JCS sets the strategic planning framework. Altogether, five different consultations were held between 2010 and 2019, with Full Council approving the Pre-Submission version of the plan in September 2019. This was followed by public consultation and submission to the Secretary of State for Housing, Communities and Local Government for examination in November 2020. The purpose of the examination was to consider whether the plan is legally compliant (including the duty to cooperate) and meets the 'tests of soundness'. The tests of soundness, taken from the National Planning Policy Framework (2021), are:
 - a) **Positively prepared:** Providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and consistent with achieving sustainable development
 - b) **Justified:** An appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
 - c) **Effective:** Deliverable over the plan-period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by a statement of common ground, and
 - d) **Consistent with national policy:** Enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national policy, where relevant.
- 3.5 Hearing sessions were held virtually, because of the Covid-19 pandemic, during May and June 2021 and the Inspector's 'Post Hearing Letter' was received in August 2021, setting out preliminary conclusions. The letter confirmed the GCP is legally compliant, has met the Duty to Cooperate and can be found 'sound' with 'Main Modifications' (MMs). The required MMs were set out in their letter, along with headline reasons.
- 3.6 Subsequently, officers engaged with the Inspector to agree a schedule of MMs which address the issues identified. Consequential changes were also required to the draft

Policies Map, though technically these do not form part of the MMs. An addendum to the Sustainability Appraisal and Habitats Regulations Assessment was undertaken in relation to the MMs. Other minor grammatical corrections and non-material changes, known as 'Additional Modifications' (AMs), were permissible without needing public comment or the Inspector's approval.

- 3.7 The MMs and other documents were approved for public consultation by Cabinet on 4 May 2022. Subsequently, public consultation was held for seven weeks between 16 May and 4 July 2022 and 30 responses were received. The consultation focussed on the proposed MMs; it was not the opportunity to raise matters that were, or could have been, part of earlier representations or hearings on the submitted Plan. These were then forwarded to the Inspector and considered in preparing their final report.
- 3.8 The final Inspector's report was received on 9 November 2022 and is provided at Appendix 1, with a summary of the key points provided at Section 4 below. The schedule of MMs that the Inspector considers necessary to make the plan sound, in order that it can be adopted by the City Council, is provided at Appendix 2. Some amendments to the content of the GCP require consequential amendments to the Policies Map, which are provided at Appendix 3. At the point of adoption, a Sustainability Appraisal Adoption Statement is required, which is provided at Appendix 4. A track change version of the GCP, showing the MMs in context is provided at Appendix 5. Finally, smaller, non-consequential amendments, known as Additional Modifications, are provided at Appendix 6 (see Section 5 for more detail).
- 3.9 A final version of the plan, removing track changes, will be prepared following adoption.

4.0 Inspector's key findings

- 4.1 The Inspector's report is structured around the consideration of 10 key issues. In the interests of keeping this report concise, it does not set out the conclusions against each of the 10 key issues individually, instead summarising the key findings.
- 4.2 **Consistency with the adopted JCS, Waste Core Strategy, Minerals Local Plan, national planning policy, the Use Classes Order and Building Regulations:** The Inspector concluded that the JCS provides strategic planning policies, and those in the GCP are non-strategic (being more locally specific). Furthermore, to be effective, that some policies and supporting text should reference policies in other elements of the Development Plan, and all policies should reference the 'parent policies' to which they relate. This requires various changes throughout the GCP.
- 4.3 Other changes are required to address factual matters, such as the introduction of an updated National Planning Policy Framework (July 2021), significant changes to the Use Classes Order through the introduction of new legislation (Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020), changes to Part S of the Building Regulations, and the removal of reference to other plans and strategies from policy wording.
- 4.4 **Housing and employment provision:** The Inspector is satisfied that the GCP proposes to allocate sufficient deliverable housing and employment sites to meet the

minimum capacity, as set out in the adopted JCS, and that it is not therefore necessary to consider further sites.

- 4.5 The Inspector is satisfied that the City Council has undertaken a comprehensive search for sites to provide for Gypsies, Travellers and Travelling Showpeople need, that no deliverable sites currently exist in Gloucester City, and that officers are continuing to search for sites to address this need.
- 4.6 However, in relation to general housing and accommodation for traveller communities, there is an acknowledged shortfall. On this basis, the Inspector requires additional wording to make clear that the City Council is supportive of windfall developments (those not allocated in the plan) where they are consistent with the development strategy of the JCS and policies of the Development Plan.
- 4.7 The protection of employment land policy requires an additional criterion, to allow developers to identify alternative facilities that could reasonably accommodate that which would be lost.
- 4.8 **Specialist housing:** Amendments are required to take a more positive approach to catering for specialist housing demands, to articulate how the impacts of development are to be considered, and the requirement for affordable housing contributions from this form of development. Amendments are required to the student accommodation policy, to include all categories of students and to consider accessibility to the educational establishment to which it relates. Furthermore, amendments are required to the self and custom build policy, to make clear the basis on which developers are required to make plots available to those on the Council's self and custom build register.
- 4.9 **Affordable housing:** The Inspector has concluded that affordable housing is a strategic matter that should be addressed through the JCS, and that the approach set out in the GCP was not consistent with it. This policy is therefore deleted and planning applications will be determined in accordance with Policy SD12 'Affordable Housing' of the JCS.
- 4.10 **Homes in Multiple Occupation:** Policy A1 'Effective and efficient use of land and buildings' included provisions relating to Houses in Multiple Occupation. The Inspector concluded this issue requires a specific policy, which has now been created.
- 4.11 **Accessible and adaptable homes:** In considering the viability of development, the Inspector concluded that the requirement for 50% of new homes to meet the 'accessible and adaptable' homes standard should be reduced to 25%.
- 4.12 **Climate change and resource efficiency:** The Inspector concluded that elements of the plan should be strengthened with regard to climate change, waste reduction and underused buildings and space, requiring changes to the Vision and Key Principle 1.
- 4.13 **Vehicle charging points:** As mentioned earlier in this report, new building regulations have been introduced, including a requirement for vehicle charging points in new development. This renders the policy on this matter obsolete, and this is to be deleted.

- 4.14 **Flood risk and wider water management issues:** Policies are amended to take a more creative and holistic approach to flood management, using opportunities from existing and proposed green and blue infrastructure, and to make clear that developer contributions may be required to address flood risk elsewhere and for flood warning systems.
- 4.15 **Cordon Sanitaire – Netheridge Sewage Treatment Works:** The Inspector concluded the policy should be amended to set out circumstances where planning permission would be granted for development. The changes clarify that the boundary is a trigger for odour testing, to ensure that any development which could be adversely affected by odour is able to take place, without impacting the operation of the sewage works, or without resulting in unacceptable living conditions.
- 4.16 **Sustainable transport and parking:** The Inspector concluded this policy should be rewritten to set out the sustainable transport criteria against which future development proposals will be determined, and to include parking requirements.
- 4.17 **Site allocations:** Several site allocations have been removed, either because they already have planning permission and development has started onsite (for example ‘King’s Quarter’ and ‘Land at Rea Lane’), or the Inspector felt they were undeliverable (for example ‘Lynton Fields’, where the landowner confirmed the site was no longer available for employment development).
- 4.18 The Inspector considered that the indicative capacity of three sites should be increased, namely 67 – 69 London Road (former Prospect House), Great Western Road Sidings and Wessex House. In contrast, the capacity at the Jordon’s Brook House has been reduced to allow for a proposed health centre on part of the site.
- 4.19 There are further consequential amendments in terms of formatting and structure, arising from other modifications, such as policy numbering.

5.0 Additional Modifications

- 5.1 As noted earlier, the Inspector’s report focuses on the changes that are needed to make the GCP sound – referred to as Main Modifications (MMs). In addition to these, in adopting the GCP the Council may also make additional modifications to the Local Plan provided they do not, alone or in combination, materially alter the policies of the plan, known as Additional Modifications (AMs). Such changes include alterations to the supporting text consequential to the MMs, minor factual updating and the correction of typographical/spelling errors. They include a number of minor changes that the Inspector felt should be considered as part of the plan submitted for examination, following some suggested changes by officers in response to the Pre-Submission consultation. The schedule of AMs is provided at Appendix 6.
- 5.3 Resolution 2 of this report allows for circumstances where further AMs are identified after the GCP has been adopted. Members are recommended to resolve to delegate authority to the Head of Place, in consultation with Cabinet Member for Housing and Planning, to correct any further minor spelling, grammatical, cross-referencing or typographical errors and make presentational changes for publication of the Plan. This will include the addition of a ‘Foreword’.

6.0 Policies Map

6.1 The purpose of the Policies Map is to illustrate geographically the application of the policies in the GCP. Appendix 3 is an addendum showing all mapping changes required. Resolution 2 provides delegated authority to the preparation of an updated and consolidated Policies Map following adoption of the GCP.

7.0 Social Value Considerations

7.1 The GCP includes Policy B1 'Employment and Skills Plans', which seeks to generate social value from new developments in Gloucester, through the identification of opportunities for employment and skills opportunities for local people.

8.0 Environmental Implications

8.1 The GCP (along with the adopted JCS) provides a key part of the Development Plan for Gloucester City, setting the sustainable planning framework to 2031. It balances economic, social and economic considerations to achieve the most sustainable outcome for the city. In this regard, the GCP has been subject to an ongoing and iterative Sustainability Appraisal and Habitats Regulations Assessment process by independent consultants.

8.2 Policies in the plan directly address environmental issues in the city, including for example biodiversity, habitats, flood risk and drainage.

9.0 Alternative Options Considered

9.1 At this stage in the process, changes to a GCP are Inspector-led, being amendments necessary to make the plan 'sound'.

10.0 Reasons for Recommendations

10.1 The Inspector's report sets out her findings and the MMs set out the changes that are considered necessary to make the GCP 'sound' and legally compliant, in order that it can be adopted by the City Council.

11.0 Future Work and Conclusions

11.1 Once the GCP has been adopted, there is a six-week legal challenge period (see Section 13).

12.0 Financial Implications

12.1 Once adopted, it will be necessary to undertake various regulatory requirements, for example printing and placement of the adopted plan and associated documentation in the council's main reception and other locations.

12.2 Following adoption, there is a six-week legal challenge period. If a challenge is submitted this will require officer and budget resources, which are identified within existing budgets.

(Financial Services have been consulted in the preparation this report.)

13.0 Legal Implications

- 13.1 Under Section 23 of the Planning and Compulsory Purchase Act 2004, it is not possible to adopt a development plan document that an Inspector has only found to be sound with Main Modifications without all the main modifications as recommended in an Inspector's final report. Save for any minor amendments, which (taken together) do not materially affect the policies set out in the development plan document, the exact wording must be as the Main Modifications set out within the Inspector's final Report.
- 13.2 Under Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012, where a local planning authority adopt a local plan they must prepare an adoption statement specifying the date on which the local plan was adopted, any modifications made pursuant to section 23 of the Planning and Compulsory Purchase Act 2004, that any person aggrieved by the local plan may make an application to the High Court under section 113 of that Act and the grounds on which and the period within which an application can be made.
- 13.3 As soon as reasonably practicable after adoption the Council must send a copy of the adoption statement to any person who asks to be notified of the adoption of the local plan and to the Secretary of State. The Council must also, again as soon as reasonably practicable, make the following available by publishing them on its website and making them available for inspection at their principal office and at such other places within their area as it considers appropriate during normal office hours:
- The Local Plan.
 - The Adoption Statement.
 - The Sustainability Appraisal report.
 - Details of where the Local Plan is available for inspection and the places and times at which the document can be inspected.
- 13.4 Under Section 113 of the Planning and Compulsory Purchase Act 2004 any application for leave to challenge an adopted plan (in whole or part) must be made before the end of the period of six weeks beginning with the day after adoption. The Gloucester City Plan 2011 - 2031 will form and remain part of the Development Plan on adoption unless and to the extent any challenge under Section 113 of the Planning and Compulsory Purchase Act 2004 has been successful.

(One Legal have been consulted in the preparation this report.)

14.0 Risk & Opportunity Management Implications

- 14.1 Any decision not to adopt the new GCP at this stage of the process would create a policy vacuum leading to increased pressure from speculative development.
- 14.2 There is a risk of legal challenge upon adoption of the Plan under Section 113 of the Planning and Compulsory Purchase Act 2004 on the ground that the document is not within the appropriate power, or a procedural requirement has not been complied with. Any such legal challenge must be made within six weeks of the plan being formally adopted.

15.0 People Impact Assessment (PIA) and Safeguarding:

- 15.1 Throughout the preparation of the GCP, an 'Integrated Assessment' has been undertaken, which includes Sustainability Appraisal, Equalities Impact Assessment and Health Impact Assessment.
- 15.2 Furthermore, a People Impact Assessment Screening Report has been undertaken, which does not identify any potential or actual negative impacts.

16.0 Community Safety Implications

- 16.1 The GCP includes Policy F3 'Community Safety, which seeks to ensure that developments are designed so as to ensure community safety is a fundamental principle in the design and layout of development, for example through maximising natural surveillance and attractive and safe streets.

17.0 Staffing & Trade Union Implications

- 17.1 None

Background Documents:

Gloucester City Plan Pre-Submission Report (September 2019)
Gloucester City Plan Sustainability Appraisal and Habitats Regulations Assessment (September 2019)

Gloucester City Plan Main Modifications Report (May 2022)
Gloucester City Plan Main Modifications Sustainability Appraisal and Habitats Regulations Assessment (May 2022)

Report to Gloucester City Council

by Louise Nurser BA (Hons), Dip Up, MRTPI

an Inspector appointed by the Secretary of State

Date 9 November 2022

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Gloucester City Plan 2011-2031

The Plan was submitted for examination on 20 November 2020

The examination hearings were held between 11 May 2021 and 9 June 2021

File Ref: PINS/U1620/429/6

Contents

| | |
|---|----|
| Abbreviations used in this report | 4 |
| Non-Technical Summary..... | 5 |
| Introduction..... | 6 |
| Context of the Plan | 8 |
| Public Sector Equality Duty | 8 |
| Assessment of Duty to Co-operate..... | 9 |
| Assessment of Other Aspects of Legal Compliance | 9 |
| Assessment of Soundness..... | 11 |
| Issue 1 – Whether the overall approach of the Gloucester City Plan (GCP) is consistent with the Joint Core Strategy (JCS), the Gloucestershire Waste Core Strategy (WCS), the Gloucestershire Mineral Local Plan (MLP) and national policy? | 11 |
| Issue 2 - Whether the GCP's approach to housing requirements and supply is positively prepared, justified, effective and consistent with the JCS and national policy? | 13 |
| Issue 3 – Whether the GCP's approach to housing requirements and supply for Gypsies and Travellers and Travelling Showpeople is consistent with the JCS and national policy? | 17 |
| Issue 4 – Whether the GCP has been positively prepared, justified, effective and consistent with the JCS and national policy in relation to the provision and protection of land for employment and town centre uses? | 18 |
| Issue 5 – Whether the policies relating to flood risk and wider water management issues are effective and consistent with the JCS and national policy? | 19 |
| Issue 6 – Whether the GCP is effective and consistent with the JCS and national policy in relation to its approach in enhancing and conserving the built, natural environment and historic environment and addressing climate change? | 20 |
| Issue 7 – Whether the GCP is justified, effective and consistent with the JCS, and national policy in relation to its approach towards promoting healthy, safe and well-designed mixed communities? | 22 |

Issue 8 – Whether the proposed development within the GCP is sufficiently viable to enable the delivery and implementation of the spatial requirements of the Joint Core Strategy? 23

Issue 9 - Whether the other policies within the GCP are consistent with the development plan, national policy and are effective? 24

Issue 10 – Whether the GCP has clear and effective mechanisms for implementation, delivery and monitoring? 26

Overall Conclusion and Recommendation..... 26

Schedule of Main ModificationsAppendix

Abbreviations used in this report

| | |
|------|---|
| GCP | Gloucester City Plan 2011- 2031 |
| HMOs | Houses in Multiple Occupancy |
| JCS | Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 |
| LDS | Local Development Scheme |
| MLP | Minerals Local Plan for Gloucestershire 2018- 2032 |
| SA | Sustainability Appraisal |
| SAC | Special Area of Conservation |
| SALA | Strategic Assessment of Land Availability |
| WCS | Gloucestershire Waste Core Strategy 2012 |

Non-Technical Summary

This report concludes that the Gloucester City Plan 2011-2031 provides an appropriate basis for the planning of the City, provided that a number of main modifications [MMs] are made to it. Gloucester City Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared a schedule of the proposed modifications and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over a seven-week period. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Ensuring the plan is consistent with the higher tier plans;
- Demonstrating a positive approach towards development;
- Ensuring the policies of the plan do not undermine the deliverability of the plan;
- The deletion of policy references which could confer development plan status on supplementary planning documents and other documents which are not part of the plan;
- Deletion of site allocations which are unavailable for development or have since become commitments, updating the capacity of various sites, with consequential consideration of overall housing and employment provision;
- Ensuring the plan is consistent with the changes made to the Use Classes Order;
- Clarifying how the plan is to be monitored;
- Providing appendices setting out the policies of the Adopted Gloucester City Plan (1983) that are to be superseded;
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Gloucester City Plan (GCP) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2021 (paragraph 35) makes it clear that, in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The GCP 2011- 2031, submitted in November 2020 (CD001) is the basis for my examination. It is broadly the same document as was published for consultation in November 2019.
3. However, a number of modifications to the plan, which had not been subject to formal consultation, were included within the submission documents¹. Some of these were corrections of grammatical errors, or factual updates. Where these would result in no substantive impact, I have accepted these as part of the submission plan². The other remaining proposed amendments, submitted by the Council, were treated in the same way as any other proposed changes tabled by anyone else.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1, MM2** etc, and are set out in full in the Appendix.
5. Following the examination hearings, the Council prepared a schedule of proposed MMs and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MM schedule was subject to public consultation for seven weeks. I have

¹ CD10a- Schedule of proposed changes.

² CD010e- Additional modifications to be considered as part of the submitted plan.

taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/habitats regulations assessment that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the Pre-Submission GCP Policies Map as set out in (CD002).
7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective. Conversely there are cases where policies which have a geographical application have not been defined on the Policies Map. Therefore, consequential amendments to the policies map are required.
8. These further changes to the policies map were published for consultation alongside the MMs, and Policies Map Addendum. In this report I identify any amendments that are needed to those further changes in the light of the consultation responses.
9. When the Plan is adopted, in order to comply with legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the Policies Map Addendum and the further change published alongside the MMs.

Context of the Plan

10. The GCP 2011- 2031 follows the administrative boundary of Gloucester City. It is proposed to replace the saved policies of the adopted Gloucester City Local Plan (1983)³. On adoption, it will form the development plan, together with the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011- 2031 (JCS) (DP001); the Minerals Local Plan for Gloucestershire 2018- 2032 (MLP) (DP004); and the Gloucestershire Waste Core Strategy 2012 – 2027 (WCS) (DP005) all of which have been adopted.
11. The GCP implements the policies of the JCS. It has not been any part of my examination to consider matters which fall within the remit of the ongoing review of the JCS, or to re-examine matters which have previously been determined following the detailed examination of the adopted JCS.
12. There has been a time lag between the adoption of the JCS in December 2017 and the submission of the GCP in November 2020. In addition, the original, targeted, 'immediate review'⁴ of policies within the JCS, proposed by the Inspector who examined the JCS, has now been broadened to include all the policies within the JCS. This review remains ongoing. However, none of the above alters the narrow remit of the GCP and my examination of its policies.
13. Consequently, my role has been limited to determining if the policies of the plan are sound with reference to consistency with the policies of the JCS, the MLP and the WCS, as well as where necessary, given that the JCS itself has been found to be consistent with the National Planning Policy Framework, consistent with national policy, and whether they are justified by evidence and effective.

Public Sector Equality Duty

14. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including the provision of traveller sites to meet need; accessible and adaptable housing; housing to provide for specialist accommodation; accessible and inclusive

³ With the exception of the retail policies which have not been superseded by those of the JCS. See page 134 – 135 of Appendix 1 of the JCS

⁴ Paragraphs 271- 273 of the JCS EIP Inspector's Report (DP003)

design; and access to suitable toilet provision. My findings are set out in subsequent chapters of this report.

Assessment of Duty to Co-operate

15. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the GCP's preparation.
16. The plan's remit, as proposed to be modified by the MMs set out below, is restricted to the implementation of the strategic objectives of the JCS, which has already been demonstrated to have been prepared in accordance with the duty to co-operate. Nonetheless, I have been provided with further evidence within the Duty to Co-operate Statement⁵ of on-going co-operation prior to the submission of the plan on strategic matters, such as providing for Gypsies, Travellers and Travelling Showpeople; housing; transport; and ecological matters.
17. Overall, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met, in as far as it relates to this plan.

Assessment of Other Aspects of Legal Compliance

18. Following delay to the progress of the GCP, a revised Local Development Scheme (LDS) was published in July 2022 (CD009) replacing the LDS dated March 2021. The GCP was prepared in accordance with the latest version of the scheme.
19. The Council has taken an iterative approach to the production of the GCP with a staggered consultation process prior to the formal Regulation 19 consultation. This took place in the autumn of 2019. It was extended over the Christmas period into the new year, to enable participants to access all the relevant documents, as not all the evidence had been available on the website.
20. The consultation on the proposed MMs, together with the consequential amendments to the Policies Map, took place from 16 May 2022 to

⁵ CD007 Gloucester City Plan Duty to Co-operate Statement

4 July 2022. Every stage of the consultation has taken place in compliance with the Council's Statement of Community Involvement published in 2015 (CD008).

21. The Council carried out a sustainability appraisal of the GCP, prepared a report of the findings of the appraisal, and published the report along with the plan and other submission documents under regulation 19.
22. The Council used similar objectives to those previously used in the sustainability assessment of the JCS. Given the extent of Gloucester's housing requirements, all sites, considered to be reasonable alternatives, were the subject of an SA.
23. However, this did not result in all sites which came forward to the Council through the call for sites being tested through the original SA, as some were not taken forward through the Strategic Assessment of Land Availability (HOU010).
24. The SA was updated to assess the MMs. In addition, to ensure the SA was both robust and comprehensive, I asked that a further site be tested as part of the SA process. This was undertaken but did not alter the conclusion that the site was not a reasonable alternative, and therefore, was unsuitable to be allocated within the GCP.
25. Moreover, as set out below, I have found that the quantum of housing development to be provided within Gloucester City is consistent with the urban capacity for Gloucester set within the JCS. Consequently, for the GCP to be found sound, there is no requirement to allocate additional sites. Therefore, there is no requirement to revisit those sites which were not considered to be reasonable alternatives within the SALA.
26. As submitted, the GCP does not set out which policies from the existing development plan are to be superseded. Therefore, in order for the plan to comply with Reg 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 **MM92** is required.
27. The Habitats Regulations Appropriate Assessment Screening and Appropriate Assessment Report July 2019 (CD006) sets out that without mitigation, the policies of the GCP may have some negative impact on the Cotswold Beechwoods Special Area of Conservation (SAC) and the

Severn Estuary SAC/ Special Protection Area and Ramsar. However, subject to project level Habitat Regulation Assessments together with appropriate mitigation where necessary, secured through the GCP, the policies and projects envisaged within the GCP will not result in a significant effect on the relevant European sites.

28. Some of the policies within the GCP are described as 'strategic'. Consequently, there is ambiguity as to how they relate to the adopted policies within the JCS and are therefore consistent with the development plan as a whole. As proposed to be modified (see later in my report) none of the policies within the GCP would supersede, or go further, than the parameters set within the adopted policies of the JCS. Therefore, the GCP would comply with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
29. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. Examples include policies to promote a positive approach to renewable energy generation, the encouragement of alternative forms of transport to the car, and its creative approach towards flood prevention.

Assessment of Soundness

Main Issues

30. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 10 main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Whether the overall approach of the GCP is consistent with the JCS, the WCS, the MLP and national policy?

31. The earliest the GCP could reasonably be adopted would be the autumn of 2022. The plan period reflects that of the adopted JCS which runs to 2031. This comes to 9 years. Therefore, the plan period is

considerably below the minimum timeframe of 15 years for strategic policies referred to within the Framework.

32. Moreover, as set out above, the GCP seeks to deliver the JCS locally. However, several of the policies of the GCP are described as being strategic in nature⁶. This causes confusion as to how they relate to the strategic policies of the JCS. This is because it is unclear whether the policies of the GCP are intended to duplicate or replace the policies of the JCS, which itself is under review. Moreover, it is not consistent with the advice in paragraphs 20- 23 of the Framework. In addition, it is contrary to the approach set out in the LDS where the GCP is to implement the policies of the JCS.
33. Consequently, for the GCP to be consistent with national policy, the JCS and to be effective, MMs **MM1, MM2, MM3** are required to delete references to any policy within the GCP as being strategic, and to clarify the status of the JCS, including an update on its review.
34. In addition, as Policy A2 of the GCP increases the proportion of affordable housing required, over and above that set out in Policy SD 12 of the JCS, it is inconsistent with the JCS and main modification **MM15** is required.
35. Once adopted, the GCP will form part of the development plan, including the JCS, WCS and the MLP. To clarify the relationship between the plans, an explanation is required of how the plans interrelate. Therefore, to ensure effectiveness, each policy of the GCP should be cross referenced to the parent policy within the appropriate higher tier plan, **MM89, MM90**.
36. As drafted, Policy C6 is not effective nor consistent with Policy WCS11 of the WCS. This is because it does not clearly articulate how potential developments, within a cordon sanitaire surrounding the Netheridge Sewage Treatment Works, are to be determined in relation to odour nuisance. Nor does it specify the importance of safeguarding the operation of the waste treatment plant. Consequently, **MM31** is required to make the policy effective and consistent with the WCS.

⁶ Table 2 Gloucester City Plan 2011- 2031- Strategic Policies p 135 of the GCP

37. Main modifications **MM4, MM5, MM68, MM69, MM70, MM71, MM72, MM73, MM74, MM75, MM76, MM77, MM78, MM79**, and **MM80** are required to ensure that the vision of the GCP corresponds with that of the waste and minerals plans, and individual site allocation statements reference relevant minerals and waste matters.

Conclusion

38. Subject to the MMs identified above the GCP's overall approach is consistent with the JCS, the WCS, the MLP and national policy.

Issue 2 – Whether the GCP's approach to housing requirements and supply is positively prepared, justified, effective and consistent with the JCS and national policy?

Housing requirement

39. The housing requirement for Gloucester of at least 14,359 new homes is set by Policy SP1 of the JCS, adopted in December 2017. This is a strategic policy which has already been examined and found sound. Any reappraisal of it sits firmly within the locus of the ongoing JCS review and is out of the scope of the GCP.
40. Similarly, consideration of whether Policy SP2 of the JCS, which refers to a cumulative number of, at least 13,287 dwellings being provided to meet the needs of Gloucester City, both within and outside of Gloucester, remains appropriate is outside the parameters of the GCP. Moreover, Policy REV1 of the JCS, sets out that the shortfall between the two figures of 1,072 dwellings is to be addressed through a wider review, separate from the GCP.
41. The JCS provides the strategic policies with which the GCP must be consistent. Table SP2b of the JCS sets out in detail the quantum of development and its apportionment amongst the various districts, including the urban capacity of Gloucester which is defined at 7,772 dwellings. The supporting text of the JCS explicitly sets out that the role of the GCP is to bring forward allocations to deliver the district's identified capacity⁷.

⁷ 3.2.8 of the JCS

42. Notwithstanding the narrow remit of the GCP, in order for the GCP to be consistent with the JCS and Framework, which takes a positive approach to the delivery of housing, MMs are required both within the body of the supporting text of the GCP and in relation to individual allocations, to ensure that the wider housing figures, including the urban capacity figure of 7,772 dwellings are not treated as maxima (**MM6, MM10, MM57, MM58**).

Specialist housing

43. Specialist housing is required to ensure that the needs of groups with specific housing needs can be addressed. Nonetheless, concentrations of particular types of housing may have adverse impacts. Policy A5 is not effective as drafted, as it does not take a positive approach to catering for specialist demands, nor does it articulate clearly how impacts of development are to be considered, including the requirement for affordable housing from developments that fall within Use Class C3. Therefore, **MM17** is required.
44. Gloucester has significant numbers of planning applications for Houses in Multiple Occupancy (HMO) and a specific approach to determining applications has been put forward within the GCP. However, it sits within the supporting text. Therefore, to ensure effectiveness **MM14** is required. This provides a discrete policy approach to the determination of applications for HMOs. In addition, Gloucester is a university town. **MM16** is necessary as Policy A4-Student Accommodation as worded, is not effective as it is not flexible and excludes specific categories of students. Nor does it require accommodation to be easily accessible to the educational establishments.
45. Policy A6 of the GCP relates to accessible and adaptable homes. However, the proportion of housing that should meet M4 (2) of the Buildings Regulation has not been sufficiently justified in relation to an evidenced need for such properties within Gloucester. Moreover, the requirement of 50% of all housing to meet M4 (2) would adversely impact on the viability of developments coming forward and the overall deliverability of the GCP. In addition, there is ambiguity in how wheelchair user dwellings, M4 (3) are to be allocated, and where exceptions to the provision of the standards are appropriate. As such, **MM18** should be made to ensure that the policy is effective and justified. Similarly, for Policy F6, relating to Nationally Described Space Standards, to be effective, **MM49** is required to set out when exceptions to the policy are acceptable.

46. The Framework requires policies to reflect the needs of those who wish to commission or build their own homes. Policy A7 of the GCP, requires to be amended, through **MM19**, to ensure that the policy is effective by making it clear on what basis developers are required to make available plots for custom or self- build.

Housing supply

47. To be consistent with Policy SP2 of the JCS the GCP must provide for at least 7,772 dwellings.
48. I have carefully considered whether the individual housing allocations, including where they are for a mixture of uses, within the GCP are justified, effective, and consistent with the JCS and national policy, including whether the individual sites have been underpinned by proportionate evidence.
49. Development has commenced at the King's Quarter development and land at Rea Lane (SA08 and SA12). Therefore, the sites are no longer available. Consequently, for the GCP to be effective, these allocations should be removed through **MM59, MM64, and MM65**.
50. In addition, the capacity of the allocated sites at the former Prospect House, the former Wessex House, and land at the Great Western sidings (SA03, SA04 and SA05), has been demonstrated by the site promoters to be overly conservative and should therefore be increased. Conversely, due to changes in circumstances, the amount of housing considered to be reasonable coming forward should be reduced at Jordan's Brook House (SA18).
51. In the interests of effectiveness, **MM59, MM60, MM61, MM62, MM63** are required to reflect this alteration in the potential capacity of sites to contribute to the housing supply. Where necessary the policies map should be amended accordingly to reflect any consequential amendments to the geographical application of the policy, and in the case of the boundary of the former Prospect House, this will require further alteration to remedy a technical drafting error.
52. Following these MMs, 920 dwellings are allocated through the policies of the GCP. This figure excludes 30 dwellings at SA02 Barnwood Manor, which has a planning permission and is therefore counted as a commitment.

53. Since the GCP was submitted, there have been changes to the numbers of homes built and sites with planning permission. Consequently, the GCP as submitted is not effective and needs to be amended thorough **MM6**, to reflect the situation as of 31 March 2021⁸. This includes 5,070 completions, and 1,769 non-strategic commitments. I have corrected a calculation error relating to the shortfall within the consultation schedule.
54. Concerns were raised in relation to the contribution of 512 dwellings to the housing supply from windfall housing. However, the windfall assumption of 64 dwellings per annum has already been agreed as part of the examination of the JCS. As such, it is not for me to re-examine this figure.
55. Taking into account the proposed MMs set out above, and the updated figures, together with a site on the brownfield register which contributes 92 dwellings, these total some 8,363 dwellings.
56. This figure clearly demonstrates that with the recommended MMs the GCP comfortably meets the urban capacity figure of 7,772 dwellings required by Policy SP2 of the JCS. This provides flexibility were windfalls not to come forward at the rate envisaged, or if some of the allocations were not delivered within the plan period.
57. If the figure of 8,363 dwellings is added to the other strategic allocations and urban extensions, including those outside of Gloucester's administrative boundary this comes to some 13,314 dwellings. Therefore, the figure of 13,287 dwellings to be provided for Gloucester's needs referred to within Policy SP2 of the JCS is exceeded.
58. I have found that with MMs, the GCP has identified land which together with commitments and completions comfortably meets the urban capacity figure identified in the JCS and for which the GCP is tasked with making provision. In addition, it meets the 13,287 figure referenced in criterion 2 of the Policy SP2.
59. However, to ensure that the capacity figure of 7,772 dwellings is not interpreted as a cap on development, **MM9** takes a positive approach

⁸ I note that this is not the most recent monitoring period. However, the Council was the victim of a significant cyber- incident which seriously impacted on the Council's access to housing records.

to windfall housing where consistent with the policies of the development plan as a whole.

60. This is particularly important in an historic urban context such as Gloucester City, where the positive and creative approach to decision making referenced in paragraph 38 of the Framework is required, as windfall sites may be difficult to develop, take a significant time, and require considerable joint working to bring forward as regeneration projects⁹.

Five-year housing supply

61. In common with my colleagues, who examined both the Tewkesbury and Cheltenham Local Plans which are the sister plans to the GCP, whether Gloucester can demonstrate a five-year supply of deliverable housing land is not of direct relevance to my examination, given the limited role that the allocations in this plan have to Gloucester's wider housing supply. Nonetheless, using the best available evidence it appears that the Council continues to be able to maintain a five-year deliverable housing land supply (EXAM 27).
62. The GCP as submitted does not include a housing trajectory. For the plan to be found effective, **MM6**, **MM10** and **MM11** are required to include a housing trajectory within a separate appendix, together with an accurate calculation of the housing supply as at 31 March 2021.

Conclusion

63. Subject to the MMs identified above the GCP's approach to housing requirements and supply is effective and consistent with the JCS and national policy.

Issue 3 – Whether the GCP's approach to housing requirements and supply for Gypsies and Travellers and Travelling Showpeople is consistent with the JCS and national policy?

64. The housing requirement for Gypsies and Travellers and Travelling Showpeople for Gloucester is set out within the supporting text of Policy SD13 of the JCS. The two gypsy and traveller pitches referenced over the plan period are for gypsies and travellers who are non-travelling households and, as such, do not meet the requirement

⁹ Exam 18- Delivering challenging sites.

of Annex 1 of the Planning Policy for Traveller Sites. Consequently, the requirement is zero in respect of gypsies and travellers that meet that definition.

65. The GCP does not set out a five-year supply of deliverable plots for Travelling Showpeople. However, there is an identified requirement for 8 plots for Travelling Showpeople who are known travelling households. There may be further demand for another 8 plots for travelling showpeople whose status is not known.
66. I am confident that the Council is positively working with its neighbours to provide sites and has rigorously explored potential sites within Gloucester. In any event, Policy SD13 of the JCS sets out criteria for determining proposals for new sites.
67. Nonetheless, **MM8**, and **MM10** are required to make explicit the Council's on-going commitment to working with its neighbours, and to taking a positive approach to the provision of sites. **MM12** sets out housing trajectory and for the avoidance of doubt, makes explicit that the GCP does not provide a five-year supply of deliverable sites for Travelling Showpeople.
68. Very late in the examination process, at the time when the Council was fact checking the report, the Court of Appeal issued the Smith v SSLUHC & Ors [2022] EWCA Civ 1391 judgment ^[1]. I have taken this judgment into account. It does not alter my conclusion above, which reiterates the requirement for continued joint working. Any consequential implications of this judgment to the numbers of plots, or pitches, required would be most appropriately considered under the aegis of the review of the JCS.

Conclusion

69. Subject to the MMs identified above the GCP's approach to housing requirements and supply for Gypsies and Travellers and Travelling Showpeople is consistent with the JCS and national policy.

^[1] 31 October 2022.

Issue 4 – Whether the GCP has been positively prepared, justified, effective and consistent with the JCS and national policy in relation to the provision and protection of land for employment and town centre uses?

70. The employment land requirement for the JCS area has not been disaggregated to the relevant local authority area. However, in the interests of clarity the capacity for employment land within Gloucester has been included within the GCP.
71. I have carefully considered whether the sites within the GCP identified for employment uses, together with the relevant mixed use allocations, are justified, effective, consistent with the JCS and national policy, and underpinned by proportionate evidence.
72. Amendments are required to reflect that the landowner of Lynton Fields (SA07) has made it clear that the site is not available for employment uses; land adjacent to Secunda Way (SA22) has permission for residential use, and that land at King's Quarter (SA08) is under development. This will require amendments to the policies map.
73. As such, the revised employment supply capacity should be updated with reference to the JCS; the levels of employment land should be expressed as a minimum; and the site allocations identified above deleted through MMs **MM6, MM7, MM20, MM57, MM59, MM64, MM66, MM67**.
74. However, I have found that SA09, Former Quayside House, Blackfriars, SA10 former Fleece Hotel/ Longsmith Street Car Park, SA17 Land south of Triangle Park, and SA21 Part of West Quay, The Docks are sound subject to MMs identified below.
75. Main modifications, MM21, **MM22, MM23, MM24, MM59**, and **MM83**, and **MM88** are required to improve the effectiveness of the text and to update references to take into account the changes to the Use Classes Order in 2020, with particular application to employment and town centre uses.
76. Policy B6 relates to the protection of public houses. However, to ensure effectiveness, main modification **MM26** is required to move policy criteria from the supporting text into the upper-case policy and to include reference to community engagement.
77. Policy SD2 of the JCS provides the retail policy framework for Gloucester, including the identification of primary and secondary

frontages, together with the retail policies of the Gloucester City Local Plan which have not been superseded by those of the JCS. Therefore, the GCP does not address retail issues.

Conclusion

78. Subject to the MMs identified above the GCP has been positively prepared, justified, effective and consistent with the JCS and national policy in relation to the provision and protection of land for employment, and town centre uses.

Issue 5 – Whether the policies relating to flood risk and wider water management issues are effective and consistent with the JCS and national policy?

79. Gloucester has been identified as a Flood Risk Area by the Environment Agency. It is affected by both tidal and fluvial flows.

80. Therefore, it is of great importance that the policies of the GCP must take a robust approach to meeting the challenges of flooding. All of Gloucester's watercourses are considered to lack capacity during rainfall events. As such, to be effective the policies of the plan are required to take into account the long-term implications for flood risk.

81. Policies E5 Green Infrastructure- Building with Nature, and E6 Flooding, Sustainable Drainage and Wastewater, should be modified to take a creative and holistic approach to flood management using opportunities available from new developments and exploit existing and proposed green and blue infrastructure. Where necessary, this will require financial, or contributions in kind from developers where there is an increase in flood risk either on-site or elsewhere. In addition, appropriate, specific, evidence-based mitigation and construction methods should be utilised within, and, where appropriate, outside of developments, including contributions to flood warning systems where necessary. To ensure that the geographical application of the policy is clearly articulated amendments are required to the Policies Map with regard to Green/Blue Infrastructure.

82. In addition, Gloucester falls within the remit of the Marine Management Organisation. Therefore, any development proposals should consider the South-West Marine Plan and Marine Policy Statement.

83. Consequently, to ensure that the policies of the GCP are consistent with national policy, and the JCS, as well as being effective, the following MMs: **MM36, MM41, MM42, MM43, MM82, and MM85** are required.

Conclusion

84. Subject to the MMs identified above the policies relating to flood risk and wider water management issues are effective and consistent with the JCS and national policy

Issue 6 – Whether the GCP is effective and consistent with the JCS and national policy in relation to its approach in enhancing and conserving the built, natural and historic environment, and addressing climate change?

Natural environment

85. There is considerable duplication between policies E1 and F2 of the GCP, together with Policy SD6 of the JCS. Therefore, to ensure clarity of purpose and that policies are unambiguous **MM37** is required to delete Policy E1, and **MM46** is required to make the Policy F2 more effective through amendments.
86. To protect and enhance biodiversity, amendments are required to Policies F3, and F5. These are to ensure that there are not inadvertent adverse consequences to wildlife from developments, including small scale proposals, such as the use of inappropriate lighting, or the closing off of a route for wildlife. As such, to ensure that the policies are effective and consistent with the Framework **MM47** and **MM48** are required. Conversely, references to green roofs/walls within the Site Allocation Statements for sites SA03 (Former Prospect House) and SA16 (Land off Lower Eastgate Street) are overly prescriptive and unnecessary. Consequently, **MM81** and **MM86** are required to delete those references.

Built environment

87. Policies D4, relating to shopfronts, shutters and signs, together with Policies, F1- Materials and finishes and G6- Telecommunications are overly prescriptive and do not provide a clear expectation of design outcomes without preventing appropriate innovation or change.

Moreover, the supporting text to Policy G6 is inconsistent with paragraph 118 of the Framework, which specifically excludes reference to health concerns.

88. Consequently, **MM35**, **MM45**, and **MM55** are required to alter the wording of those policies, to make these policies effective and consistent with the Framework.

Historic environment

89. The GCP takes a positive approach to the conservation and enjoyment of the historic environment. Nonetheless, Policies D1 and D2 which set out policies for the determination of applications for designated and non-designated heritage assets are not consistent with paragraphs 199 and 201 of the Framework. Therefore, **MM33** and **MM34** are required.

90. The Gloucester Docks and Canal are of great historic significance. Policy B4- Development within and adjacent to the docks, requires additional text within the policy to ensure that any proposals take a positive approach to the existing heritage assets. As such, **MM24** needs to be made for the GCP to be effective.

Climate change

91. **MM50** is required to make the GCP effective by emphasising the importance of climate change as an issue which runs through the GCP, consistent with both the JCS and national policy.

Conclusion

92. Subject to the MMs identified above the GCP is effective and consistent with the JCS and national policy in relation to its approach to enhancing and conserving the built, natural and historic environment and addressing climate change.

Issue 7 – Whether the GCP is justified, effective and consistent with the JCS, and national policy in relation to its approach towards promoting healthy, safe and well-designed mixed communities?

93. The Framework sets out the objective for policies to achieve healthy, safe, and inclusive places. The GCP takes a positive approach to realising this.
94. However, to be effective a number of MMs are required. These include **MM13** to Policy A1, relating to effective and efficient use of land and buildings, to make explicit that the living conditions of all those affected by housing development are protected. To ensure public areas are designed to be safe, **MM47** is required to make Policy F3 effective.
95. In addition, hot food takeaways can cause issues of disturbance for nearby communities, and their availability can influence health outcomes. The wording of Policy C4 requires tightening to ensure that the criteria are effective, and that the use of a 400 m exclusion zone around schools does not unreasonably prevent the operation of legitimate businesses. Therefore, **MM29** is necessary.

Conclusion

96. Subject to the MMs identified above the GCP is justified, effective and consistent with the JCS, and national policy in relation to its approach towards promoting healthy, safe and inclusive communities.

Issue 8 – Whether the development proposed within the GCP is sufficiently viable to enable the delivery and implementation of the spatial requirements of the JCS?

97. A broad viability assessment of the overarching policies of the JCS has already been undertaken as well as detailed consideration under the CIL examination. Consequently, the broad quantum of development proposed for Gloucester should be considered to be viable taking into account the strategic policies of the JCS. Nonetheless, the detailed development management policies of the GCP have the potential to impact on the broad viability of development within the locus of the GCP.
98. Further viability work was undertaken by the Council's viability specialists to accompany the submission document to demonstrate that the policies of the GCP would not undermine the deliverability of the GCP¹⁰.

¹⁰ VIA002

99. During the examination, I asked that additional testing was undertaken to the typologies¹¹ (EXAM 8B). This included the build costs/ sales values and CIL rates as per the original viability work. A reduced affordable housing requirement consistent with that defined by the JCS policy was tested, as was an increase in the density of housing at SA05, changes to the tenure mix reflecting the most up to date Local Housing Need Assessment, a S106 obligation of £3,250, a revised SAC contribution reflecting the most up to date needs, Electric Vehicle chargers at 50% of all dwellings, 50% of market homes to be built to accord with M4 (2) of the building regulations, and 4% of affordable homes to category M4 (3), and de minimis, water efficiency costs at £50 per home. This demonstrated that most of the sites allocated for development were deliverable. However, a number of brownfield typologies in low value areas were shown as not being viable, together with four allocations (SA02 land at Barnwood Manor, SA13 former Colwell Youth and Community Centre, SA15 land south of Winneycroft allocation and SA18 Jordan's Brook House), totalling 100 dwellings.
100. Further sensitivity testing was run which demonstrated that the imposition of Nationally Described Space Standards had a negligible impact on viability. However, a reduction in the proportion of homes constructed at level M4 (2) of the building regulations, from 50% of new housing to 25% made a positive difference to viability for allocated sites SA02, land at Barnwood Manor and SA18, Jordan's Brook House, although the other two sites remained theoretically unviable. Moreover, this resulted in almost all typologies for windfall developments in low value areas becoming viable.
101. I am aware of an element of uncertainty regarding the imposition of higher planning contributions towards schools and the recent changes in building regulations in relation to energy efficiency and electric car charging. However, I have previously set out that MMs are required to remove Policy A2 which sets a higher affordable housing requirement than that contained within the JCS, and to reduce the proportion of houses which must meet level M4 (2) of the building regulations. Consequently, I am confident overall, that the viability testing broadly demonstrates, subject to **MM15** and **MM18**, both of which reduce the policy costs of the plan, there is the potential to deliver higher contributions, if deemed reasonable and necessary and directly related to the development.
102. In any case, many of the allocations within the GCP have been granted planning permission or are on sites where the vacant building credit would reduce the requirement to provide affordable housing.

¹¹ EXAM 8B

103. In addition, notwithstanding the presumption that the policies of the GCP should not undermine its deliverability and that viability assessments will not be required on a site-by-site basis, Policy G8 of the GCP allows, in wholly exceptional circumstances, that a flexible approach be taken to phased developments over the lifetime of the project. **MM56** is required for the GCP to be consistent with Policy SD12 of the JCS. This already sets out the process to be undertaken if the viability of a development cannot deliver the requisite level of affordable housing.

Conclusion

104. Subject to the MMs identified above the development proposed within the GCP is sufficiently viable to enable the delivery and implementation of the spatial requirements of the JCS.

Issue 9 – Whether other policies within the GCP are consistent with the development plan, national policy and are effective?

105. As submitted, there is a lack of clarity in relation to the site allocations as to what is policy text and what is not. Therefore, modifications are required to make it explicit that sites have been allocated and to set out, unambiguously, what uses would be appropriate, consistent with Paragraph 16 of the Framework: **MM59, MM60, MM61, MM62, MM63, MM68, MM69, MM70, MM71, MM72, MM73, MM74, MM75, MM76, MM77, MM78, MM79, MM80, MM81, MM82, MM83, MM84, MM85, MM86, MM87** and **MM88**.

Elevation to development plan status and deferral to other bodies

106. Individual policies within the GCP have inappropriately elevated specific studies, and guidance to development plan status. Examples of this include Sport's England's Active Design guidance in Policy C1, Gloucestershire Wildlife Trust's Building with Nature standards in Policy E5, and the Transport Implementation Strategy and Gloucestershire Local Transport Plan in Policy G1. These policies require development to accord with named standards, or other strategies outside of the development plan. Similarly, policy text should not refer to development taking place in line with the objectives or priorities of an external body, such as the Local Nature Partnership or Gloucestershire County Council.

107. Consequently, for the GCP to be effective the following MMs are required to delete such references from the policy text and to include additional text to provide an effective policy framework **MM21, MM25,**

MM27, MM28, MM32, MM35, MM38, MM39, MM40, MM41, MM44, MM51, MM53, MM54.

108. Following the response to the main modification consultations, in the interests of clarity, I have made a slight amendment to **MM27** and **MM28**.

Changes to the Framework

109. During the examination of the GCP, the Framework was revised in July 2021. This resulted in some consequential changes to paragraph numbering. Therefore, to be consistent with national policy **MM30** is required.

Changes to the Building Regulations

110. Following Part S of the Building Regulations, which came into effect on 15 June 2022, the provision of electric vehicle charging points in residential and non-residential buildings is now required. Consequently, Policy G2 no longer serves a purpose and would, if retained, lead to confusion and duplication. Consequently, it should be deleted. Therefore, for the GCP to be effective **MM50** and **MM52** are required.

Conclusion

111. Subject to the MMs identified above the other policies within the GCP are consistent with the development plan, national policy and are effective.

Issue 10 – Whether the GCP has clear and effective mechanisms for implementation, delivery, and monitoring?

112. As submitted, the GCP does not clearly articulate the requirement to monitor the delivery of its objectives, policies, and the delivery of the site allocations. Therefore, to ensure that the plan is effective **MM91** is required.

Conclusion

113. Subject to the MMs identified above the GCP has clear and effective mechanisms for implementation, delivery, and monitoring.

Overall Conclusion and Recommendation

114. The GCP has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

115. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix the GCP 2011- 2031 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound and legally compliant.

Louise Nurser

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

This page is intentionally left blank

Gloucester City Plan Schedule of Main Modifications

Appendix 1– Main Modifications Gloucester City Plan

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text, or by specifying the modification in *italics*.

| Ref | Page | Policy/ Paragraph | Main Modification | | | | | | |
|--|------|----------------------|--|------------------------|---|---|--|-------------------------|---|
| MM1 | 7 | 1.3 | <p>Joint Core Strategy</p> <p>The Joint Core Strategy (JCS) is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. It is a <u>the</u> strategic plan that covers a twenty-year period between 2011 and 2031, addressing cross-boundary planning matters including housing need for each of the local authorities, the need for employment land and strategic site allocations. <u>The JCS provides strategic policies for the local authorities, in accordance with paragraphs 20 – 23 of the NPPF. The district plans provide non-strategic policies, which for Gloucester City is the Gloucester City Plan.</u></p> | | | | | | |
| MM2 | 135 | Appendix 6 | <p>STRATEGIC POLICIES AND PROPOSALS IN THE JOINT CORE STRATEGY AND GLOUCESTER CITY PLAN</p> <p>For Gloucester the majority of strategic policies are contained within the JCS. A full list of strategic and non-strategic policies contained within the development plan as a whole are as follows:</p> <p style="text-align: center;">Joint Core Strategy 2011 – 2031 – Strategic Policies</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Paragraph 2.2 – Vision</td> </tr> <tr> <td>Paragraph 2.35 – Strategic Objectives 1 – 9</td> </tr> <tr> <td>Policy SP1 – The Need for New Development</td> </tr> <tr> <td>Policy SP2 – Distribution of New Development</td> </tr> <tr> <td>Policy SD1 – Employment</td> </tr> <tr> <td>Policy SD2 – Retail and City/Town Centres</td> </tr> </table> | Paragraph 2.2 – Vision | Paragraph 2.35 – Strategic Objectives 1 – 9 | Policy SP1 – The Need for New Development | Policy SP2 – Distribution of New Development | Policy SD1 – Employment | Policy SD2 – Retail and City/Town Centres |
| Paragraph 2.2 – Vision | | | | | | | | | |
| Paragraph 2.35 – Strategic Objectives 1 – 9 | | | | | | | | | |
| Policy SP1 – The Need for New Development | | | | | | | | | |
| Policy SP2 – Distribution of New Development | | | | | | | | | |
| Policy SD1 – Employment | | | | | | | | | |
| Policy SD2 – Retail and City/Town Centres | | | | | | | | | |

| | | | | | | | | | | | | |
|--|--|--|--|--------|----------------|---|--|--------------------------------|----------------------------------|-------------------------------|---|--|
| | | | <p>Policy SD3 – Sustainable Design and Construction</p> <p>Policy SD4 – Design</p> <p>Policy SD5 – Green Belt</p> <p>Policy SD6 – Landscape</p> <p>Policy SD7 – AONB</p> <p>Policy SD8 – Historic Environment</p> <p>Policy SD9 – Biodiversity and Geodiversity</p> <p>Policy SD10 – Residential Development</p> <p>Policy SD11 – Housing Mix and Standards</p> <p>Policy SD12 – Affordable Housing</p> <p>Policy SD13 – GTTS</p> <p>Policy SD14 – Health and Environmental Quality</p> <p>Policy SA1 – Strategic Allocations</p> <p>Policy INF1 – Transport Network</p> <p>Policy INF2 – Flood Risk Management</p> <p>Policy INF3 – Green Infrastructure</p> <p>Policy INF4 – Social and Community Infrastructure</p> <p>Policy INF5 – Renewable Energy and Low Carbon Energy Development</p> <p>Policy INF6 – Infrastructure Delivery</p> <p>Policy INF7 – Developer Contributions</p> <p>Policy SA1 – Strategic Allocations</p> <p>Policy A6 - Winneycroft</p> | | | | | | | | | |
| | | | <p>Gloucester City Plan – Strategic Policies – Delete Table</p> <p>Gloucester City Plan – Non-Strategic Policies – Delete Table</p> <p>Gloucester City Plan 2011 – 2031 – <u>Non-strategic Policies</u></p> <table border="1"> <tr> <td>Vision</td> </tr> <tr> <td>Key Principles</td> </tr> <tr> <td>Policy A1: Effective and efficient use of housing, land and buildings</td> </tr> <tr> <td>Policy A2: Affordable housing Houses in Multiple Occupation</td> </tr> <tr> <td>Policy A3: Estate regeneration</td> </tr> <tr> <td>Policy A4: Student accommodation</td> </tr> <tr> <td>Policy A5: Specialist housing</td> </tr> <tr> <td>Policy A6: Accessible and adaptable homes</td> </tr> <tr> <td>Policy A7: Self-build and custom-build homes</td> </tr> </table> | Vision | Key Principles | Policy A1: Effective and efficient use of housing, land and buildings | Policy A2: Affordable housing Houses in Multiple Occupation | Policy A3: Estate regeneration | Policy A4: Student accommodation | Policy A5: Specialist housing | Policy A6: Accessible and adaptable homes | Policy A7: Self-build and custom-build homes |
| Vision | | | | | | | | | | | | |
| Key Principles | | | | | | | | | | | | |
| Policy A1: Effective and efficient use of housing, land and buildings | | | | | | | | | | | | |
| Policy A2: Affordable housing Houses in Multiple Occupation | | | | | | | | | | | | |
| Policy A3: Estate regeneration | | | | | | | | | | | | |
| Policy A4: Student accommodation | | | | | | | | | | | | |
| Policy A5: Specialist housing | | | | | | | | | | | | |
| Policy A6: Accessible and adaptable homes | | | | | | | | | | | | |
| Policy A7: Self-build and custom-build homes | | | | | | | | | | | | |

| | | | | |
|--|--|--|--|--|
| | | | | Policy A8: Static caravan sites |
| | | | | Policy A9: Extensions to existing dwellings |
| | | | | Policy A10: Annexes to existing dwellings |
| | | | | Policy B1: Employment and skills plans |
| | | | | Policy B2: Safeguarding employment sites |
| | | | | Policy B3: New employment development and intensification and improvements to existing employment land |
| | | | | Policy B4: Development within and adjacent to Gloucester Docks and Canal |
| | | | | Policy B5: Tourism and culture |
| | | | | Policy B6: Protection of public houses |
| | | | | Policy C1: Active design and accessibility |
| | | | | Policy C2: Allotments |
| | | | | Policy C3: Open spaces, playing fields and sports facilities |
| | | | | Policy C4: Hot food takeaways |
| | | | | Policy C5: Air quality |
| | | | | Policy C6: Cordon Sanitaire: <u>Netheridge Sewage Treatment Works</u> |
| | | | | Policy C7: Fall prevention from taller buildings |
| | | | | Policy C8: Changing Places Toilets |
| | | | | Policy D1: Historic Environment |
| | | | | Policy D2: Non-designated heritage assets |
| | | | | Policy D3: Recording and advancing understanding of heritage assets |
| | | | | Policy D5 4: Views of the Cathedral and historic places of worship |
| | | | | Policy E1: Landscape character and sensitivity |
| | | | | Policy E2 1: Biodiversity and geodiversity |
| | | | | Policy E3 2: Nature Recovery Area |
| | | | | Policy E4 3: Green/blue infrastructure |
| | | | | Policy E5 4: Flooding, sustainable drainage and wastewater |
| | | | | Policy E6 5: Renewable energy potential of the River Severn and Canal |
| | | | | Policy E7 6: Development affecting Cotswold Beechwoods Special Area of Conservation |
| | | | | Policy D5 E7 : Trees, woodlands and hedgerows |
| | | | | Policy F1: Materials and finishes |
| | | | | Policy F2: Landscape and planting |
| | | | | Policy F3: Community safety |
| | | | | Policy F4: Gulls |
| | | | | Policy F5: Open plan estates |
| | | | | Policy F6: Nationally Described Space Standards |
| | | | | Policy D4 F7 : Shopfronts, shutters and signs |

| | | | |
|-----|----|---------------------------|---|
| | | | <p>Policy G1: Sustainable transport and parking</p> <p>Policy G2: Charging infrastructure for electric vehicles</p> <p>Policy G32: Cycling</p> <p>Policy G43: Walking</p> <p>Policy G54: Broadband connectivity</p> <p>Policy G65: Telecommunications infrastructure</p> <p>Policy G76: Water efficiency</p> <p>Policy G87: Review mechanism</p> <p>Policy SA: Site allocations</p> |
| | | | <p>Article 4 Directions</p> <p>67.2 Gloucester currently has two Article 4 directions, at St Michaels Square and Southgate Street Conservation Area. Full details can be found online Article 4 Direction - Gloucester City Council</p> |
| MM3 | 7 | 1.4 | <p>The review has now begun and an 'Issues and Options' consultation was held between November 2018 and January 2019. This includes a focused and accelerated review of the retail and city/town centre policies which are already progressing. The next stage will be the Draft JCS Review (Regulation 18). At the time of writing the programme is being finalised, but it is anticipated the draft plan will be considered by the authorities by the end of 2022, followed by public consultation. Further information is available on the JCS website at www.jointcorestrategy.org.</p> |
| MM4 | 15 | 2.16 | <p>Climate change is the greatest long-term challenge facing human development. The Gloucester Climate Change Strategy (2010) identifies that even in the 'best-case scenario' Gloucester is likely to experience winters up to 42% wetter, more frequent flooding, worsening summer air pollution, drier summers and loss of wildlife habitats and species. Planning can make a major positive contribution to tackling climate change by shaping new and existing developments in ways that reduce carbon emissions and positively build community resilience to problems such as weather events and flood risk. The JCS and GCP contain policies that will require new development to be designed in ways that promote the <u>efficient use of resources and waste reduction, greater use of sustainable transport, uplift in the generation of renewable energy, provide tree planting, create and connect to public open spaces and multi-functional green infrastructure, make use of Sustainable Urban Drainage Systems and opportunities to improve flood risk and manage it better, and to deliver improvements and net gains to biodiversity.</u></p> |
| MM5 | 16 | Vision and Key Principles | Vision |

| | | | |
|-----|----|-----------------------------|--|
| | | | <p>New development will be built to the highest possible standard of design, focused on protecting the quality and local distinctiveness of the city, whilst responding to <u>and building resilience and adaptability to the implications of climate change</u>.</p> <p>Key Principle 1</p> <p>Ensure that new development contributes to the delivery of a transforming, <u>low carbon city which is resilient and adaptable to a changing climate</u>, brings regeneration benefits, promotes sustainable development, <u>incorporating measures to reduce waste, and</u> makes the most efficient use of brownfield land and the reuse of vacant <u>and underused</u> buildings and space.</p> |
| MM6 | 80 | 4.1 to 4.3, 4.10 to 4.12 | <p><u>DEVELOPMENT NEEDS AND STRATEGY</u></p> <p>The NPPF requires that local authorities should positively plan to deliver development needs. For Gloucester, these development needs are set by the strategic level Joint Core Strategy (JCS), which was adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council <u>in December 2017</u>. Between 2011 and 2031, the development needs for <u>Gloucester are set out by the following JCS policies</u>.</p> <ul style="list-style-type: none"> • Policy SP1 – The need for new development’: <u>at least</u> 14,359 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, <u>at least</u> 192 hectares of B-Class employment land to support approximately 39,500 new jobs. • Policy SD2 – Retail and City / Town Centres’: 45,500 sq m (net) of comparison goods retail floorspace and 3,600 sq m (net) of convenience goods floorspace. • Policy SD13 – ‘Gypsies, Travellers and Travelling Showpeople’: This policy sets out a criteria-based policy for the assessment of planning applications for these communities. The supporting text sets out accommodation needs arising from the Gloucestershire Gypsy and Traveller Accommodation Assessment (20167). For Gloucester <u>City</u>, it identifies a need of two Gypsy pitches and 16 Travelling Showpeople plots arising from Gloucester’s existing communities. In relation to transit pitches for those members of the community travelling through the area, the GTAA recommends that there is no need for such provision and that the authorities should instead consider the use of ‘temporary tolerated stopping places’. <p>Policy SP2 ‘Distribution of new development’ of the JCS, sets out the delivery strategy, which is the delivery of development that maximises urban capacity, alongside the identification of urban extensions (strategic allocations) to the main urban areas of Gloucester and Cheltenham. This is so as to concentrate new development in and around the existing urban areas of Cheltenham and Gloucester to meet their needs, to balance employment and housing needs, and provide new development close to where it is needed and where it can benefit from the existing and enhanced sustainable transport network.</p> |

| | | | <p>Most strategic allocations are in Tewkesbury Borough; this reflects the fact that Gloucester has a very limited land supply and in order to meet development needs, it has been necessary to work in partnership with Tewkesbury Borough Council to identify urban extensions within that local authority area. One strategic allocation, Winneycroft, is located within the administrative area of Gloucester City.</p> <p>Housing</p> <p>Gloucester city's housing delivery position, as of 31st March 2019 <u>2021</u>, is summarised in the table below.</p> <table border="1" data-bbox="808 504 1962 836"> <thead> <tr> <th></th> <th>Gloucester City</th> <th>Tewkesbury Borough</th> </tr> </thead> <tbody> <tr> <td>JCS Strategic allocations (Tewkesbury Borough)</td> <td>-</td> <td>4,8954,331</td> </tr> <tr> <td>Winneycroft Strategic allocation (Gloucester City)</td> <td>620</td> <td>-</td> </tr> <tr> <td>Completed</td> <td>3,9935,070</td> <td></td> </tr> <tr> <td>Planning consents (commitments)</td> <td>2,3391,769</td> <td>-</td> </tr> <tr> <td>'Windfall allowance'</td> <td>640512</td> <td>-</td> </tr> <tr> <td>Gloucester City Plan allocations</td> <td>972920</td> <td>-</td> </tr> <tr> <td>Other supply</td> <td>92</td> <td>-</td> </tr> <tr> <td>TOTAL</td> <td>13,459</td> <td>13,314</td> </tr> </tbody> </table> <p>Further information is available from the housing monitoring report (September 2019 <u>October 2021</u>), available to download from the City Council's website.</p> <p>Gloucester City has a shortfall of sites to provide for identified housing needs from 2028 to 2031; this amounts to 900 <u>1,045 dwellings as of the end of the monitoring period to March 2021</u>. This A shortfall is acknowledged and accepted within the JCS. Policy REV01 'Gloucester and Tewkesbury Housing Supply Review' states the need for an immediate review of housing supply and that 'The review will cover the allocation of sites to help meet any shortfall in housing supply against the JCS housing requirements for the respective authorities'.</p> <p>The JCS Review has already commenced with an 'issues and options' consultation taking place during November 2018 and January 2019. Further information is available from the JCS website.</p> <p>Further details of Gloucester City's housing trajectory and five-year housing land supply is provided at Appendix 1.</p> | | Gloucester City | Tewkesbury Borough | JCS Strategic allocations (Tewkesbury Borough) | - | 4,8954,331 | Winneycroft Strategic allocation (Gloucester City) | 620 | - | Completed | 3,9935,070 | | Planning consents (commitments) | 2,3391,769 | - | 'Windfall allowance' | 640512 | - | Gloucester City Plan allocations | 972920 | - | Other supply | 92 | - | TOTAL | 13,459 | 13,314 |
|--|-----------------|--------------------|---|--|-----------------|--------------------|--|---|------------|--|-----|---|-----------|------------|--|---------------------------------|------------|---|----------------------|--------|---|----------------------------------|--------|---|--------------|----|---|-------|--------|--------|
| | Gloucester City | Tewkesbury Borough | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JCS Strategic allocations (Tewkesbury Borough) | - | 4,8954,331 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Winneycroft Strategic allocation (Gloucester City) | 620 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Completed | 3,9935,070 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning consents (commitments) | 2,3391,769 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 'Windfall allowance' | 640512 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gloucester City Plan allocations | 972920 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other supply | 92 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 13,459 | 13,314 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MM7 | 83 | 4.14 | Employment land | | | | | | | | | | | | | | | | | | | | | | | | | | | |

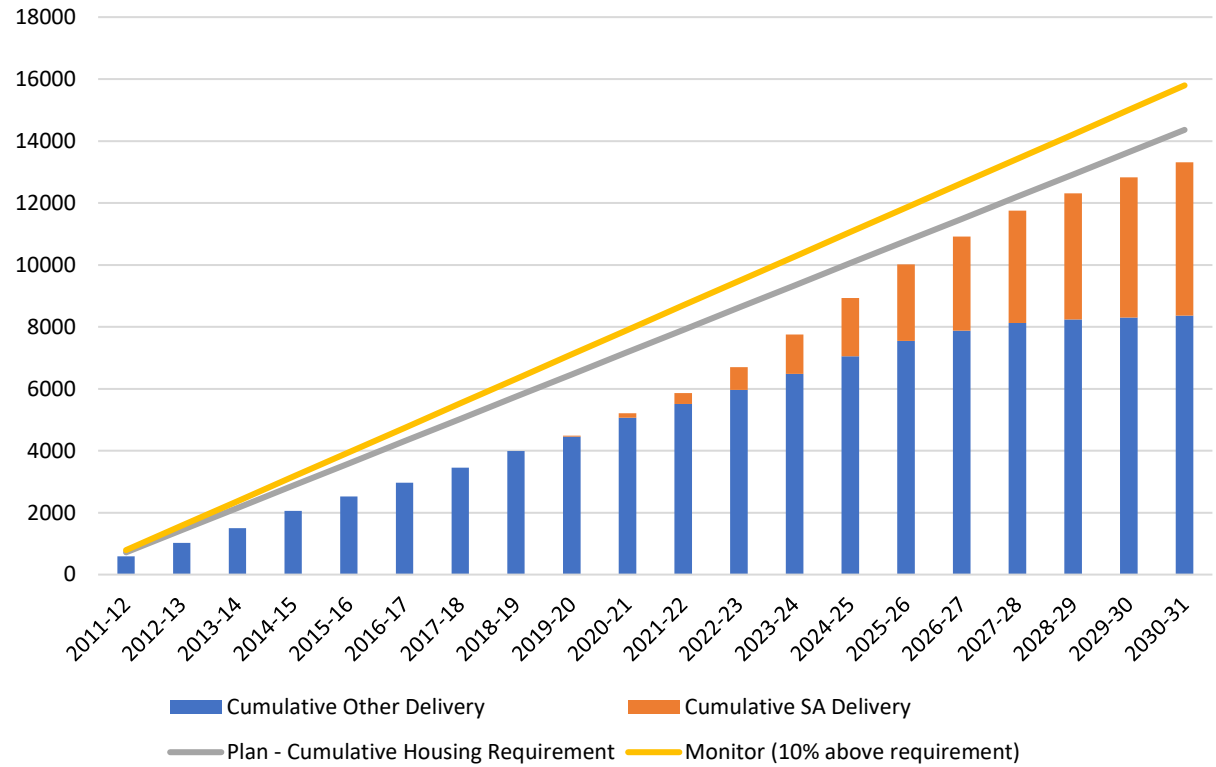
| | | | |
|------|----|-----------------|---|
| | | | <p><u>Employment development is considered on a JCS-wide basis. Across the JCS area, through both strategic and non-strategic allocations, provision has been made for at least 192 hectares of traditional employment land. At the JCS examination, evidence was provided to demonstrate that there was a capacity of 7ha of employment land in the city (20). The GCP allocates From an employment perspective, a total of 14.6 8.1 hectares is allocated, either as 100% 'B Class' employment sites or as part of wider mixed-used schemes. Together with recent commitments, such as those at King's Quarter, there is the opportunity for a substantial amount of floorspace to be delivered over the plan period. Together, they will deliver a substantial amount of employment floorspace. Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposals to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council's website.</u></p> <p>(20) <u>EXAM180 'JCS Economic Update Note'</u></p> |
| MM8 | 83 | 4.16 | <p>Gypsy and traveller communities</p> <p>As identified above, there is a need for additional permanent Gypsy and Travelling Showpeople accommodation to meet the needs of Gloucester's existing communities. <u>The Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 identifies an overall need for two Gypsy/Traveller pitches and 16 Travelling Showpeople plots, between 2016 and 2031.</u> The City Council has reviewed all possible site opportunities, including their own land assets and those submitted through 'call for sites', and it has been concluded there are none that are suitable, available and viable within the city. A request has been submitted to all neighbouring authorities, under the 'duty to cooperate', for help in identifying deliverable sites. <u>Further details of the five-year housing land supply requirement for Travelling Showpeople plots is provided at Appendix 1.</u></p> <p><u>Notwithstanding this, Policy SD13 'Gypsies, Travellers and Travelling Showpeople' and Policy SD11 'Housing mix and standards' set out a positive policy mechanism to deliver sites for both travelling and non-travelling households, where consistent with other policies in the Development Plan.</u></p> |
| MM9 | 83 | New paragraph | <p><u>Windfall development</u></p> <p><u>The JCS Review (now called the Joint Strategic Plan) is underway. This will consider the quantum of development required and the overarching spatial strategy moving forward, including the identification of development sites. Notwithstanding this, in the context of Gloucester's current development requirements as set out in the adopted JCS, relating to general housing needs, employment land and accommodation for Gypsies, Travellers and Travelling Showpeople, the City Council will take a positive approach to proposals for additional development over and above those allocated within the development plan where they are consistent with the development strategy of the JCS and policies of the Development Plan as a whole.</u></p> |
| MM10 | 20 | 3.1.1 to 3.1.4. | Introduction and context |

| | | |
|--|--|---|
| | | <p>There is a significant shortage of housing in the UK and this problem has persisted for decades. Not enough homes are being built to meet current or future needs and Gloucester is certainly not immune from this major social and economic issue. Gloucester's population is growing, but the city is physically constrained by the M5 to the east and floodplain to the west and is not able to meet its housing needs without formal cooperation with its neighbouring authorities. Through the adopted JCS the urban extensions to Gloucester (geographically in Tewkesbury Borough) will make an important contribution to meeting housing needs up to 2031. However, further allocations are made through the GCP and it is important that the most effective use of these sites is made of these development opportunities and that residential development delivers the range of housing required to meet the city's needs. Further information on the city's housing requirement, delivery and site allocations made through the GCP is provided at Section 4 – Site allocations.</p> <p><u>Policy SP1 'The need for new development' of the adopted JCS sets a housing requirement of at least 14,359 new homes over the plan period of 2011 – 2031. Table SP2b of the JCS apportions the district capacity in the urban area at 7,772 homes, taken from different sources of supply. This figure does not represent a cap on capacity and, as highlighted elsewhere in the GCP, the City Council takes a positive approach to development proposals, where consistent with the development strategy of the JCS and policies contained in the Development Plan as a whole.</u></p> <p><u>The supporting text to Policy SD13 'Gypsies, Travellers and Travelling Showpeople' identify needs relating to the Gypsy, Traveller and Travelling Showpeople community. At the time of writing, there are no deliverable sites for these needs in Gloucester City. However, the Council continues to explore opportunities within its administrative area and work proactively with neighbouring local authorities to meet these needs. Furthermore, Policy SD13 and Policy SD11 'Housing mix and standards' are enabling policies that support the delivery of suitable sites, where in accordance with the development plan, should they come forward as windfall proposals.</u></p> <p><u>Appendix 1 provides the housing trajectory and five-year housing land supply calculation as of the end of March 2021. In addition, it appears from limited evidence available (21) that as of 1 April 2022, the Council will be able to demonstrate a five-year supply of deliverable housing on adoption of the GCP.</u></p> <p>When people have decent, affordable and secure housing this acts as a foundation for healthy and happy communities and stable family lives. Ideally good housing needs to be close to schools, healthcare and public transport links. Good housing improves environmental and economic wellbeing and helps to create stronger communities and places that can act as a draw to investment and skilled workers.</p> <p>The policies in this chapter specifically reflect City Plan Key Principles 1, 3, 6 and 10. The GCP aims to create a policy framework whereby the needs of all types of households are met. The plan seeks to support families, single people, students, self-builders, the elderly, and those with disabilities or particular special needs, and <u>Gypsies, Travellers and Travelling Showpeople</u>. Based on the NPPF, Policy A1 provides the overall driver which seeks to use land and buildings effectively and efficiently. If this is achieved, then there is a greater prospect of a. achieving higher densities</p> |
|--|--|---|

| | | | <p>which will increase the supply of homes and b. protecting and preserving sites which need to be protected for their natural environmental value.</p> <p>Further information in relation to policies in this section is provided in the Housing Background Paper, available to download from the City Council's website.</p> <p><u>(21) In December 2021 the City Council was subject to a cyber incident that removed access to systems used to manage planning applications, and which records information necessary to complete monitoring and a five-year supply calculation. The Council has undertaken a headline assessment, using predicted figures in the existing housing trajectory, and will prepare a full statement in due course.</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------------------------|--|--|--------------------------------|---|---|---|---|---|---|----------------|------------|----------|------------|------------|------------|------------|-------------|----------------|------------|----------|------------|-------------|------------|-------------|-------------|----------------|------------|----------|------------|-------------|------------|-------------|-------------|----------------|------------|----------|------------|-------------|------------|-------------|-------------|----------------|------------|----------|------------|-------------|------------|-------------|--------------|----------------|------------|----------|------------|-------------|------------|-------------|--------------|
| MM11 | New appendix | <p><u>Appendix 1 – Housing trajectory and five-year housing land supply calculation</u></p> <p><u>Housing (bricks and mortar)</u></p> <p><u>The following tables and graph provide details of Gloucester City's housing trajectory and five-year supply calculation as of 31st March 2021. It updates that provided at paragraph 7.1.34 of the adopted Joint Core Strategy (pages 109 – 110).</u></p> <table border="1"> <thead> <tr> <th><u>Year</u></th> <th><u>Other Deliver y</u></th> <th><u>SA Delivery</u></th> <th><u>Total Projected Completion s</u></th> <th><u>Cumulative Completion s</u></th> <th><u>Plan – Annual Housing Requireme nt</u></th> <th><u>Plan – Cumulative Housing Requireme nt</u></th> <th><u>Monitor – No of dwellings above or below Cumulative Requiremen t</u></th> </tr> </thead> <tbody> <tr> <td><u>2011-12</u></td> <td><u>593</u></td> <td><u>0</u></td> <td><u>593</u></td> <td><u>593</u></td> <td><u>718</u></td> <td><u>718</u></td> <td><u>-125</u></td> </tr> <tr> <td><u>2012-13</u></td> <td><u>430</u></td> <td><u>0</u></td> <td><u>430</u></td> <td><u>1023</u></td> <td><u>718</u></td> <td><u>1436</u></td> <td><u>-413</u></td> </tr> <tr> <td><u>2013-14</u></td> <td><u>476</u></td> <td><u>0</u></td> <td><u>476</u></td> <td><u>1499</u></td> <td><u>718</u></td> <td><u>2154</u></td> <td><u>-655</u></td> </tr> <tr> <td><u>2014-15</u></td> <td><u>554</u></td> <td><u>0</u></td> <td><u>554</u></td> <td><u>2053</u></td> <td><u>718</u></td> <td><u>2872</u></td> <td><u>-819</u></td> </tr> <tr> <td><u>2015-16</u></td> <td><u>470</u></td> <td><u>0</u></td> <td><u>470</u></td> <td><u>2523</u></td> <td><u>718</u></td> <td><u>3590</u></td> <td><u>-1067</u></td> </tr> <tr> <td><u>2016-17</u></td> <td><u>439</u></td> <td><u>0</u></td> <td><u>439</u></td> <td><u>2962</u></td> <td><u>718</u></td> <td><u>4308</u></td> <td><u>-1346</u></td> </tr> </tbody> </table> | <u>Year</u> | <u>Other Deliver y</u> | <u>SA Delivery</u> | <u>Total Projected Completion s</u> | <u>Cumulative Completion s</u> | <u>Plan – Annual Housing Requireme nt</u> | <u>Plan – Cumulative Housing Requireme nt</u> | <u>Monitor – No of dwellings above or below Cumulative Requiremen t</u> | <u>2011-12</u> | <u>593</u> | <u>0</u> | <u>593</u> | <u>593</u> | <u>718</u> | <u>718</u> | <u>-125</u> | <u>2012-13</u> | <u>430</u> | <u>0</u> | <u>430</u> | <u>1023</u> | <u>718</u> | <u>1436</u> | <u>-413</u> | <u>2013-14</u> | <u>476</u> | <u>0</u> | <u>476</u> | <u>1499</u> | <u>718</u> | <u>2154</u> | <u>-655</u> | <u>2014-15</u> | <u>554</u> | <u>0</u> | <u>554</u> | <u>2053</u> | <u>718</u> | <u>2872</u> | <u>-819</u> | <u>2015-16</u> | <u>470</u> | <u>0</u> | <u>470</u> | <u>2523</u> | <u>718</u> | <u>3590</u> | <u>-1067</u> | <u>2016-17</u> | <u>439</u> | <u>0</u> | <u>439</u> | <u>2962</u> | <u>718</u> | <u>4308</u> | <u>-1346</u> |
| <u>Year</u> | <u>Other Deliver y</u> | <u>SA Delivery</u> | <u>Total Projected Completion s</u> | <u>Cumulative Completion s</u> | <u>Plan – Annual Housing Requireme nt</u> | <u>Plan – Cumulative Housing Requireme nt</u> | <u>Monitor – No of dwellings above or below Cumulative Requiremen t</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>2011-12</u> | <u>593</u> | <u>0</u> | <u>593</u> | <u>593</u> | <u>718</u> | <u>718</u> | <u>-125</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>2012-13</u> | <u>430</u> | <u>0</u> | <u>430</u> | <u>1023</u> | <u>718</u> | <u>1436</u> | <u>-413</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>2013-14</u> | <u>476</u> | <u>0</u> | <u>476</u> | <u>1499</u> | <u>718</u> | <u>2154</u> | <u>-655</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>2014-15</u> | <u>554</u> | <u>0</u> | <u>554</u> | <u>2053</u> | <u>718</u> | <u>2872</u> | <u>-819</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>2015-16</u> | <u>470</u> | <u>0</u> | <u>470</u> | <u>2523</u> | <u>718</u> | <u>3590</u> | <u>-1067</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>2016-17</u> | <u>439</u> | <u>0</u> | <u>439</u> | <u>2962</u> | <u>718</u> | <u>4308</u> | <u>-1346</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | |
|----------------|------------|------------|-------------|--------------|------------|--------------|--------------|--|
| | | | | | | | | |
| <u>2017-18</u> | <u>487</u> | <u>0</u> | <u>487</u> | <u>3449</u> | <u>718</u> | <u>5026</u> | <u>-1577</u> | |
| <u>2018-19</u> | <u>544</u> | <u>0</u> | <u>544</u> | <u>3993</u> | <u>718</u> | <u>5744</u> | <u>-1751</u> | |
| <u>2019-20</u> | <u>467</u> | <u>21</u> | <u>488</u> | <u>4481</u> | <u>718</u> | <u>6462</u> | <u>-1981</u> | |
| <u>2020-21</u> | <u>610</u> | <u>114</u> | <u>724</u> | <u>5205</u> | <u>718</u> | <u>7180</u> | <u>-1975</u> | |
| <u>2021-22</u> | <u>440</u> | <u>211</u> | <u>651</u> | <u>5856</u> | <u>718</u> | <u>7898</u> | <u>-2042</u> | |
| <u>2022-23</u> | <u>454</u> | <u>388</u> | <u>842</u> | <u>6698</u> | <u>718</u> | <u>8616</u> | <u>-1918</u> | |
| <u>2023-24</u> | <u>515</u> | <u>540</u> | <u>1055</u> | <u>7753</u> | <u>718</u> | <u>9334</u> | <u>-1581</u> | |
| <u>2024-25</u> | <u>572</u> | <u>609</u> | <u>1181</u> | <u>8934</u> | <u>718</u> | <u>10052</u> | <u>-1118</u> | |
| <u>2025-26</u> | <u>495</u> | <u>585</u> | <u>1080</u> | <u>10014</u> | <u>718</u> | <u>10770</u> | <u>-756</u> | |
| <u>2026-27</u> | <u>334</u> | <u>564</u> | <u>898</u> | <u>10912</u> | <u>718</u> | <u>11488</u> | <u>-576</u> | |
| <u>2027-28</u> | <u>241</u> | <u>595</u> | <u>836</u> | <u>11748</u> | <u>718</u> | <u>12206</u> | <u>-458</u> | |
| <u>2028-29</u> | <u>114</u> | <u>450</u> | <u>564</u> | <u>12312</u> | <u>718</u> | <u>12924</u> | <u>-612</u> | |
| <u>2029-30</u> | <u>64</u> | <u>450</u> | <u>514</u> | <u>12826</u> | <u>718</u> | <u>13642</u> | <u>-816</u> | |
| <u>2030-31</u> | <u>64</u> | <u>424</u> | <u>488</u> | <u>13314</u> | <u>718</u> | <u>14360</u> | <u>-1046</u> | |

Gloucester City - Cumulative Housing Delivery against Requirement
Update of JCS table at para 7.1.34



| Update of JCS 5 Year Housing Land Supply table at para 7.1.34 | | | | |
|---|--|-------------|-----------|-----|
| | Housing Delivery as of end March 2021 | Explanation | 5% Buffer | |
| A | GCC annual housing requirement | | 718 | 718 |
| B | Number of years into the plan period to adoption | | 10 | 10 |

| | | | C | <u>Requirement to plan adoption</u> | | <u>7,180</u> | <u>7,180</u> | | | | | | | | |
|--------------|------------------------------------|-------------------------------------|--|--|---|-------------------|------------------|--------------|------------------------------------|-------------------------------------|--------------|--------------|----------|----------|----------|
| | | | D | <u>Actual delivery 2011 - 2021</u> | | <u>5,205</u> | <u>5,205</u> | | | | | | | | |
| | | | E | <u>Total delivery to date</u> | | <u>5,205</u> | <u>5,205</u> | | | | | | | | |
| | | | F | <u>Shortfall to date</u> | $F = C - D$ | <u>1,975</u> | <u>1,975</u> | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | <u>Sedgefield</u> | <u>Liverpool</u> | | | | | | | | |
| | | | G | <u>5 year requirement</u> | $G = A \times 5$ | <u>3,590</u> | <u>3,590</u> | | | | | | | | |
| | | | H | <u>Remainder of plan period (years)</u> | | <u>10</u> | <u>10</u> | | | | | | | | |
| | | | I | <u>Plan period shortfall to be met within the five year period</u> | $I =$ $\text{Sedgefield} = F$ $\text{Liverpool} = (F/H) \times 5$ | <u>1,975</u> | <u>988</u> | | | | | | | | |
| | | | J | <u>NPPF buffer</u> | $J = 5\% \text{ of } (G+I)$ | <u>278</u> | <u>229</u> | | | | | | | | |
| | | | K | <u>Total number of dwellings required</u> | $K = G + I + J$ | <u>5,843</u> | <u>4,806</u> | | | | | | | | |
| | | | L | <u>Total anticipated supply over 5 years</u> | | <u>4,809</u> | <u>4,809</u> | | | | | | | | |
| | | | M | <u>Percentage of total requirement met</u> | $M = (L/K) \times 100$ | <u>82%</u> | <u>100%</u> | | | | | | | | |
| | | | N | <u>Supply in years</u> | $M = (L/K) \times 5$ | <u>4.1</u> | <u>5.0</u> | | | | | | | | |
| MM12 | | New appendix | <p><u>Appendix 1 – Housing trajectory and five-year housing land supply calculation</u></p> <p><u>Travelling Showpeople plots</u></p> <p><u>For Travelling Showpeople plots for households that meet the definition, the five-year housing land supply requirement as set out in the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017), are as follows.</u></p> <table border="1" data-bbox="808 1219 2013 1347"> <thead> <tr> <th><u>Years</u></th> <th><u>0 – 5</u> <u>2021 – 2026</u></th> <th><u>6 – 10</u> <u>2026 – 2031</u></th> <th><u>Total</u></th> </tr> </thead> <tbody> <tr> <td><u>Plots</u></td> <td><u>7</u></td> <td><u>1</u></td> <td><u>8</u></td> </tr> </tbody> </table> | | | | | <u>Years</u> | <u>0 – 5</u> <u>2021 – 2026</u> | <u>6 – 10</u> <u>2026 – 2031</u> | <u>Total</u> | <u>Plots</u> | <u>7</u> | <u>1</u> | <u>8</u> |
| <u>Years</u> | <u>0 – 5</u> <u>2021 – 2026</u> | <u>6 – 10</u> <u>2026 – 2031</u> | <u>Total</u> | | | | | | | | | | | | |
| <u>Plots</u> | <u>7</u> | <u>1</u> | <u>8</u> | | | | | | | | | | | | |

| | | | |
|------|----------|---|--|
| | | | <p><u>At the time of writing, there are no deliverable sites within Gloucester to provide for this need. However, the City Council continues to explore opportunities within its administrative area and engage proactively with neighbouring authorities to identify deliverable sites. Policies in the JCS support the delivery of windfall sites where in accordance with the development plan.</u></p> |
| MM13 | 20 to 22 | <p>Policy A1</p> <p>3.1.13 3.1.14</p> | <p>Policy A1: Effective and efficient use of <u>housing</u>, land and buildings</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Development <u>will be permitted where it proposals are required to makes</u> effective and efficient use of land and buildings. Development proposals should:</p> <ol style="list-style-type: none"> 1. Result in overall improvements to the built and natural environment; and 2. Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties and the living conditions of neighbouring occupiers or future residents; and 3. Not lead to a saturation of intensified properties within the area; and 3. Provide adequate off-street parking, access, covered and secure cycle storage which provides for the existing and proposed use; and 4. Not prejudice the potential for the comprehensive development of adjacent land; and 5. Provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development; and 6. Provide adequate, well designed, appropriately located and accessible bin storage areas; <u>and</u> 7. <u>Be well-designed to create and support healthy living conditions.</u> <p>Mixed-use developments and the re-use of vacant floors above commercial premises will be supported where it can be demonstrated that the uses are compatible and will result in safe and healthy living conditions.</p> </div> <p>Where it is proposed to intensify an existing building (by conversion into flats or large House in Multiple Occupation) it is important to ensure that the proposal would not have a significant adverse impact on neighbouring properties or the wider area including its character. When assessing whether a proposed intensification of a dwelling would impact the character of the area consideration will be given to the number of existing of intensifications in the area. Applications that would result in a saturation of family homes converted into flats or HMOs will not be permitted. Saturation is deemed to be reached if:</p> |

| | | | |
|------|--|---|---|
| | | | <p>1. It would result in any residential property (C3 use) being 'sandwiched' between two intensified properties; or 2. Intensified properties represent more than 10% of households within a 100-metre radius of the application property.</p> <p>Careful consideration will be given to the design and location of the proposal as well as to amenity space, parking, servicing and access arrangements. Any residential development, including the intensification of an existing dwelling, will be required to provide a suitable housing mix in accordance with SD11 Housing Mix and Standards of the JCS.</p> |
| MM14 | | <p>New Policy</p> <p>New paragraphs</p> | <p><u>Policy A2: Houses in Multiple Occupation</u></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><u>Planning permission for the creation of a House in Multiple Occupation (HMOs) will be permitted where:</u></p> <ol style="list-style-type: none"> 1) <u>The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and</u> 2) <u>The development would not result in the creation of more than two adjacent properties in HMO use; and</u> 3) <u>HMOs, including the proposed development, would represent no more than 10% of properties within a 100-metre radius of the application property.</u> </div> <p><u>HMOs are residential properties that were originally intended for a single household and have since been converted into a large HMO (Sui Generis) requiring planning permission.</u></p> <p><u>Whilst HMOs can provide a valuable housing option for many, high concentrations can have a negative impact on the character of an area, and the amenities enjoyed by existing residents. To ensure an appropriate balance HMOs will be required to provide a suitable housing mix in accordance with SD11 Housing Mix and Standards of the JCS and accord with the other policies of the GCP.</u></p> <p><u>The number of properties will be calculated using the Council's GIS (Geographic Information Systems) mapping software. Each property has a unique location point defined on the National Land and Property Gazetteer (NLPG) and the location point of the proposed HMO will be the centre of the 100m radius. The number of residential properties falling within the 100m radius of the proposed HMO will be assessed by totalling the location points falling within that</u></p> |

| | | | |
|------|----|--|--|
| | | | <p><u>defined radius. Properties that fall partly within the 100m radius will only be included if the location point, as depicted on the NLPG, falls within this buffer.</u></p> <p><u>For the purpose of this approach, dwellings that are either within purpose-built blocks of flats, or within houses that have been sub-divided into separate flats, are all counted as one single property, and only the first address point is counted. This will avoid counts becoming 'skewed' by a high proportion of flats in one small area. Where a property is in mixed use, the first residential address point is counted.</u></p> <p><u>In an area with an Article 4 Direction small HMOs (Use Class C4) will also be counted as intensified properties. Outside of an Article 4 direction, small HMOs will not be counted as intensified properties as they do not require the benefit of planning permission.</u></p> |
| MM15 | 23 | Policy A2 – Affordable Housing 3.1.17 to 3.1.24 | Delete policy and paragraphs. |
| MM16 | 25 | Policy A4 – Student accommodation | <div style="border: 1px solid black; padding: 10px;"> <p>Proposals for new purpose-built student accommodation must satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. The proposal will provide for an identified need of a further educational establishment located in Gloucestershire, for students attending full-time courses for one academic year or more; and 2. The developer has entered into a formal agreement with the further education establishment; and 3. The proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution(s); and 4. The location is well served by sustainable transport modes <u>to the educational establishment</u>; and 5. Rooms and facilities are of an appropriate size for living and studying. </div> |
| MM17 | 26 | Policy A5 – Specialist housing | <div style="border: 1px solid black; padding: 5px;"> <p>Development proposals for specialist housing must be <u>Specialist housing developments will be permitted where they:</u></p> </div> |

| | | | | |
|--|--|---|--|--|
| | | <p>3.1.38 3.1.39</p> <p>New paragraph</p> | <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <ol style="list-style-type: none"> 1. <u>Are supported by evidence of the demonstrable need for this form of housing within Gloucester City;</u> 2. <u>Are suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care; supported by a sustainable business model.</u> 3. <u>Are accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and</u> 4. <u>In a location that avoids excessive concentration of such housing within any one street or small area. Will not lead to harm through over concentration in the local area, including but not limited to:</u> <ol style="list-style-type: none"> a. <u>Levels of activity that cause excessive noise and disturbance to local residents</u> b. <u>Excessive demand on social infrastructure, such as health and social care and police services</u> c. <u>Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community.</u> <p>Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester. in accordance with Policy A2.</p> </div> <p>Older persons households, and disabled persons households often have a limited income. <u>Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester. Therefore, applications will need to demonstrate how the housing costs and related service charges are sustainable in relation to local earnings and incomes of the specific group for which the housing is designed.</u> A scheme's eligibility to be treated as 'exempt accommodation' for Local Housing Allowance purposes is not an indication that the provision is affordable housing, merely that the residents housing costs are benefit supported. Consideration will need to be given to future needs of residents and whether benefit dependency undermines longer term personal development, care, or housing needs.</p> <p>Given that specialist housing often provides housing for vulnerable persons, the safeguarding of their health and wellbeing is a key issue. Proposals will need to demonstrate that the landlord and service providers are either on a relevant procurement framework and/or can demonstrate that they are a fit and proper organisation to deliver the proposed scheme. Legal agreement will allow for the substitution of landlords or service providers whose business model risks long term delivery of the housing or the support/services, or the management of the scheme or provision of support/services are deemed inadequate by the Council and /or Social /Health Care commissioners.</p> | |
|--|--|---|--|--|

| | | | |
|------|----|--|---|
| | | | <u>Proposals should support the building of mixed and balanced communities and the over concentration of specialist housing in an area may lead to harm, for example through a significant adverse impact on the amenity of occupiers in the local area, and/or excessive demand on social infrastructure.</u> |
| MM18 | 28 | <p>Policy A6 – Accessible and adaptable homes</p> <p>3.1.41 3.1.42 3.1.45 3.1.46</p> | <div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p>In order to create accessible homes that meets the needs of an aging population, frail and disabled persons, and to meet the City Council’s duty under the Equalities Act, the following accessible and adaptable homes standards will be met:</p> <ol style="list-style-type: none"> 1. 50<u>25</u>% of housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) ‘accessible and adaptable dwellings’ to be met; and 2. 4 (four) % of the affordable housing component of every housing development should meet Building Regulations requirement M4 (3) ‘wheelchair user dwellings’ to be wheelchair accessible or be easily adapted for residents who are wheelchair users. </div> <p>Homes built to M4 (2) standards have design features that have been tailored to foster accessible living, helping to accommodate old age, injury, disability, pregnancy and pushchairs or enable future adaptation to accommodate this diversity of use. <u>Developers are encouraged to provide M4(2) dwellings across all type and tenure to meet identified need in the city.</u></p> <p><u>Homes built to M4(3) 2 (b) standard are sufficient to meet the needs of occupants who are wheelchair users.</u> The National Planning Practice Guidance states that local plan policies for wheelchair accessible homes M4 (3) should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. In the interest of mixed and balanced communities, the Council would also encourage developers to build wheelchair accessible market homes, and Policy A7: Self build and custom build homes also supports provision of such homes. <u>4% of affordable homes should be wheelchair accessible to meet identified need on the City Council’s Housing Register. Provision shall comprise of affordable rented homes to which the city council will allocate households.</u></p> <p>Developers of Specialist Housing may wish to increase the level of M4(3) category homes to reflect the needs of the intended occupants. In complying with this policy, developers, and in particular those delivering specialist housing, may wish to increase the proportion of properties which meet the higher M4 (2) and M4 (3) standards, including the provision of wheelchair accessible housing.</p> |

| | | | |
|------|----|---|---|
| | | | <p>Compliance with the criteria should be demonstrated in the Design and Access Statement submitted with the planning application and conditions will be applied to any consent granted to ensure the standards are complied with. <u>Exceptions will only be made where the applicant can clearly demonstrate why, given the particular site-specific circumstances of a development, the standards cannot be met. This could, for example, be where the structure of an existing building would preclude its conversion to housing in a manner consistent with the standards.</u></p> |
| MM19 | 29 | Policy A7 – Self-build and custom build homes | <div style="border: 1px solid black; padding: 10px;"> <p>For all housing sites* either allocated in this plan or which come forward as windfall developments, and which comprise 20 or more dwelling <u>houses</u>, a minimum of 5% of the net developable area shall be set aside as serviced plots. <u>The serviced plots shall be offered for sale to self and custom builders, subject to demand being identified on the Council's Self & Custom Build Register.</u></p> <p>Self and custom build plots which come forward through this policy shall be made available and appropriately marketed for a minimum of 12 months from grant of planning permission, <u>or a shorter period if agreed by the City Council.</u> Marketing should be directed at those on the Council's Self and Custom Build Register as well as the general public. If, after <u>the agreed set marketing period</u> a 12-month period, the plots have not been sold it will be for the developer to consider whether the plots continue to be marketed as self / custom build opportunities or if they will be built out by the developer. Evidence of sustained marketing will need to be submitted to the Council.</p> <p>Elsewhere, windfall sites for self-build and/or custom build housing will be supported where they meet other policies within the JCP and GCP.</p> <p>* Excluding sites and applications for flats/apartments.</p> </div> |
| MM20 | 32 | 3.2.2 3.2.3 | <p><u>Employment land is considered on a JCS-wide basis, providing The JCS provided an employment strategy for the JCS and strategic land release at urban extensions, aligned with the Strategic Economic Plan (SEP). Across the JCS area, through both strategic and non-strategic allocations, provision has been made for at least 192 hectares of traditional employment land. At the JCS examination, evidence was provided to demonstrate that there was a capacity of 7ha of employment land in the city (20). The GCP allocates 8.1 hectares, either as 100% 'traditional' employment sites or as part of wider mixed-used schemes. Together with recent commitments, such as those at King's Quarter, there is the opportunity for a substantial amount of floorspace to be delivered over the plan period.</u></p> |

| | | | |
|------|----|---|---|
| | | | <p>That said, The GCP plays its part in allocating sites for additional employment land, in whole or in part, at the following locations; SA07 Lynton Fields (Land East of Waterwells Business Park); SA08 King's Quarter; SA09 Quayside House; SA17 Land South of Triangle Park; and SA24 Part of West Quay, The Docks.; and SA22 Land adjacent to Secunda Way Industrial Estate. Further information is available in Section 45 of this plan – Site allocations.</p> |
| MM21 | 33 | <p>Policy B1 – Employment and skills plans 3.2.11</p> <p>New paragraphs</p> | <div data-bbox="808 443 1912 842" style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p>For housing development of 10 or more units and major commercial development of 1,000 sq. m or more of new internal floorspace, applicants will be required to submit an Employment and Skills Plan (ESP). The ESP will be proportionate to the scale of the proposal and identify opportunities for the employment and skills development of local people through <u>during the implementation construction and operational stages</u> of the proposal.</p> <p>The ESP should address priorities identified and agreed at an early stage through consultation with the City Council and local employment and skills agencies. The ESP will have targets reflecting industry standard benchmarks, setting out the outcomes expected from the development.</p> </div> <p>The ESP should address priorities identified <u>by relevant local industry groups, such as the Construction Industry Training Board (CITB)</u> and be agreed at an early stage through consultation with the City Council and local employment and skills agencies. The ESP should <u>will</u> have targets reflecting industry standard benchmarks, setting out the outcomes expected from the development.</p> <p><u>The City Council will further support proposals within the ESP that seek to deliver the employment and skills aims of the EGS during the operational stage of the development.</u></p> <p><u>The City Council will keep the effectiveness of the policy under review through regular dialogue with housebuilders and through liaison with the Gloucestershire Employment and Skills Board, which includes industry representatives alongside learning and skills providers.</u></p> <p>Further guidance in relation to the preparation and implementation of Employment and Skills Plans is available on the City Council's website.</p> |

| | | | |
|------|----|---|---|
| MM22 | 34 | <p>Policy B2 – Safeguarding employment land and buildings</p> <p>3.2.16</p> | <div data-bbox="808 225 1912 719" style="border: 1px solid black; padding: 10px;"> <p>Employment sites and buildings will be safeguarded for B class employment uses <u>offices, research and development, light industrial, general industrial and storage and distribution</u>, and change of use/redevelopment to non-B class <u>other uses</u> will generally be resisted. Such proposals will only be supported where the following criteria are met:</p> <ol style="list-style-type: none"> a. The site or premise is redundant or no longer fit for purpose or capable of meeting employment needs; and or b. <u>Alternative local employment facilities of an equivalent standard can be provided without adversely impacting on the operation of the existing business and its accessibility to existing employees; and</u> c. The proposal would not adversely impact on the continued use of adjacent employment uses; and d. The proposal would bring significant benefits to the local economy and/or community that would demonstrably outweigh the loss of employment land. </div> <p>For the avoidance of doubt, This policy applies to all employment falling into Class B of the Town and Country Planning (Use Classes) Order 1987 (as amended) including Class B1 (a, b and c), B2 and B8. It applies to all existing employment land and premises, consented employment land and premises, and allocations made in the GCP.</p> |
| MM23 | 35 | <p>Policy B3 – New employment development and intensificatio n and improvement to existing employment land</p> <p>New paragraph</p> | <div data-bbox="808 935 1912 1337" style="border: 1px solid black; padding: 10px;"> <p>Development proposals for new 'B' class employment development <u>offices, research and development, light industrial, general industrial, and storage and distribution</u>, and/or to improve the quality of accommodation, the environment and intensify the use of existing employment sites will be supported where the following criteria are met:</p> <ol style="list-style-type: none"> 1. Any increase in traffic can be accommodated by the transport network; and 2. Satisfactory vehicular access, parking and maneuvering space can be provided; and 3. The proposal would not result in significant adverse impact on the amenity of neighbouring uses, particularly residential properties and it would not place unreasonable operational restrictions on adjacent existing or allocated land uses; and 4. The scale and design of the proposal is compatible with the character of the location; and </div> |

| | | | | |
|------|----|--|---|--|
| | | | <p>5. It would not result in unacceptable adverse environmental impacts, for example in terms of noise, air, water, soil or light pollution; <u>and</u></p> <p>6. <u>Provision is made for the delivery of efficient and effective commercial waste collection services.</u></p> <p>Proposals for limited non-B class development outside these uses will be supported where they are genuinely ancillary / complementary to the primary use of the site for B class uses. Where such uses are defined as 'main town centres uses', they will be considered in the context of Adopted JCS Policy SD2 'Retail and City / Town Centres'.</p> <p><u>With regards to waste collection from employment sites the City and County Council wish to see high quality facilities which support the implementation of the waste hierarchy and encourage the practices of resource efficiency and waste reduction.</u></p> | |
| MM24 | 36 | <p>Policy B4 – Development within and adjacent to Gloucester Docks and Canal</p> <p>3.2.21</p> | <p>Development proposals within, or adjacent to the docks and canal that facilitate accessibility and recreational use of the historic docks, waterspace and the wider canal network will be supported where they satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. The development will not infill or reduce the depth of water of docks/canal waterspaces to the extent where it would limit the range of boats and other craft that could safely navigate and/or operate within the waterspaces; and 2. The development would not adversely affect, and where possible enhances the historic built character, features and setting of the open waterspaces; and 2. <u>Development will be expected to respond to the significance of the historic docks conservation area and other individual heritage assets, ensuring new development makes a positive contribution to its character and distinctiveness; and</u> 3. There will be no significant adverse impact on the environmental amenity of local residents, visitors, workers or other recreational users of the waterspace; and 4. The development will not adversely affect existing, and where possible makes appropriate provision for future management and maintenance of public realm, movement routes, waterspaces and quaysides, moorings or waterway infrastructure and utilities. Where appropriate, opportunities should be taken to improve or reinstate the canal towpath; and | |

| | | | |
|------|----|--|---|
| | | | <div data-bbox="898 193 1921 443" style="border: 1px solid black; padding: 5px;"> <p>5. <u>The development would not adversely affect the functioning of existing businesses; and</u></p> <p>6. <u>Development provides net biodiversity gain and facilitates its role as delivery of multifunctional green and blue infrastructure (including water quality).</u></p> <p>Where development could have an impact on internationally designated sites a Habitats Regulations Assessment is required.</p> </div> <p>Gloucester Docks and the canal side is a major cultural and historic asset for the city, and already represents a major tourist attraction with the National Waterways Museum, Soldiers of Gloucestershire Museum and various festivals and events. <u>The docks are also home to both commercial and leisure moorings as well as other commercial uses, including a successful working boatyard which add heritage value and visual interest to both the dockside and waterspace.</u></p> <p>However, the waterspace is generally underutilized and represent an opportunity to attract further investment, generate footfall within the city centre and encourage physical activity and improved health and wellbeing. The Canal and River Trust has prepared a Waterspace Strategy for Gloucester Docks, which aims to increase the recreational use of the Docks and canal, <u>whilst retaining and supporting existing uses.</u></p> |
| MM25 | 37 | <p>Policy B5 – Tourism and culture</p> <p>3.2.26</p> | <div data-bbox="808 842 1912 1157" style="border: 1px solid black; padding: 5px;"> <p>The City Council will support proposals that deliver the Cultural Strategy and Vision (2016–2026), or any future iteration. This includes proposals for the provision of new creative workspaces and for the improvement and/or extension of existing tourism, arts and cultural workspace and facilities.</p> <p>Where the proposal includes ‘main town centre uses’, the applicant must demonstrate compliance with the sequential test and impact test, as set out at Policy SD2 of the adopted Joint Core Strategy.</p> </div> <p>Gloucester has a strong and unique culture and tourism offer, with Gloucester Cathedral, the Docks, over 700 Listed buildings, Roman heritage, Gloucester Rugby, thriving festivals and events, museums and cultural venues such as the Guildhall. At the same time, it is recognized that the city lags other cities and towns of a similar size or status. In response to this, the City Council and the Gloucester Culture Trust have ambitions to build on current strengths and develop and cultural and arts offer of the city further. <u>The Gloucester Cultural Strategy and Vision Update 2021 – 2026 sets out a range of objectives and actions that seek to embed culture into the city’s future plans, build cultural</u></p> |

| | | | |
|------|----|---|--|
| | | | and creative industries, activities, festivals and events, and empower young people to participate in culture. Further opportunity is identified in the City Council’s adopted Heritage Strategy (2019) in terms of the role that the historic environment can play in underpinning the delivery of quality places, tourism and culture. |
| MM26 | 38 | <p>Policy B6 – Protection of public houses</p> <p>3.2.29</p> <p>New paragraph</p> | <div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p>Development proposals for the redevelopment or change of use of public houses or buildings last used as public houses will only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. All reasonable efforts have been made to keep the pub in viable use and it can be demonstrated that its continued use would not be feasible or practical; <u>This will include:</u> <ol style="list-style-type: none"> a) <u>The submission of a comprehensive sustained marketing campaign (agreed in advance by the Council), offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;</u> b) <u>The agreed marketing campaign will be run for a period of at least six months before the planning application is submitted;</u> c) <u>The public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents; or</u> 2. There is an existing public house within a reasonable walking distance that meets the needs of the local community; or 3. A replacement public house <u>that meets the needs of the local community</u> will be provided on part or all of the site, or within <u>reasonable</u> walking distance of the site. </div> <p>Local pubs can be an important focal point within the local community. The City Council therefore seeks to protect pubs from unnecessary loss and will seek evidence to from an applicant to demonstrate that all reasonable efforts have been made to retain the pub in viable use. In order to satisfy the requirements of this policy, applicants will normally be expected to submit evidence demonstrating the following:</p> <ol style="list-style-type: none"> a) A comprehensive sustained marketing campaign (agreed in advance by the Council) has been undertaken, offering the public house for sale as a going concern and using an agreed realistic valuation of the premises; b) The marketing campaign has run for a period of at least six months before the planning application is submitted; |

| | | | |
|------|----|---|---|
| | | | <p>e) The public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;</p> <p>d) Extensive engagement with the local community to demonstrate the acceptability of existing provision within a reasonable walking distance for the community, or alternative replacement provision.</p> <p>e) Opportunities have been explored for the public house to be taken forward through a community ownership initiative.</p> <p><u>To demonstrate that the alternative or proposed public house meets the needs of the local community evidence of extensive engagement will be required. As well as seeking the views of the community on their needs and the suitability of alternative or proposed provision, the community consultation shall also make the community aware of community ownership initiatives.</u></p> |
| MM27 | 40 | <p>Policy C1 – Active design and accessibility</p> <p>3.3.9 to 3.3.11</p> | <p><u>Development proposals must clearly demonstrate meet the highest possible standards of accessible and inclusive design, so that:</u></p> <p>1. A layout that fully accords with the principles of Active Design outlined by Sport England, or any future iteration;</p> <p>2. The proposal meets the highest possible standards of accessible and inclusive design, meeting the following principles:</p> <p>1. The development can be used safely, easily and with dignity by all regardless of ability, age, gender, ethnicity or economic circumstances; and</p> <p>2. The development is convenient and welcoming with no disabling barriers, so that everyone can use the development independently without undue effort, separation, or special treatment; and</p> <p>3. <u>The development will support healthy active lifestyles by facilitating participation in physical activity by:</u></p> <p>a) <u>Creating the conditions for active travel between all locations within the development and to the wider local shops, services, built and natural surroundings.</u></p> <p>b) <u>Prioritising active travel through safe integrated walking, running and cycling routes separate from vehicular activity.</u></p> <p>c) <u>Locating new facilities in the best location for those walking, cycling or using public transport.</u></p> <p>d) <u>Providing multifunctional spaces to create opportunities for sport and physical activity.</u></p> |

| | | | |
|------|--------|--|--|
| | | | <div data-bbox="898 193 1921 352" style="border: 1px solid black; background-color: #e0e0e0; padding: 5px;"> <ul style="list-style-type: none"> e) <u>Creating a network of streets and spaces that are well enclosed by buildings and/or structural landscaping.</u> f) <u>Creating a clear hierarchy of principal and secondary streets and</u> g) <u>Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.</u> </div> <p>Active design promotes healthy lifestyles that are made easy through: the pattern of development, providing access to local services and facilities, good levels of connectivity, green spaces and green routes, safe places for active play, and spaces for food growing. All of which will be accessible by walking or <u>and</u> cycling. Developers <u>should have regard to</u> will be required to demonstrate how their proposals accord with the 10 Principles of Active Design outlined by Sport England in “Active Design: Planning for Health and Wellbeing through Sport and Physical Activity”, ‘Building for a Healthy Life’ (Birkbeck, D., Kruczkowski, S. with Jones, P., McGlynn, S. and Singleton, D. June 2020), or any future iteration, in developing proposals.</p> <p>Cycle parking, cycle storage, accessibility and walking distances shall meet the guidance provided in Manual for Gloucestershire Streets and any subsequent amendments from the Highways Authority.</p> <p>Good design should reflect the diversity of people who use it and not impose unnecessary barriers of any kind. People of all ages, genders, ethnicity, economic circumstance, those with both physical and learning disabilities in our community should be able to access, <u>use</u> and feel safe in all new developments. This includes extensions to all public buildings and the design and layout of public open spaces and playgrounds.</p> |
| MM28 | 41- 42 | <p>Policy C3 – Public open space, playing fields and sports facilities</p> <p>3.3.20</p> <p>New paragraphs</p> | <div data-bbox="898 906 1921 1374" style="border: 1px solid black; background-color: #e0e0e0; padding: 5px;"> <p>Existing public open spaces, playing fields and built sports facilities will be protected from redevelopment to alternative uses, in whole or in part, unless it can be demonstrated that <u>the following criteria are met:</u></p> <ol style="list-style-type: none"> 1. <u>For public open spaces, an assessment demonstrates the site is of low value and of poor quality, with no opportunities for improvement and is surplus in terms of all functions that open space can provide.</u> 2. <u>For playing fields and sports facilities, an assessment demonstrates there is an excess of provision in the local area, there is no current or planned future demand for such provision, <u>or</u> that there would be no overall shortfall <u>in provision.</u></u> <p>If the criteria above cannot be met:</p> </div> |

| | | | | |
|--|--|--|--|--|
| | | | <p>3. The open space, playing field or facility can be replaced by alternative provision of an equivalent or better quality and quantity in an accessible and appropriate location to the community where the loss would occur; <u>or</u></p> <p>4. The proposal is ancillary development that would enhance existing facilities and not reduce or prejudice its ongoing use; <u>or</u></p> <p>5. The proposal affects land that is not suitable, or <u>is</u> incapable, of forming an effective part of the <u>an</u> open space, playing field or facility and its loss would not prejudice the ongoing use of the remainder of the site for that purpose.</p> <p>The need for <u>new</u> open space, and playing fields and built sport facilities within new development will be determined provided in accordance with to meet the needs of the local area. aims and recommendations of the City Council's Open Space Strategy and Playing Pitch Strategy.</p> <p>Development proposals to enhance or provide new open spaces, playing fields or built sports facilities will be supported where they meet the evidenced needs of the local area. deliver the aims and recommendations of the Council's Open Space Strategy, Playing Pitch Strategy and Built Sports Facilities Strategy, or any future iterations.</p> <p><u>The Council has set out in its adopted Open Space Strategy (OSS), Playing Pitch Strategy (PPS) and Built Sports Facilities Strategy (BSFS), the needs of the local area both in terms of the provision and the necessary enhancements required to improve the provision. These documents, or any future iterations, provide the detailed background evidence to support the delivery of the Council's aims and recommendations for new and enhanced open space, playing pitches, and built sports facilities.</u></p> <p><u>The Council's strategies also provide an assessment of the public open spaces, playing pitches and built sports facilities within the local area. These approved assessments, or any future update to them, will be used when assessing criterion 1 and 2 of this policy. It is recommended that the scope and methodology of any third-party assessments are approved in advance.</u></p> <p>Where new development affects land currently or previously used as a playing field (within the last five years), Sport England will be consulted as statutory consultee and the applicant will be required to demonstrate compliance with their exception tests.</p> | |
|--|--|--|--|--|

| | | | |
|------|-------|--|---|
| MM29 | 43 | Policy C4 – Hot food takeaways 3.3.23 | <div data-bbox="898 225 1921 778" style="border: 1px solid black; padding: 10px;"> <p>Proposals for hot food takeaways, including mobile catering units must satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. The design of the unit, including its ventilation and bin storage would not have a significant adverse impact on the visual amenity of the area; and 2. There would not be a significant adverse impact on the amenities of occupants of neighbouring nearby properties within a reasonable distance of the proposed location in terms of noise, traffic disturbance, odour, litter, light or hours of operation; and 3. There would not be an unacceptable severe impact on the surrounding highway network, traffic safety or create unacceptable parking issues; and 4. The proposal incorporates adequate waste storage and disposal facilities; and 5. There should be a minimum of two non-hot food takeaway units A5 units, or at least 10 metres, between the units, whichever is greater. 6. Outside of the city centre, district centres and local centres, that the proposal is not within 400 metres of <u>any access to</u> a secondary school or college. </div> <p>To help tackle childhood obesity through supporting healthy behaviours, hot food takeaways will not be permitted within 400 metres of <u>any access to</u> a secondary schools or colleges. Primary schools have been excluded as children in this age group are normally restricted from leaving the school premises at breaktimes.</p> |
| MM30 | 45 | 3.3.29 | In terms of trees, it is important to note that the level of effectiveness of any planting will depend on the season, the number of trees, the species, the siting, the canopy density and the prevailing wind direction in the particular street. NPPF Paragraph 84 <u>186</u> states that in tackling air pollution green infrastructure provision and enhancement should be considered along with other initiatives. |
| MM31 | 45-46 | Policy C6 – Cordon Sanitaire 3.3.31 to 3.3.33 | <p>Policy C6: Cordon sanitaire – <u>Netheridge Sewage Treatment Works</u></p> <div data-bbox="808 1187 1912 1310" style="border: 1px solid black; padding: 10px;"> <p>Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted.</p> </div> |

| | | | |
|--|--|-----------------------|---|
| | | <p>New paragraphs</p> | <div data-bbox="808 193 1912 475" style="border: 1px solid black; background-color: #e0e0e0; padding: 5px;"> <p><u>Planning permission will be granted for development within the Cordon Sanitaire, as shown on the policies map, where it can be clearly demonstrated through a robust odour assessment that:</u></p> <ol style="list-style-type: none"> 1. <u>The users/occupants of the proposed development will not be adversely affected by odour nuisance; and</u> 2. <u>The introduction of the proposed use will not adversely affect the continued operation of the Netheridge Sewage Treatment Works.</u> </div> <p>Severn Trent Water PLC (Severn Trent) is responsible for sewerage and sewage disposal. They operate Netheridge Sewage Treatment Works (NSTW) south of Hempsted, a facility that processes a significant amount of waste from Gloucester City and beyond. The fields adjoining Netheridge are used for sludge disposal that, in addition to the works itself, create unavoidable smell problems within the area. In order to reasonably prevent development that would be adversely affected by smell, a cordon sanitaire area is shown on the proposals map within which development will not be permitted which is a strategic regional/subregional waste facility, processing permitted and non-permitted waste, for sewerage/sludge, domestic waste and trade waste. In order to prevent development that would be subject to odour nuisance and to prevent unreasonable constraints on the operation of NSTW, a Cordon Sanitaire is shown on the policies map. Development within the Cordon Sanitaire will not be permitted unless it can be shown that odour nuisance risk is negligible to future occupiers of that development.</p> <p><u>NSTW is identified in the Gloucestershire Waste Core Strategy 2012 under Core Policy WCS11 'Safeguarding Site for Waste Management', which states:</u></p> <p style="padding-left: 40px;"><u>'Existing and allocated sites for waste management use will normally be safeguarded by local planning authorities who must consult the Waste Planning Authority where there is likely to be incompatibility between land uses. Proposals that would adversely affect, or be affected by, waste management uses will not be permitted unless it can be satisfactorily demonstrated by the applicant that there would be no conflict.</u></p> <p style="padding-left: 40px;"><u>The Waste Planning Authority will oppose proposals for development that would prejudice the use of the site for waste management.'</u></p> <p>To support this Policy C6, an assessment of odour nuisance arising from NSTW has been undertaken and has informed the boundary on the policies map. The study is informed by a review of odour complains, odour surveys, a detailed dispersion model assessment and a review of a previous model assessment. Severn Trent were engaged in the review process in order to understand current and future operations, including plans for any proposed future infrastructure improvements to accommodate additional waste and/or to reduce the impact of odour on the surrounding area. It categorises likely odour nuisance on the basis of odour contours from the sewage works.</p> |
|--|--|-----------------------|---|

| | | | |
|------|----|--|--|
| | | | <p>The extent of the cordon sanitaire has been drawn on the basis the area most likely to be affected by odour nuisance, within the 3 – 5 odour contour area. This boundary does not represent the absolute limit of the area where smells can be detected but is drawn so as not unreasonably to constrain development in the existing built-up area.</p> <p><u>The Cordon Sanitaire is necessarily conservative as there is uncertainty as to how odorous emissions from NSTW might alter over the plan period – for example from the intensification of waste facilities at the site due to new development and/or from the closure of nearby facilities, or from a reduction in odour emissions from NSTW through the introduction of new technology.</u></p> <p><u>If development is proposed within the Cordon Sanitaire, whose occupants/users are likely to be sensitive to odours from NSTW, then applicants will be required to undertake appropriate assessments to show that odour nuisance would not occur, or the new use poses a risk to NSTW’s operation.</u></p> <p><u>Without Policy C6, an increase in nuisance impacts on new development within the Cordon Sanitaire could unduly prejudice NSTW’s operation, requiring it to pursue changes to its operation that would entail excessive cost, which would be contrary to Core Policy WCS11.</u></p> <p><u>Development proposed within the Cordon Sanitaire must be supported by an appropriate odour assessment in line with the Institute of Air Quality Management (IAQM) guidance. Planning applications for residential development and similarly sensitive uses must be supported by comprehensive and detailed odour dispersion modelling, and appropriate source monitoring and ground-based observations. It is strongly advised that the scope of any such odour assessment is agreed with the City Council in advance.</u></p> |
| MM32 | 47 | <p>Policy C8 – Changing Places toilets</p> <p>3.3.39 3.3.40</p> <p>New paragraph</p> | <div data-bbox="896 965 1921 1214" style="border: 1px solid black; padding: 5px;"> <p><u>Where possible appropriate, major non-residential developments and minor developments for community, cultural, leisure, sport and civic uses where a new or refurbished public toilet or changing facility is proposed, shall include a fully accessible and equipped toilet. major applications for retail, sports venues, cultural and leisure developments that propose to provide toilets will provide at least one toilet to the ‘Changing Places’ standard.</u></p> </div> <p>People with profound and multiple learning disabilities, as well as other disabilities that limit mobility, cannot often use standard accessible toilets. People may be limited in their own mobility and require equipment to help them, or the space to have support from one or more carers. Standard accessible toilets (or “disabled toilets”) do not allow for both right-hand and left-hand side transfers, provide changing benches or hoists and most are too small to accommodate</p> |

| | | | |
|------|----|----------------------------------|--|
| | | | <p>more than one person. Without Changing Places fully accessible and equipped toilets, the user is put at risk, and carers are forced to risk their own health and safety by changing their loved one on a toilet floor. This is potentially dangerous, unhygienic and undignified. Everyone has a right to live in the community, to move around within it and access all its facilities. For some people the lack of a fully accessible toilet is denying them this right.</p> <p>At present, none of the public toilets in the city meet this standard are fully accessible, although a 'Changing Places' toilet is proposed within the refurbishment of Kings Walk Shopping Centre. The City Council will actively encourage developers to provide enhanced accessible toilets within schemes. This is considered especially important for those uses that are accessed by the public. This reduces the will help to improve the accessibility of the city and its enjoyment for some of our residents and visitors. The Council endorse the use of "Changing Places: the practical guide" which can be found at http://www.changing-places.org/install_a_toilet.aspx</p> <p><u>A fully accessible and equipped toilet includes space for two carers to change an adult with all of the necessary equipment required to do this with ease and in comfort.</u></p> |
| MM33 | 49 | Policy D1 – Historic Environment | <p>Development proposals must conserve the character, appearance and significance of designated and non-designated heritage assets and their settings. Proposals should demonstrate:</p> <ol style="list-style-type: none"> 1. The protection and enhancement of existing heritage assets and their settings in proportion with the significance of the asset; and 2. The conservation of features that contribute to the significance of a heritage asset, including structures forming part of the curtilage; and 3. The proposed use of the heritage asset is compatible with the preservation <u>sustaining or enhancement</u> of its significance; and 4. The proposal conserves and enhances the character, appearance and architectural quality of the area and wider setting in terms of siting, scale, form, proportion, design and materials; and 5. The use of high quality and locally distinctive materials following traditional building methods and detailing, where appropriate; and 6. Retains important views into or out of the Conservation Area. <p><u>Great weight will be applied to the conservation of designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm will require clear and convincing justification.</u></p> |

| | | | |
|-------------|-----------|--|--|
| <p>MM34</p> | <p>51</p> | <p>Policy D2 – Non-designated heritage assets</p> | <div style="border: 1px solid black; padding: 10px;"> <p>Where development affects a non-designated heritage asset, it is necessary to satisfy the following criteria. Development proposals should:</p> <p><u>Development affecting a non-designated heritage asset, or its setting, should protect and where appropriate enhance its significance. Where harm is likely to occur, the scale of the impact and the significance of the heritage asset will be considered. Development proposals should:</u></p> <ol style="list-style-type: none"> 1. Be of high quality and designed sympathetically to preserve the historic, architectural and archaeological interest. 2. Respect the surrounding landscape and its setting. 3. Seek to enhance the character of the non-designated heritage asset. <p>Proposals for demolition or total loss of non-designated heritage assets will be subject to a balanced assessment taking into account the significance of the asset, the scale of harm or loss, and that all reasonable steps have been taken to retain the asset, including an assessment of alternative uses.</p> </div> |
| <p>MM35</p> | <p>53</p> | <p>Policy D4 – Shopfronts, shutters and signs</p> <p>3.4.20 3.4.21</p> | <p>Policy D4<u>F7</u>: Shopfronts, shutters and signs</p> <div style="border: 1px solid black; padding: 10px;"> <p>There will be a presumption in favour of retaining good quality traditional shopfronts, including any features such as blind boxes or historic signage, where they make a positive contribution to the character of an area will be supported.</p> <p><u>The City Council will support the following Developments for shop fronts, shutters and signage will be permitted where it can be demonstrated that:</u></p> <ol style="list-style-type: none"> 1. <u>The pProposals that retains or reinstates a traditional timber shopfront architectural detailing, including timber fascias and painted signage; or</u> 2. <u>Proposals for new shopfronts New shopfronts which are of high quality and responds to the character of the scale and design of the building and the character of the area;</u> </div> |

| | | | |
|--|--|--|--|
| | | | <p>3. Internal shutters which are open and allow shopfront displays to be prominent in the streetscene;</p> <p>4. Signage which is sympathetic to <u>the scale and architectural style of the building, its surroundings, and <u>is</u> not visually dominant or results in visual clutter;</u></p> <p><u>In an historic setting in addition to the above the following will also be supported:</u></p> <p>5. <u>Non-illuminated or halo illuminated signage for applied and freestanding signage; Illuminated signage which is halo illuminated especially in sensitive historic settings;</u></p> <p>6. <u>Timber fascia signage;</u></p> <p>7. <u>Traditional hanging signs in timber on a metal bracket; and</u></p> <p>8. <u>Colours for shopfronts and signage should be sympathetic to the character of a building or area. and very bright and garish colours. should be avoided.</u></p> <p>Proposals to alter or create a new shopfront, shutter or signs should take account of the guidance provided in the Shopfronts, Shutters & Signage Design Guidelines for Gloucester Supplementary Planning Document and any future iterations.</p> <p>The Shopfront, Shutters and Signage policy will ensure that schemes are well considered and make a positive contribution to the streetscene and wider urban environment. <u>Well-designed shopfronts and associated signage add to the character and quality of the city, change perceptions of local character and create a sense of place and pride.</u> Most people recognise the importance of an attractive central shopping core to the city and <u>encourageing</u> tourism and providing an attractive environment for business and residents. <u>Shopfronts should be designed to provide active building frontages with display windows, which contribute to the vibrancy of the shopping area and provide visual interest in the streetscene. Signage should be subtle and complement the built environment. A high standard of shopfront design, construction and maintenance is one of the most effective ways of improving appearances and changing perceptions of local character and pride.</u> Retention of historic shopfronts and sympathetic signage can help to protect the history of our city, provide opportunity for innovative and imaginative design and can result in a more attractive, richly varied and prosperous environment for residents, traders, workers and visitors alike.</p> <p>In all cases, both in an historic setting or in a more modern setting, it is important that shopfronts and signage are well proportioned, and <u>the design and materials will need to take into account the character and appearance of the property and the wider area</u> sympathetic in scale and design to the building and the wider street scene.</p> <p>Proposals should accord with the <u>The City Council's Shopfronts, Shutters & Signage Design Guidelines for Gloucester Supplementary Planning Document (2017) or any future iteration.</u> This document provides information on general</p> |
|--|--|--|--|

| | | | |
|------|----|---|---|
| | | | design guidelines that can be applied to the to be used during the design or alterations to shopfronts, shutters and signs across the city, and will be used to support the regeneration of Gloucester. |
| MM36 | 55 | 3.5.2 New paragraph | <p>At a local level the Gloucester City Plan (GCP) seeks to make a difference. The policies in this chapter specifically reflect Key Principles 1, 9 and 11. In July 2019, the City Council declared a climate emergency, committing to make the city carbon neutral by 2050 and the Council's activities by 2030. All the policies aim, directly or indirectly, to address climate change. With effective implementation on the ground, these policies will make a difference locally even if the results seem small when weighed against the global climate change scenario. There is a push to protect our most valued natural environments and species and to green our urban neighbourhoods with more trees and more green roofs/walls. In doing this we cool the city, create more attractive places, encourage wildlife and tackle air pollution and associated health problems. The plan seeks better quality green/<u>blue</u> infrastructure in Gloucester and areas where nature can recover and thrive.</p> <p><u>Part of the area covered by the Gloucester City Plan lies within the South West Marine Plan area. Decisions on any development likely to affect this area should take the South West Marine Plan, and the Marine Policy Statement, into account in accordance with s58 of the Marine and Coastal Access Act. The Marine Management Organisation (MMO) should be consulted as appropriate. Also see the requirement in the supporting text for Policy E5 'Renewable energy potential of the River Severn and canal'.</u></p> |
| MM37 | 55 | Policy E1 – Landscape character and sensitivity 3.5.5 3.5.6 | Delete policy and paragraphs |
| MM38 | 57 | Policy E2 – Biodiversity and geodiversity 3.5.8 | <p>Policy E21: Biodiversity and geodiversity</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Development proposals must demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network. Potential adverse impacts on natural environment assets, including the connectivity of the ecological network, must be avoided or satisfactorily mitigated in line with the objectives of the Gloucestershire Local Nature Partnership or a future equivalent body.</p> </div> |

| | | | |
|------|----|--|--|
| | | | In accordance with the NPPF, the City Council seeks to protect and enhance the ecological network, improving the biodiversity of sites by achieving net biodiversity gains from development. Developers should demonstrably follow the mitigation hierarchy, which should be designed to maintain and, where possible, improve the connectivity of the network. The appropriate type and level of provision will be a matter for the City Council in consultation with bodies such as the Local Nature Partnership (LNP). |
| MM39 | 58 | Policy E3 – Nature Recovery Area 3.5.15 | <p>Policy E32: Nature Recovery Area</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>The Severn Vale Nature Recovery Area (NRA) as shown on the policies map has been identified as an area for biodiversity offsetting as part of achieving biodiversity net gain when proposals cannot deliver enhancements on site or at priority Green Infrastructure projects.</p> <p>Development proposals within the NRA, or in an area ecologically related to it, should identify the biodiversity constraints and opportunities. Applicants should show how the proposal will help to achieve net gain for biodiversity in keeping with identified the species and habitat priorities identified in consultation with the Local Nature Partnership (LNP) or future equivalent body.</p> </div> <p>Target species currently identified for the Severn Vale NRA are: Brown Hare, Otter, Water Vole, Reed Bunting, Farmland Birds, Curlew, Herring gull, True Fox Sedge, Bullfinch, Bewick Swan, all bat species, Great Crested Newt, Lesser Spotted Woodpecker, House Sparrow, Starling, Noble Chafer, Mistletoe Marble Moth and the Harvest Mouse. The priorities may be subject to change due to ongoing renewal of evidence and will be determined by the LNP.</p> |
| MM40 | 59 | Policy E4 – Trees, woodlands and hedgerows New paragraphs | <p>Policy E47: Trees, woodlands and hedgerows</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site, including trees and hedgerows. In the case of an unavoidable significant adverse impact on trees, woodlands and hedgerows, the developer must provide for measurable biodiversity net gain on site, or if this is not possible:</p> <ol style="list-style-type: none"> 1. At nearby Green Infrastructure projects/areas; or </div> |

| | | | | |
|------|----|---------------------------------------|--|--|
| | | | <ol style="list-style-type: none"> 2. In suitable areas of parks, open spaces, verges; or 3. Through the restoration or creation of traditional orchards, prioritising sites identified as opportunities for increasing the connectivity of the ecological network; or 4. As new or replacement street trees. <p>Development which would result in the loss of irreplaceable habitats such as Ancient Woodland, Ancient Trees and veteran trees* will not be permitted except in wholly exceptional circumstances.</p> <p>On development sites where existing trees to be retained, applicants will be required to demonstrate how these trees will be protected through all phases of development. It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions.</p> <p><u>All new streets must be tree-lined unless, in specific circumstances, it can be demonstrated that there are clear, justifiable and compelling reasons why this would be inappropriate.</u></p> <p>All new planting, either on site or elsewhere in the city as part of biodiversity net gain must be provided to the satisfaction of the City Council.</p> | |
| MM41 | 60 | Policy E5 – Green/blue infrastructure | <p><u>New planting should include measures for appropriate long-term maintenance. It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions. The Council’s Arboriculturist will advise.</u></p> <p><u>Through planning conditions, for the protection of wild birds, developers should be dissuaded from using exclusion netting and encouraged to either retain woodland features or undertake works at appropriate times of year.</u></p> <p>* Veteran trees are defined as ‘trees that are of interest biologically, culturally or aesthetically because of their age, size or condition’ (Ministry of Housing, Communities and Local Government; Ancient trees and veteran trees: protecting them from development’, 2019). <u>For veteran trees root protection buffers should generally be greater than standard buffers. Again, the Council’s Arboriculturist will advise.</u></p> | |
| | | | <p>Policy E53: Green/Blue Infrastructure: Building with Nature</p> | |

| | | | |
|------|-------|---|--|
| | | <p>–Building with Nature</p> <p>3.5.21 to 3.5.25</p> <p>New paragraph</p> | <div data-bbox="808 193 1915 379" style="border: 1px solid black; background-color: #e0e0e0; padding: 5px;"> <p>Development must contribute towards the provision, protection and enhancement of Gloucester’s Green/Blue Infrastructure Network. Contributions should be appropriate and commensurate to the proposal. Major development proposals will be designed in accordance with ‘Building with Nature’ standards <u>recognised standards</u>.</p> </div> <p>JCS Policy INF3 and the associated JCS Green Infrastructure Strategy (GIS) seek to connect the urban areas of Gloucester with the high-quality green/blue infrastructure (GI) assets of the Cotswold’s AONB and the Severn Vale. GI <u>Green/blue infrastructure and their and its</u> associated corridors and links are a vital component of maintaining and enhancing health and wellbeing. They <u>It</u> also has <u>have</u> functions regarding biodiversity, connecting the ecological network, surface water management, climate change adaption and amenity value. Importantly, # <u>local green/blue infrastructure</u> also contributes to mitigating recreational impacts on European designated sites, including Cotswold Beechwoods.</p> <p><u>Waterside areas, or areas along known flood routes, can act as Green Infrastructure, being used for recreation, amenity and environmental purposes, allowing the preservation of flow routes and flood storage, and at the same time providing valuable social and environmental benefits contributing to other sustainability objectives.</u></p> <p>Development should contribute towards this objective, and to the broader network of GI <u>green/blue corridors</u> and assets across the city using SuDS, open space, green roofs and walls and tree planting. <u>It is important that blue infrastructure such as rivers, streams, canals, lakes, ponds, wetlands and floodplains are fully considered as important assets.</u></p> <p>Development has the potential to block corridors resulting in the isolation of habitats from the ecological network which is a concern in an urban area such as Gloucester. The rivers, brooks, disused railway corridors, footpaths and open spaces form important corridors linking communities within the city and habitats to the wider countryside. These vital corridors need to be protected and where possible enhanced for their biodiversity value and as pedestrian/cycle routes through the city.</p> <p>For major developments, the Council will expect developers to <u>design schemes in accordance with recognised standards, for example Building with Nature or the National Design Guide. use ‘Building with Nature’ standards, to inform development.</u> Compliance should be demonstrated through the Design and Access Statement and/or a site-based green infrastructure strategy.</p> |
| MM42 | 61-64 | Policy E6 – Flooding, sustainable | Policy E64: Flooding, sustainable drainage, and wastewater |

| | | | | |
|--|---|--|---|--|
| | <p>drainage and wastewater</p> <p>3.5.27 3.5.36 3.5.37 3.5.44 3.5.45</p> <p>New paragraph</p> | | <p style="background-color: #e0e0e0; padding: 5px;">Development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere. In accordance with the National Planning Policy Framework, flood risk <u>betterment shall be sought through the development process opportunities provided by new development should be used to reduce the causes and impacts of flooding in the area and beyond, through the layout and form of development, the appropriate application of sustainable drainage systems and, where appropriate through the use of natural flood management techniques.</u></p> <p>Flooding</p> <p>Gloucester has been identified as a 'Flood Risk Area' by the Environment Agency following a preliminary flood risk assessment for river, sea and reservoir flooding, carried out to meet the requirements of the European Floods Directive (2007/60/EC) (transposed into the Flood Risk Regulations (2009)). Flood Risk Areas are where the risk of flooding is likely to be significant at a national scale for people, the economy or the environment (including cultural heritage). As such, it is particularly important that Gloucester has robust policy with respect to flooding, sustainable drainage, watercourses and wastewater. All of Gloucester's watercourses are considered to lack capacity during design rainfall events; any increase in surface water discharge from development sites therefore represents an increase in flood risk. <u>Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development.</u></p> <p><u>Upstream Natural Flood Management</u></p> <p><u>Upstream Natural Flood Management (NFM) may be appropriate in some circumstances as this can achieve the complementary benefits of effective flood risk management and habitat creation. Watercourses in greenspaces, the rural/urban fringe and in appropriate designated areas should be considered.</u></p> <p>Climate Change</p> <p>In calculating the attenuation volume requirements, the uplift on rainfall to allow for climate change shall be 40%, unless it can be demonstrated that the site is likely to revert to greenfield prior to 2070. It is expected that the Environment Agency climate change guidance will be updated in 2019/20 to incorporate the UK Climate Projections 2018 data (UKCP18). This is likely to increase the 40% requirement, and developments will be expected to adhere to the latest guidance, including any future upgrades to climate change guidance during the plan period.</p> <p>For calculating the climate change uplift for river <u>both tidal and fluvial flows</u> (i.e. to determine the design flood level for the appropriate lifetime of a development which influences the <u>its design/layout</u> of the development including floor</p> | |
|--|---|--|---|--|

| | | | |
|------|----|---|--|
| | | | <p>levels, flow routes, floodplain compensation and safe access and egress arrangements), developers should refer to the latest Environment Agency climate change guidance. Developers are encouraged to assess the Upper End allowances (currently 70% for the Severn River Basin District based on 100 years lifetime of development). Major regeneration projects and infrastructure development are expected to be designed to incorporate this level as part of any mitigation measures.</p> <p>Financial contributions towards flood risk management infrastructure</p> <p><u>For all developments in areas with known flooding issues, appropriate mitigation and construction methods will be required including, where appropriate, contributions towards maintenance of existing defenses that benefit the site, development or maintenance of existing flood warning services, developments of future flood alleviation projects and/or provision of upstream rural SuDS projects. Where appropriate, in partnership with the Environment Agency and other flood risk management bodies, the Council will seek financial contributions towards flood risk management infrastructure.</u> The advice within paragraph 56 of the NPPF relating to planning obligations shall be key to determining appropriateness. Such instances would be rare but could include cases where the safety of a development and/or the ability to access the development safely, relies upon flood defenses, the Environment Agency's Flood Warning System, or other flood risk management infrastructure.</p> <p>The Environment Agency has experience of working with developers and Councils in Gloucestershire to secure financial contributions in such cases. Money secured through such planning obligations can be used towards maintenance and improvements of flood defenses, provision and upkeep of river gauges (which support the Flood Warning Service), and other flood risk management projects. <u>Where appropriate, money will be secured through the appropriate funding mechanism for upstream Natural Flood Management.</u></p> |
| MM43 | 65 | <p>Policy E7 – Renewable energy potential of the River Severn and the canal</p> <p>3.5.47</p> | <p>Policy E75: Renewable energy potential of the River Severn and the canal</p> <div data-bbox="808 1027 1912 1214" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Development proposals that utilise the renewable energy potential of the River Severn and the Gloucester and Sharpness Canal will be supported providing there will be no adverse impacts on commercial and leisure uses and on the biodiversity of watercourses and riparian habitats.</p> </div> <p>Gloucester benefits both from a major river and a broad canal running through parts of the city. Through the use of heat exchange technologies there is the potential for significant benefits in terms of the heating and cooling of existing or future buildings. All applications proposing any water generated renewable energy generation (be this for heating, cooling or electricity generation) should consult with the Canal & River Trust and Natural England and the Marine</p> |

| | | | |
|------|-------|--|---|
| | | | <u>Management Organisation. Decisions on applications affecting the marine area must consider the South West Marine Plan and Marine Policy Statement in accordance with the Marine and Coastal Access Act.</u> |
| MM44 | 65 | Policy E8 – Development affecting Cotswold Beechwoods Special Area of Conservation 3.5.54 | <p>Policy E86: Development affecting Cotswold Beechwoods Special Area of Conservation</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) (alone or in combination), and the effects cannot be mitigated.</p> <p>In order to retain the integrity of the SAC, and to provide protection from recreational pressure, all development that results in a net increase in dwellings will be subject to Habitats Regulations Assessment for likely significant effects. Any development that has the potential to lead to an increase in recreational pressure on the SAC will be required to identify any potential adverse effects and provide appropriate mitigation. This will be in accordance with the SAC mitigation and implementation strategy or through a Habitats Regulations Assessment.</p> <p>Development which is likely to generate road traffic emissions to air, which are capable of affecting the SAC, will be screened against the Habitats Regulations Assessment Framework in line with Natural England's guidance 'Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)', or any future iteration.</p> </div> <p>The Cotswold Beechwoods SAC lies within 200m of the A46. The 'air pollution information service' (APIS) website (www.apis.ac.uk) indicates that the SAC currently exceeds its critical loads and levels for nutrient nitrogen. Natural England have therefore advised that development proposals that may generate additional traffic along this route should take account of <u>its</u> Guidance Note NEA001 (<u>or any future iteration</u>). This will ensure that the most up-to-date information in line with the Habitats Regulations 2017 are referenced and that the information is consistent with the Wealden case law dealing with in combination effects.</p> |
| MM45 | 67-68 | Policy F1 – Materials and finishes | <div style="border: 1px solid black; width: 100%; height: 20px; background-color: #cccccc;"></div> |

| | | | |
|-------------|-----------|--|---|
| | | <p>3.6.7 3.6.8</p> | <div data-bbox="898 193 1921 504" style="border: 1px solid black; padding: 5px;"> <p>Development proposals should achieve high quality architectural detailing, <u>with external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality.</u></p> <p><u>The wider landscape should be respected in terms of the views into the city from Robinswood Hill, and the surrounding hills.</u></p> <p>Innovative modern materials will be encouraged where they strongly compliment <u>complement</u> local distinctiveness.</p> </div> <p>Attention to detail can really make or hinder the overall design, appearance and <u>sense of quality</u> of a place. Particular attention will <u>should</u> be paid to: finishes, materials, joins and fixing methods between materials, window sills (double sub sill window sills are architecturally inappropriate), window reveals, window design, lintels, door design, the placement of meter boxes, flues, vents, chimneys, gutters and down water pipes, aerials, antenna and boundary treatments (although this list is not exhaustive) <u>and the placement of external features to ensure the architectural design remains uncluttered, well designed and beautiful.</u></p> <p>The wider landscape of a scheme needs to be carefully considered. New developments should avoid the use of light coloured or reflective roofing materials so that the development does not have undue prominence <u>or create glare,</u> when viewed from the surrounding <u>landscape.</u></p> |
| <p>MM46</p> | <p>68</p> | <p>Policy F2 – Landscape and planting</p> <p>New paragraph</p> | <div data-bbox="898 938 1921 1311" style="border: 1px solid black; padding: 5px;"> <p><u>Planning applications for Mmajor development proposals where landscaping is to be considered, must be accompanied by a landscape scheme, incorporating hard landscape and planting details. Such plans must Planning permission will be granted for schemes that:</u></p> <ol style="list-style-type: none"> 1. Exhibit a design and choice of <u>Use high quality hard materials, boundary treatment and planting appropriate to the particular location and existing landscape character, or create a new and distinctive character where this is currently lacking; and</u> 2. Retain and incorporate existing natural features such as trees, hedges and watercourses, where possible; and </div> |

| | | | |
|------|----|---|---|
| | | | <div data-bbox="898 193 1921 504" style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 3. Ensure, in appropriate developments, especially housing schemes, that adequate space is provided for the planting and maturing of suitable large-scale trees <u>and hedgerows</u>; and 4. Indicate <u>Incorporate well designed, suitable, and functional areas</u> of public open space and amenity land. <u>Plans must indicate which spaces that</u> are proposed for adoption and provide full details of who will be adopting and maintaining the spaces. <p>Where appropriate, the use of native species in planting schemes will be required.</p> </div> <p><u>Adequate space must be provided around trees and hedgerows to ensure that when they achieve maturity there is still plenty of space around them for them to thrive, be easily accessed and maintained, remain healthy and not cause any nuisance to the occupiers of nearby buildings. Leaving insufficient space can mean that trees and hedgerows fail to thrive and can lead to future requests for their removal.</u></p> |
| MM47 | 69 | <p>Policy F3 – Community safety</p> <p>New paragraphs</p> | <div data-bbox="898 783 1921 1310" style="border: 1px solid black; padding: 5px;"> <p>Development proposals, including the associated public realm and landscaped areas, must be designed to ensure that community safety is a fundamental principle of the proposed development. This includes:</p> <ol style="list-style-type: none"> 1. Maximising natural surveillance; and 2. Laying out the development in a way that creates secure perimeter blocks with back to back development; and 3. Providing secure rear gardens; where there are rear accesses these are secure and private; and 4. Parking on plot or to the front of active frontages that provide overlooking; and 5. Creating attractive to use, safe and where appropriate vibrant streets which provide visual interest and active frontages, particularly at street level avoiding blank walls; and 6. <u>Footpaths and cycle routes</u> that are well designed, lit, straight <u>direct</u> and overlooked. </div> |

| | | | |
|------|----|--|---|
| | | | <p><u>Lighting shall have low energy needs and be designed to ensure that it does not create excessive glare to highway users or to residential properties. Lighting that would have a detrimental impact on wildlife would not normally be permitted.</u></p> <p><u>If in exceptional circumstances rear parking courts are permitted, they should be well lit, overlooked, the same style as other parts of development, and restricted to a maximum of 10 spaces per court. Parking courts should only have one entrance/exit point to ensure that there is no reason for non-residents to travel through the court.</u></p> |
| MM48 | 70 | Policy F5 – Open plan estates | <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p>Enclosure of front and side gardens and unusable strips of land will be <u>permitted allowed on existing</u> in open plan estates provided that the land to be enclosed does not adjoin a footpath link. <u>In all cases the and its enclosure does should</u> not harm the visual amenity, or community safety, or degrade the ecological networks of the locality.</p> </div> |
| MM49 | 71 | <p>Policy F6 – Nationally Described Space Standards</p> <p>3.6.26</p> <p>New paragraph</p> | <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p>Development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards (<u>or any future successor</u>).</p> </div> <p>Gloucester City Council places great weight on the quality of life and health and wellbeing of its residents. For this reason, the NDSS have been adopted. Development proposals will be robustly assessed against the standards set out in Technical Housing Standards – Nationally Described Space Standard March 2015, or any standards revoking or superseding those standards. <u>Exceptions will only be made where the applicant can clearly demonstrate that the standards cannot be met because of the nature of the development, for example where it is a conversion of an existing building into new residential dwellings and meeting the standard would affect the structural integrity of the building.</u></p> <p><u>A transition period of 3 months will apply from the adoption date of the Gloucester City Plan. During this time the council will strongly encourage developers to meet the requirements of NDSS.</u></p> |

| | | | |
|------|----|--------------------------------------|--|
| MM50 | 72 | 3.7.4 to 3.7.9 New paragraphs | <p><u>Climate change</u></p> <p>Climate change is happening now; it is the issue of our times that cannot be ignored. The City Council has recently declared a climate change emergency and the local plan process is a key mechanism and catalyst for action on the ground. There needs to be a rapid step-change in the way we live our lives and undertake our day-to-day activities in order to prevent the climate changing in such a way that it threatens the planet and future generations.</p> <p>Climate change today is already resulting in a shift in our seasons; hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in offices and homes, greater strain on water resources and wildlife, worsening summer air pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Gloucester. The risk of flooding in Gloucester and neighbouring areas is already high and these risks are increasing steadily.</p> <p><u>In order to address the climate emergency, and in compliance with JCS Policy SD3 Sustainable Design and Construction, all applications for new buildings will be expected to demonstrate that all reasonable techniques have been utilised to adapt to and mitigate the effects of climate change.</u></p> <p><u>JCS Policy SD3 requires the submission of an Energy Statement as well as a Waste Minimisation Statement for all major development. The GCP strongly encourages all applications for new buildings to supply an Energy statement and a Waste Minimisation Statement.</u></p> <p><u>The GCP strongly encourages energy efficiency measures allied with the appropriate use of renewable energy in new buildings and the retrofitting of existing buildings. It is considered that, as technologies and energy markets evolve, there are increasing opportunities to utilise renewables in sustainable design and construction without excessive costs.</u></p> <p><u>More specifically, climate change is a theme that runs through the whole of GCP and is a Strategic Objective of the JCS. A number of policies in this plan address climate change and its impacts either directly or indirectly. These include:</u></p> <ul style="list-style-type: none"> • Requiring new developments to make overall improvements to the natural environment (Policy A1) • Protecting existing trees, woodlands, hedgerows and ensuring every opportunity is taken to increase new planting. (Policy E4-7) • Requiring development to contribute towards the protection and enhancement of the Green <u>and Blue</u> Infrastructure Network. (Policy E53) |
|------|----|--------------------------------------|--|

| | | | |
|------|----|-----------------------------------|--|
| | | | <ul style="list-style-type: none"> • Requiring major development to be designed in accordance with ‘Building with Nature’ recognised Green/Blue Infrastructure standards. (Policy E53) • Requiring developments are safe from flooding and contribute to flood risk betterment. (Policy E64) • Requiring all development to incorporate SUDs and facilitate watercourse reconstruction. (Policy E64) • Ensuring appropriate attenuation volume rates to allow for the increased rainfall from climate change. (Policy E64) • Supporting the use of the River Severn and canal for renewable energy generation. (Policy E75) • Requiring new landscape and planting to be climate change adaptable. (Policy F2) • Requiring development proposals to conserve and provide net gains to biodiversity. (Policy E21) • Requiring electric vehicle charging points in every new home with a garage or on plot parking space, and 2% of spaces within 100 or more car parking spaces. (Policy G2) • Protecting and improving cycle lanes and maximising opportunities for sustainable active travel. (Policy C1, G32, G43) • Introducing the enhanced water efficiency standards reducing water consumption for each new home. (Policy G76) • Protecting allotments and providing new allotments where there is a need. (Policy C2) • Using green infrastructure to absorb dust and air pollutants from major developments, and increasing planting in AQMA, and around schools and hospitals. (Policy C5) <p>The City Council strongly supports proposals that incorporate sustainable design and construction measures, including renewable energy generation within new development and within development sites.</p> <p>Policies SD3: Sustainable Design and Construction, SD4: Design Requirements, INF2: Flood Risk Management, and INF3: Green Infrastructure of the JCS also provide climate change requirements.</p> <p>This policy also links to the recently published the Gloucestershire Energy Strategy 2019, https://www.gfirstlep.com/downloads/2019/gloucestershire-energy-strategy-2019.pdf This strategy sets out nine key building blocks. The fifth is: Developing Stronger Planning Policies. These policies should “...enable more local renewables and require zero-carbon and smart enabled new developments. To meet long-term targets, new planning policies need (a) to ensure that all new developments contribute to reducing carbon emissions rather than increasing them and are resilient to climate change and (b) to enable the growth of renewable energy generation and smart energy infrastructure, taking appropriate account of landscape sensitivities.” the Gloucestershire Climate Change Strategy 2019 and the Gloucester Climate Change Strategy and future iterations.</p> |
| MM51 | 73 | Policy G1 – Sustainable transport | <p>Policy G1: Sustainable transport and parking</p> <div style="background-color: #cccccc; width: 100%; height: 15px; margin-top: 10px;"></div> |

| | | | | |
|--|--|---|--|--|
| | | <p>3.7.10 to 3.7.12</p> <p>New paragraphs</p> | <p>The City Council strongly supports and encourages improvements to the sustainable transport network.</p> <p><u>In all development the following measures will be prioritised over the parking of private vehicles:</u></p> <ul style="list-style-type: none"> • <u>On-street space which is designed and allocated for pedestrians, cyclists, mobility users and deliveries.</u> • <u>Bus stops and bus priority measures.</u> <p><u>Cycle Parking</u></p> <p><u>For residential development a minimum of 1 cycle parking space per 1 bedroom dwelling and 2 spaces per dwelling with more than 1 bedroom is required. For Houses of Multiple Occupancy (HMO) cycle parking shall be provided at a ratio of 1 space per bedroom.</u></p> <p><u>In all development cycle parking must be sheltered, secure and easily accessible. Cycle parking in residential garages will only be accepted where the garage has a minimum internal dimension of 6m x 3m.</u></p> <p><u>Car Parking</u></p> <p><u>All new development will provide car parking to a level and design that is appropriate for the local context taking into account:</u></p> <ol style="list-style-type: none"> a. <u>The accessibility of the development;</u> b. <u>The type, mix, and use of development;</u> c. <u>Any parking restrictions or restraints in the area;</u> d. <u>The availability and opportunities for public transport;</u> e. <u>Local car ownership levels; and</u> f. <u>The need to ensure adequate provision of spaces for charging plug-in and other ultra-low emissions vehicles.</u> <p><u>The minimum car parking space is 2.4m x 4.8m. A minimum of 6m is required in front of a garage door. Tandem parking spaces for individual residential dwellings is limited to 2 vehicles and must not overhang the footpath. For ease of use both spaces must</u></p> | |
|--|--|---|--|--|

| | | | | |
|--|--|--|---|--|
| | | | <p><u>serve the same dwelling. The maximum number of adjoining car parking spaces in a row, adjacent to a footway, is 6 spaces.</u></p> <p>The Council will work closely with Gloucestershire County Council and other organisations regarding all local transport matters. The Council will take direction from the Transport Implementation Strategy, policies of the Joint Core Strategy and Gloucestershire Local Transport Plan and the Gloucester City Plan Highways Assessment with regard to the priority projects for implementation, including the capital and revenue funded transport projects identified in the city.</p> <p>The policies set out in the JCS and the Gloucestershire Local Transport Plan will also be used for development management matters and planning application decision making.</p> <p>New development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets and any subsequent amendments.</p> <p>The City Council strongly supports and encourages improvements to the sustainable transport network.</p> <p>The provision of transport projects and improvements is a fast moving and changing activity and closely linked to more general development delivery activities especially those that are planned through the JCS. Setting policies in the city plan for each specific piece of potential transport infrastructure is not considered necessary and would become out of date very quickly. The Gloucestershire Local Transport Plan performs this role better than the GCP can and will be frequently updated. The JCS also provide a transport strategy and policy context for the consideration of transport issues in the development management process. This is appropriate given the significance of joint working in the county and the likelihood that this will continue. In addition, to support the delivery of the quantum of development proposed within the city, a Highways Assessment has been undertaken. This identifies interventions necessary on the highway network necessary to support the GCP.</p> <p><u>The Council will work closely with Gloucestershire County Council and Highways England as transport and highways authorities regarding all local transport matters. The Council will have regard to the Gloucestershire Local Transport Plan, Transport Implementation Strategy, Infrastructure Delivery Plan and Gloucester City Plan Highways Assessment regarding priority projects for implementation, including the capital and revenue funded transport projects identified in the city.</u></p> | |
|--|--|--|---|--|

| | | |
|--|--|--|
| | | <p><u>In accordance with Policy INF1 of the adopted JCS, 'Planning permission will be granted only where the impact of the development is not considered to be severe. Where severe impacts that are attributable to the development are considered likely, including as a consequence of cumulative impacts, they must be mitigated to the satisfaction of the Local Planning Authority in consultation with the Highways Authorities and in line with the Local Transport Plan.'</u></p> <p>At present, buses and taxis operating within the city are fuelled by petrol/diesel. The City Council supports a move away from vehicles that use fossil fuels to the use renewable sources. Applications for infrastructure to support this, such as electric charging points, will be supported where they comply with other policies with the JCS and GCP.</p> <p>Further information on Car Parking in new residential developments, Cycle Storage, Active Design, Air Quality and Pollution can be found in the Design and Health and Wellbeing sections of this plan.</p> <p style="text-align: center;"><u>Cycle parking design</u></p> <p><u>Cycle parking must be sheltered, secure and easily accessible. Designers should in the first instance look to design facilities located close to the primary entrance of the dwelling or building. In all cases to be easily accessible the cycle parking should be located closer to the main entrance than the car parking that serves that building or dwelling. This will require careful design to present an attractive facility. In some circumstances, for example where dwellings do not have front gardens or in the case of flats and HMOs where the number of spaces may be greater than the physical space available at the front of the property, parking in the rear garden will be accepted where the route is direct and as short as possible. It is not considered acceptable to negotiate 90-degree bends and/or several doors with a bicycle. Access through the dwelling to the rear garden is not considered acceptable.</u></p> <p><u>Car Parking</u></p> <p><u>The quantum of car parking will depend on the specific circumstances of the site. This will ensure that effective and efficient use of land is made. Those developments that are centrally located, close to public transport, and in areas with low car ownership, will not require as much land dedicated to car parking as more suburban sites with high levels of car ownership and limited access to public transport.</u></p> <p><u>Where a location can be shown to support a 'no car' or 'low car' approach then an approved Travel Plan will be required in accordance with Policy INF1 of the JCS. This will identify specific outcomes, targets and measures and set out clear future monitoring and management arrangements. This will be especially important in areas that are already subject to parking restrictions where on-street parking or access to existing parking permit schemes may not be possible. 'No car' and 'low car' developments will require, as part of the Travel Plan, a communication strategy to ensure that new residents understand the limited availability of car parking spaces. Where some spaces are available it must be made clear who those spaces are to be used by.</u></p> |
|--|--|--|

| | | | |
|------|----|--|--|
| | | | <p><u>Minimum sizes are provided to ensure that spaces are useable and that tandem car parking spaces do not impact on the pedestrian environment or are designed in a way that would inconvenience the user.</u></p> <p><u>Further information on car parking in terms of the configuration of car parking courts and community safety can be found in City Plan Policy F3: Community Safety. Policy SD4 of the JCS sets out the hierarchy of transport modes and the design approach that should be undertaken. Applicants are also encouraged to refer to the latest version of Gloucestershire Manual for Streets and the Gloucestershire Local Transport Plan for further guidance.</u></p> |
| MM52 | 74 | <p>Policy G2 – Charging infrastructure for electric vehicles</p> <p>3.7.13 to 3.7.15</p> | Delete policy and paragraphs. |
| MM53 | 75 | <p>Policy G3 – Cycling</p> <p>3.7.17</p> | <p>Policy G32: Cycling</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Cycle lanes and paths that make up Gloucester’s existing cycle network will be protected and development that promotes new routes and improved cycle security will be encouraged. <u>All developments must provide safe and secure access by cycle.</u></p> <p>The Council wish to encourage comprehensive city-wide cycling initiatives in line with the County Council’s Local Transport Plan. Working with Gloucestershire County Council and other partners, The Council will support development leading to:</p> <ol style="list-style-type: none"> 1. Improvement of cycle routes to sustainable transport hubs. 2. Cycle access improvements to the: <ol style="list-style-type: none"> a. Outer ring road corridor in Gloucester b. Canal towpath c. A40 corridor between Gloucester and Cheltenham. </div> <p>The extent of Gloucester’s existing cycle lanes and paths are outlined in the Gloucestershire Local Transport Plan (2015 – 2031) Policy Document 2 – Cycle (November 2017) <u>and it is important that this document is referred to in considering development that promotes or protects cycling infrastructure in the city.</u> The four priorities highlighted in</p> |

| | | | |
|------|----|---|---|
| | | | the policy reflect recent work undertaken by the County and City Council and the project delivery priorities on page 23 of the Gloucestershire Local Transport Plan (2015 – 2031) Policy Document 2 – Cycle (November 2017). |
| MM54 | 76 | Policy G4 – Walking | <p>Policy G43: Walking</p> <p>The City Council will support development proposals that protect and enhances convenient, safe and pleasant walking environments within the city and, where appropriate, to areas outside of the City Council's administrative boundary.</p> <p>New footpaths that link neighbourhoods to each other and to areas of open space and Green Infrastructure will be supported subject to acceptability against other plan policies. Working with Gloucestershire County Council and other partners, The City Council will support development leading to the improvement of walking routes to sustainable transport hubs.</p> <p>New public realm development should <u>must</u> reflect the fact that pedestrians are at the top of the road user's hierarchy.</p> <p>Proposals that disrupt walking desire lines, reduce the pedestrian legibility or reduce pedestrian connectivity will not generally be supported.</p> |
| MM55 | 77 | Policy G6 – Telecommunications infrastructure 3.7.23 3.7.24 | <p>Policy G65: Telecommunications infrastructure</p> <p>Development proposals for telecommunications infrastructure <u>will be permitted where it can be demonstrated that must demonstrate that the development is sympathetically designed and would not have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting).</u></p> <p>In siting any equipment, every effort must be made to minimise visual impact. Proposals will be expected to use/share existing <u>masts, structures of buildings</u> where possible. <u>Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.</u></p> <p>Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the</p> |

| | | | |
|------|----|-----------------------------------|--|
| | | | <p>developer or operator, and the site reinstated in accordance with proposals approved at the application stage.</p> <p>The City Council supports the introduction of modern <u>an advanced, high quality and reliable</u> communications networks, which are essential to support the growing demand for improved communications. However, this has land-use implications in the form of structures such as masts, aerials and satellite dishes and this in turn has implications for the surrounding area. <u>To minimise the visual impact of telecommunications infrastructure, the number of sites for such installations, shall be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.</u></p> <p>Planning applications for new telecommunications infrastructure will be required to balance environmental, visual, <u>and amenity</u> and health concerns with the future development needs of the mobile technology networks. Mobile phone masts and antennas should always be located and designed to respect their context and the amenity of those living, working or spending time in the locality.</p> |
| MM56 | 78 | 3.7.30 | Priority will be given to the delivery of affordable homes over other policy requirements. |
| MM57 | 80 | 4.1 to 4.3 4.10 to 4.16 4.7 | <p><u>45. SITE ALLOCATIONS</u></p> <p>Delete paragraphs 4.1 – 4.3 and 4.10 – 4.16.</p> <p>In total, the GCP makes 2218 site allocations for residential development, employment development, mixed-use development, a school and community use. The site allocations <u>are</u> underpinned by a comprehensive evidence base including a Flood Risk Assessment (Level 2), Transport Assessment and Infrastructure Delivery Plan to understand the likely infrastructure requirement required to support delivery. A summary of the site allocations is provided below:</p> |
| MM58 | 83 | 4.8 | The potential capacity of a site to accommodate new development has been determined in one of two ways; the first is to draw on existing masterplans or proposal from which a realistic capacity can be identified; the second is to use a 'density calculation', whereby an allowance is made from the gross site area for infrastructure and community uses, and a calculation then made of the likely capacity of the remainder. <u>The housing capacities identified in Policy SA are indicative and do not represent a ceiling. Proposals should be considered in the context of Policy SD10 'Residential Development' of the adopted JCS and Policy A1 of the GCP 'Effective and efficient use of housing, land and buildings', which seek to ensure the best use is made of land, consistent with its location and character.</u> |
| MM59 | | Site allocations | <u>Policy SA below sets out the site allocations for the GCP. Underneath this, each allocation is accompanied by a Site Allocation Statement, which is intended to provide guidance that will be used in the determination of planning applications.</u> |

New paragraph

| Policy SA: Gloucester City Plan Site Allocations | | |
|--|---|--|
| Policy Ref | Site | Allocation |
| SA01 | Land at the Wheatridge | 2 Form Entry Primary School and approximately 10 residential dwellings. |
| SA02 | Land at Barnwood Manor | Approximately 30 residential dwellings. |
| SA03 | Former Prospect House, 67 – 69 London Road | Approximately 30 <u>60</u> residential dwellings. |
| SA04 | Former Wessex House, Great Western Road | Approximately 20 <u>40</u> residential dwellings. |
| SA05 | Land at Great Western Road Sidings | Approximately 200 <u>300</u> residential dwellings. |
| SA06 | Blackbridge Sports and Community Hub | Multi-use sports, physical activity and community hub. |
| SA07 | Lynton Fields, Land East of Waterwells Business Park | 'B' class employment uses. |
| SA08 | King's Quarter | Mixed use 'main town centre uses'. |
| SA09 <u>7</u> | Former Quayside House, Blackfriars | Class E(g)(i) offices, combined GP practice, pharmacy, approximately 50 residential dwellings. |
| SA10 <u>8</u> | Former Fleece Hotel / Longsmith Street Car Park | Mixed use 'main town centre uses' and approximately 25 residential dwellings. |
| SA11 <u>9</u> | Land rear of St Oswalds Retail Park | Approximately 300 residential dwellings. |
| SA12 | Land at Rea Lane, Hempsted | Approximately 30 residential dwellings. |
| SA13 <u>0</u> | Former Colwell Youth and Community Centre | Approximately 20 residential dwellings. |
| SA14 <u>1</u> | Land off New Dawn View | Approximately 30 residential dwellings. |
| SA15 <u>2</u> | Land south of Winneycroft allocation | Approximately 30 residential dwellings. |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|--|---|--|--------------------------|--|---|------------|--|---|------------|----------------------|--|------------|---------------------|---|------------|--|---------------------------------|------------|-------------------------------|---|------|--|----------------------------|
| | | | <table border="1"> <tbody> <tr> <td>SA461 3</td> <td>Land off Lower Eastgate Street</td> <td>Approximately 15 residential dwellings.</td> </tr> <tr> <td>SA471 4</td> <td>Land south of Triangle Park (Southern Railway Triangle).</td> <td>Class E(g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1-/B8 Class (storage or distribution) use class employment uses.</td> </tr> <tr> <td>SA481 5</td> <td>Jordan's Brook House</td> <td>Approximately 20 10 residential dwellings.</td> </tr> <tr> <td>SA491 6</td> <td>Land off Myers Road</td> <td>Approximately 10 residential dwellings.</td> </tr> <tr> <td>SA201 7</td> <td>White City Replacement Community Facility.</td> <td>Replacement community facility.</td> </tr> <tr> <td>SA241 8</td> <td>Part of West Quay, The Docks.</td> <td>Mixed use 'main town centre uses' and approximately 20 residential dwellings.</td> </tr> <tr> <td>SA22</td> <td>Land adjacent to Secunda Way Industrial Estate</td> <td>'B' class employment uses.</td> </tr> </tbody> </table> | SA461 3 | Land off Lower Eastgate Street | Approximately 15 residential dwellings. | SA471 4 | Land south of Triangle Park (Southern Railway Triangle). | Class E(g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1-/B8 Class (storage or distribution) use class employment uses. | SA481 5 | Jordan's Brook House | Approximately 20 10 residential dwellings. | SA491 6 | Land off Myers Road | Approximately 10 residential dwellings. | SA201 7 | White City Replacement Community Facility. | Replacement community facility. | SA241 8 | Part of West Quay, The Docks. | Mixed use 'main town centre uses' and approximately 20 residential dwellings. | SA22 | Land adjacent to Secunda Way Industrial Estate | 'B' class employment uses. |
| SA461 3 | Land off Lower Eastgate Street | Approximately 15 residential dwellings. | | | | | | | | | | | | | | | | | | | | | | |
| SA471 4 | Land south of Triangle Park (Southern Railway Triangle). | Class E(g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1-/B8 Class (storage or distribution) use class employment uses. | | | | | | | | | | | | | | | | | | | | | | |
| SA481 5 | Jordan's Brook House | Approximately 20 10 residential dwellings. | | | | | | | | | | | | | | | | | | | | | | |
| SA491 6 | Land off Myers Road | Approximately 10 residential dwellings. | | | | | | | | | | | | | | | | | | | | | | |
| SA201 7 | White City Replacement Community Facility. | Replacement community facility. | | | | | | | | | | | | | | | | | | | | | | |
| SA241 8 | Part of West Quay, The Docks. | Mixed use 'main town centre uses' and approximately 20 residential dwellings. | | | | | | | | | | | | | | | | | | | | | | |
| SA22 | Land adjacent to Secunda Way Industrial Estate | 'B' class employment uses. | | | | | | | | | | | | | | | | | | | | | | |
| MM60 | 88 | SA03 Former Prospect House | <p>Policy <u>Site Allocation Statement SA03: Former Prospect House, 67-69 London Road</u></p> <table border="1"> <tbody> <tr> <td>Ward / Postcode / GeoRef</td> <td>Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911</td> </tr> <tr> <td>Gross Site Area:</td> <td>0.3540 ha.</td> </tr> <tr> <td>Allocation:</td> <td>Approximately 30 60 residential dwellings. There is an expectation that the main existing building with be refurbished/repurposed.</td> </tr> </tbody> </table> | Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911 | Gross Site Area: | 0.3540 ha. | Allocation: | Approximately 30 60 residential dwellings. There is an expectation that the main existing building with be refurbished/repurposed. | | | | | | | | | | | | | | | |
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911 | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Site Area: | 0.3540 ha. | | | | | | | | | | | | | | | | | | | | | | | |
| Allocation: | Approximately 30 60 residential dwellings. There is an expectation that the main existing building with be refurbished/repurposed. | | | | | | | | | | | | | | | | | | | | | | | |
| MM61 | 89 | SA04 Former Wessex House | <p>Policy <u>Site Allocation Statement SA04: Former Wessex House, Great Western Road</u></p> <table border="1"> <tbody> <tr> <td>Ward / Postcode / GeoRef</td> <td>Kingsholm and Wotton / GL1 3NF / E: 383701 N: 218632</td> </tr> <tr> <td>Gross Site Area:</td> <td>0.3 ha.</td> </tr> <tr> <td>Allocation:</td> <td>Approximately 20 40 residential dwellings, temporary accommodation or mixed use.</td> </tr> </tbody> </table> | Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3NF / E: 383701 N: 218632 | Gross Site Area: | 0.3 ha. | Allocation: | Approximately 20 40 residential dwellings, temporary accommodation or mixed use. | | | | | | | | | | | | | | | |
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3NF / E: 383701 N: 218632 | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Site Area: | 0.3 ha. | | | | | | | | | | | | | | | | | | | | | | | |
| Allocation: | Approximately 20 40 residential dwellings, temporary accommodation or mixed use. | | | | | | | | | | | | | | | | | | | | | | | |
| MM62 | 92 | SA05 Land at Great | Policy <u>Site Allocation Statement SA05: Land at Great Western Road Sidings</u> | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | |
|--|---|--|---|--|--|------------------|----------|-------------|---|
| | | Western Road | <table border="1"> <tr> <td>Ward / Postcode / GeoRef</td> <td>Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365</td> </tr> <tr> <td>Gross Site Area:</td> <td>4.3 ha.</td> </tr> <tr> <td>Allocation:</td> <td>Approximately 200 300 residential dwellings.</td> </tr> </table> | Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365 | Gross Site Area: | 4.3 ha. | Allocation: | Approximately 200 300 residential dwellings. |
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365 | | | | | | | | |
| Gross Site Area: | 4.3 ha. | | | | | | | | |
| Allocation: | Approximately 200 300 residential dwellings. | | | | | | | | |
| MM63 | 114 | SA18 Jordan's Brook House | <p>Policy <u>Site Allocation Statement SA4815: Jordan's Brook House</u></p> <table border="1"> <tr> <td>Ward / Postcode / GeoRef</td> <td>Barnwood / GL4 3TL / E: 386354 N: 217605</td> </tr> <tr> <td>Gross Site Area:</td> <td>0.85 ha.</td> </tr> <tr> <td>Allocation:</td> <td>Residential: Approximately 20 10 dwellings.</td> </tr> </table> | Ward / Postcode / GeoRef | Barnwood / GL4 3TL / E: 386354 N: 217605 | Gross Site Area: | 0.85 ha. | Allocation: | Residential: Approximately 20 10 dwellings. |
| Ward / Postcode / GeoRef | Barnwood / GL4 3TL / E: 386354 N: 217605 | | | | | | | | |
| Gross Site Area: | 0.85 ha. | | | | | | | | |
| Allocation: | Residential: Approximately 20 10 dwellings. | | | | | | | | |
| MM64 | 99 | SA08: Kings Quarter | Delete the allocation | | | | | | |
| MM65 | 108 | SA12: Land at Rea Lane Hempsted | Delete the allocation | | | | | | |
| MM66 | 97 | SA07: Lynton Fields, Land East of Waterwells Business Park | Delete the allocation | | | | | | |
| MM67 | 128 | SA22: Land adjacent to Secunda Way Industrial Estate | Delete the allocation | | | | | | |
| MM68 | 84 | SA01 Land at the Wheatridge | <p>Policy <u>Site Allocation Statement SA01: Land at the Wheatridge</u></p> <table border="1"> <tr> <td> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. </td> </tr> </table> | <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. | | | | | |
| <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. | | | | | | | | | |

| | | | |
|------|-----|--|--|
| | | | |
| MM69 | 86 | SA02 Land at Barnwood Manor | <p>Policy <u>Site Allocation Statement SA02: Land at Barnwood Manor</u></p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> |
| MM70 | 88 | SA03 Former Prospect House, 67-69 London Road | <p>Policy <u>Site Allocation Statement SA03: Former Prospect House, 67-69 London Road</u></p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> |
| MM71 | 90 | SA04 Former Wessex House, Great Western Road | <p>Policy <u>Site Allocation Statement SA04: Former Wessex House, Great Western Road</u></p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> |
| MM72 | 103 | SA10 Former Fleece Hotel & Longsmith Street Car Park | <p>Policy <u>Site Allocation Statement SA1008: Former Fleece Hotel & Longsmith Street Car Park</u></p> <p><u>Mineral Consultation Area (MCA)</u></p> |

| | | | |
|------|-----|-------------------------------------|---|
| | | | <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. |
| MM73 | 116 | SA16 Land off Lower Eastgate Street | <p>Policy <u>Site Allocation Statement SA4613</u>: Land off Lower Eastgate Street</p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. |
| MM74 | 120 | SA18 Jordans' Brook House | <p>Policy <u>Site Allocation Statement SA4815</u>: Jordan's Brook House</p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. |
| MM75 | 124 | SA20 White City Community Facility | <p>Policy <u>Site Allocation Statement SA2017</u>: White City Community Facility</p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. |

| | | | | | | | | | |
|--------------------------|---|--|--|--------------------------|--|------------------|---------|-------------|---|
| MM76 | 105 | SA11 Land rear of St Oswalds Retail Park | <p><u>Policy Site Allocation Statement SA4409: Land rear of St Oswalds Retail Park</u></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of <u>underlying sand & gravel resources</u>. <u>Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p><u>Land contamination</u></p> <ul style="list-style-type: none"> The site allocation lies within an area subject to historic unlicensed landfill activity. <u>Consequently, an appropriate land contamination risk assessment and options appraisal may be required. Early engagement with the Environment Agency in respect of this matter is strongly encouraged.</u> </div> | | | | | | |
| MM77 | 92 | SA05 Land at Great Western Road Sidings | <p><u>Policy Site Allocation Statement SA05: Land at Great Western Road Sidings</u></p> <table border="1" data-bbox="714 724 2013 823"> <tr> <td>Ward / Postcode / GeoRef</td> <td>Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365</td> </tr> <tr> <td>Gross Site Area:</td> <td>4.3 ha.</td> </tr> <tr> <td>Allocation:</td> <td>Approximately 200 300 residential dwellings.</td> </tr> </table> <div style="border: 1px solid black; padding: 5px;"> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of <u>underlying sand & gravel resources</u>. <u>Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u> </div> | Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365 | Gross Site Area: | 4.3 ha. | Allocation: | Approximately 200 300 residential dwellings. |
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365 | | | | | | | | |
| Gross Site Area: | 4.3 ha. | | | | | | | | |
| Allocation: | Approximately 200 300 residential dwellings. | | | | | | | | |
| MM78 | 110 | SA13 Former Colwell Youth & Community Centre | <p><u>Policy Site Allocation Statement SA4310: Former Colwell Youth & Community Centre</u></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Mineral Consultation Area (MCA)</u></p> </div> | | | | | | |

| | | | |
|------|-----|----------------------------------|--|
| | | | <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising. |
| MM79 | 118 | SA17 Land South of Triangle Park | <p>Policy <u>Site Allocation Statement SA4714: Land South of Triangle Park (Southern Railway Triangle)</u></p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising. |
| MM80 | 122 | SA19 Land off Myers Road | <p>Policy <u>Site Allocation Statement SA4916: Land off Myers Road</u></p> <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary. <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising. |

| | | | | | | | | | |
|--------------------------|---|---|--|--------------------------|--|------------------|------------|-------------|---|
| | | | | | | | | | |
| MM81 | 88 | SA03 Former Prospect House, 67 – 69 London Road | <p>Policy <u>Site Allocation Statement SA03</u>: Former Prospect House, 67-69 London Road</p> <table border="1"> <tr> <td>Ward / Postcode / GeoRef</td> <td>Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911</td> </tr> <tr> <td>Gross Site Area:</td> <td>0.3540 ha.</td> </tr> <tr> <td>Allocation:</td> <td>Approximately 30 60 residential dwellings. There is an expectation that the main existing building will be refurbished/repurposed.</td> </tr> </table> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> Green roofs/walls should be utilised. Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. | Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911 | Gross Site Area: | 0.3540 ha. | Allocation: | Approximately 30 60 residential dwellings. There is an expectation that the main existing building will be refurbished/repurposed. |
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911 | | | | | | | | |
| Gross Site Area: | 0.3540 ha. | | | | | | | | |
| Allocation: | Approximately 30 60 residential dwellings. There is an expectation that the main existing building will be refurbished/repurposed. | | | | | | | | |
| MM82 | 101 | SA09 – Former Quayside House, Blackfriars | <p>Policy <u>Site Allocation Statement SA09Z</u>: Former Quayside House, Blackfriars</p> <table border="1"> <tr> <td>Ward / Postcode / GeoRef</td> <td>Westgate / GL1 2TZ (nearest) / E: 382781 N: 218659</td> </tr> <tr> <td>Gross Site Area:</td> <td>1.6 ha</td> </tr> <tr> <td>Allocation:</td> <td>B4 Class <u>E(g)(i)</u> offices, combined GP practice, pharmacy, approximately 50 residential dwellings.</td> </tr> </table> <p><u>Flood risk</u></p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). <u>Opportunities to improve flood protection along the River Severn as part of a wider regeneration scheme should be explored in consultation with the EA.</u> | Ward / Postcode / GeoRef | Westgate / GL1 2TZ (nearest) / E: 382781 N: 218659 | Gross Site Area: | 1.6 ha | Allocation: | B4 Class <u>E(g)(i)</u> offices, combined GP practice, pharmacy, approximately 50 residential dwellings. |
| Ward / Postcode / GeoRef | Westgate / GL1 2TZ (nearest) / E: 382781 N: 218659 | | | | | | | | |
| Gross Site Area: | 1.6 ha | | | | | | | | |
| Allocation: | B4 Class <u>E(g)(i)</u> offices, combined GP practice, pharmacy, approximately 50 residential dwellings. | | | | | | | | |
| MM83 | 103 | SA10 – Former Fleece Hotel and Longsmith | <p>Policy <u>Site Allocation Statement SA4008</u>: Former Fleece Hotel & Longsmith Street Car Park</p> <table border="1"> <tr> <td>Ward / Postcode / GeoRef</td> <td>Westgate / GL1 2TZ (nearest) / E: 383056 N: 218561</td> </tr> <tr> <td>Gross Site Area:</td> <td>1.6 ha</td> </tr> </table> | Ward / Postcode / GeoRef | Westgate / GL1 2TZ (nearest) / E: 383056 N: 218561 | Gross Site Area: | 1.6 ha | | |
| Ward / Postcode / GeoRef | Westgate / GL1 2TZ (nearest) / E: 383056 N: 218561 | | | | | | | | |
| Gross Site Area: | 1.6 ha | | | | | | | | |

| | | | | |
|------|-----|---|--|---|
| | | Street Car Park | Allocation: | Mixed use Main town centre uses including approximately 25 residential units. |
| MM84 | 105 | SA11 – Land rear of St Oswalds Retail Park | Policy Site Allocation Statement SA4409: Land rear of St Oswalds Retail Park | |
| | | | <p><u>Ground & Surface Water Quality</u></p> <ul style="list-style-type: none"> Development proposals will adopt specific drainage techniques to address the problems of previous contamination and land movement. This is in the interests of protecting ground and surface water quality. | |
| MM85 | 114 | SA15 – Land south of Winneycroft allocation | Policy Site Allocation Statement SA4512: Land South West of Winneycroft Allocation | |
| | | | <p><u>Flood mitigation</u></p> <ul style="list-style-type: none"> The site should reasonably contribute to the ongoing Sud & Twyver flood mitigation scheme being led by the City Council in conjunction with the Environment Agency. | |
| MM86 | 116 | SA16 – Land off Lower Eastgate Street | Policy Site Allocation Statement SA4613: Land off Lower Eastgate Street | |
| | | | <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> Green roofs/walls should be utilised on this site. Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. | |
| MM87 | 126 | SA21 – Part of West Quay, The Docks | Policy Site Allocation Statement SA2418: Part of West Quay, the Docks | |
| | | | Ward / Postcode / GeoRef | Westgate / GL2 5HQ / E: 382574 N: 218207 |
| | | | Gross Site Area: | 0.7 ha. |
| | | | Allocation: | Main town centre uses, including approximately 20 dwellings. |

| | | | | | | | | | | | | | |
|---|--|--|---|---|--|------------------------------------|--------------------------------------|--------------------------|--|--|---|--|---|
| | | | Please note, the allocation does not include Alexander Warehouse <u>is within the site allocation but is not available as part of the redevelopment scheme.</u> | | | | | | | | | | |
| MM88 | 118 | SA17 Land South of Triangle Park (Southern Railway Triangle) | <p>Policy <u>Site Allocation Statement SA1714: Land South of Triangle Park (Southern Railway Triangle)</u></p> <table border="1"> <tr> <td>Allocation:</td> <td><u>Class E(g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1/B8 Class (warehousing and distribution) employment use</u></td> </tr> </table> | Allocation: | <u>Class E(g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1/B8 Class (warehousing and distribution) employment use</u> | | | | | | | | |
| Allocation: | <u>Class E(g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1/B8 Class (warehousing and distribution) employment use</u> | | | | | | | | | | | | |
| MM89 | 10 | New paragraph | <u>The other Development Plan Documents for Gloucester City are the Gloucestershire Waste Core Strategy 2012 – 2027, and the Minerals Local Plan for Gloucestershire 2018 – 2032. For ease of use, each policy in the GCP is accompanied with a table that identifies other policies in the Development Plan where there is a direct relationship. A full schedule is provided at Appendix 2.</u> | | | | | | | | | | |
| MM90 | | New appendix | <p><u>Appendix 2 – Relationship with the Adopted Development Plan</u></p> <p><u>The following table sets out the relationship between policies in the Gloucester City Plan and the rest of the Development Plan. For ease of use, the relevant section is reproduced for each policy in the Gloucester City Plan.</u></p> <table border="1"> <tr> <td colspan="2"><u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Joint Core Strategy.</u></td> </tr> <tr> <td><u>Gloucester City Plan policy</u></td> <td><u>Other Development Plan policy</u></td> </tr> <tr> <td colspan="2"><u>A: HOUSING</u></td> </tr> <tr> <td><u>A1: Effective and efficient use of housing land and buildings</u></td> <td><u>JCS SP2: Distribution of New Development JCS SD4: Design Requirements JCS SD10: Residential Development JCS SD11: Housing Mix and Standards JCS SD14: Health and Environmental Quality</u></td> </tr> <tr> <td><u>A2: Houses in Multiple Occupation</u></td> <td><u>JCS SD4: Design Requirements JCS SD10: Residential Development JCS SD11: Housing Mix and Standards</u></td> </tr> </table> | <u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Joint Core Strategy.</u> | | <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> | <u>A: HOUSING</u> | | <u>A1: Effective and efficient use of housing land and buildings</u> | <u>JCS SP2: Distribution of New Development JCS SD4: Design Requirements JCS SD10: Residential Development JCS SD11: Housing Mix and Standards JCS SD14: Health and Environmental Quality</u> | <u>A2: Houses in Multiple Occupation</u> | <u>JCS SD4: Design Requirements JCS SD10: Residential Development JCS SD11: Housing Mix and Standards</u> |
| <u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Joint Core Strategy.</u> | | | | | | | | | | | | | |
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> | | | | | | | | | | | | |
| <u>A: HOUSING</u> | | | | | | | | | | | | | |
| <u>A1: Effective and efficient use of housing land and buildings</u> | <u>JCS SP2: Distribution of New Development JCS SD4: Design Requirements JCS SD10: Residential Development JCS SD11: Housing Mix and Standards JCS SD14: Health and Environmental Quality</u> | | | | | | | | | | | | |
| <u>A2: Houses in Multiple Occupation</u> | <u>JCS SD4: Design Requirements JCS SD10: Residential Development JCS SD11: Housing Mix and Standards</u> | | | | | | | | | | | | |

| | | | | |
|--|--|--|--|---|
| | | | | <u>JCS SD14: Health and Environmental Quality</u> |
| | | <u>A3: Estate regeneration</u> | | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD14: Health and Environmental Quality</u> <u>JCS INF3: Green Infrastructure</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| | | <u>A4: Student accommodation</u> | | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD14: Health and Environmental Quality</u> |
| | | <u>A5: Specialist housing</u> | | <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD12: Affordable Housing</u> |
| | | <u>A6: Accessible and adaptable homes</u> | | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> |
| | | <u>A7: Self-build and custom build homes</u> | | <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> |
| | | <u>A8: Static caravan sites</u> | | <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> |
| | | <u>A9: Extensions to existing dwellings</u> | | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> |
| | | <u>A10: Annexes to existing dwellings</u> | | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> |
| | | <u>B: EMPLOYMENT DEVELOPMENT, CULTURE AND TOURISM</u> | | |
| | | <u>B1: Employment and skills plans</u> | | <u>JCS SD1: Employment – Except Retail Development</u> |
| | | <u>B2: Safeguarding employment sites and buildings</u> | | <u>JCS SD1: Employment – Except Retail Development</u> |
| | | <u>B3: New employment development and intensification and improvements to existing employment land</u> | | <u>JCS SD1: Employment – Except Retail Development</u> |
| | | <u>B4: Development within and adjacent to Gloucester Docks and Canal</u> | | <u>JCS SD1: Employment – Except Retail Development</u> <u>JCS SD2: Retail and City / Town Centres</u> <u>JCS SD8: Historic Environment</u> <u>JCS SD14: Health and Environmental Quality</u> |

| | | | | |
|--|--|--|---|--|
| | | | <u>B5: Tourism and culture</u> | <u>JCS SD2: Retail and City / Town Centres</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| | | | <u>B6: Protection of public houses</u> | <u>JCS SD2: Retail and City / Town Centres</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| | | | <u>C: HEALTHY COMMUNITIES</u> | |
| | | | <u>C1: Active design and accessibility</u> | <u>JCS SD4: Design Requirements</u> <u>JCS INF1: Transport Network</u> |
| | | | <u>C2: Allotments</u> | <u>JCS INF3: Green Infrastructure</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| | | | <u>C3: Public open space, playing fields and sports facilities</u> | <u>JCS INF3: Green Infrastructure</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| | | | <u>C4: Hot food takeaways</u> | <u>JCS SD14: Health and Environmental Quality</u> |
| | | | <u>C5: Air quality</u> | <u>JCS SD14: Health and Environmental Quality</u> |
| | | | <u>C6: Cordon Sanitaire: Netheridge Sewage Treatment Works</u> | <u>JCS SD14: Health and Environmental Quality</u> <u>Gloucestershire Waste Core Strategy 2012 – 2027: Core Policy WCS11 – Safeguarding Sites for Waste Management</u> |
| | | | <u>C7: Fall prevention from taller buildings</u> | <u>JCS SD4: Design Requirements</u> |
| | | | <u>C8: Changing Places Toilets</u> | <u>JCS SD4: Design Requirements</u> |
| | | | <u>D: HISTORIC ENVIRONMENT</u> | |
| | | | <u>D1: Historic environment</u> | <u>JCS SD8: Historic Environment</u> |
| | | | <u>D2: Non-designated heritage assets</u> | <u>JCS SD8: Historic Environment</u> |
| | | | <u>D3: Recording and advancing understanding of heritage assets</u> | <u>JCS SD8: Historic Environment</u> |
| | | | <u>D4: Views of the Cathedral and historic places of worship</u> | <u>JCS SD8: Historic Environment</u> |
| | | | <u>E: NATURAL ENVIRONMENT</u> | |
| | | | <u>E1: Biodiversity and geodiversity</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> |

| | | | | |
|--|--|--|---|---|
| | | | <u>E2: Nature Recovery Area</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> |
| | | | <u>E3: Green / blue infrastructure</u> | <u>JCS INF3: Green Infrastructure</u> |
| | | | <u>E4: Flooding, sustainable drainage and wastewater</u> | <u>JCS INF2: Flood Risk Management</u> |
| | | | <u>E5: Renewable energy potential of the River Severn and the canal</u> | <u>JCS INF5: Renewable Energy/Low Carbon Energy Development</u> |
| | | | <u>E6: Development affecting Cotswold Beechwoods Special Area of Conservation</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> |
| | | | <u>E7: Trees, woodlands and hedgerows</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> <u>JCS INF3: Green Infrastructure</u> |
| | | | <u>F: DESIGN</u> | |
| | | | <u>F1: Materials and finishes</u> | <u>JCS SD4: Design Requirements</u> |
| | | | <u>F2: Landscape and planting</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD6: Landscape</u> <u>JCS INF3: Green Infrastructure</u> |
| | | | <u>F3: Community safety</u> | <u>JCS SD4: Design Requirements</u> |
| | | | <u>F4: Gulls</u> | <u>JCS SD14: Health and Environmental Quality</u> |
| | | | <u>F5: Open plan estates</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD9: Biodiversity and Geodiversity</u> |
| | | | <u>F6: Nationally Described Space Standards</u> | <u>JCS SD11: Housing Mix and Standards</u> |
| | | | <u>F7: Shopfronts, shutters and signs</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD8: Historic Environment</u> |
| | | | <u>G: SUSTAINABLE LIVING, TRANSPORT AND INFRASTRUCTURE</u> | |
| | | | <u>G1: Sustainable transport</u> | <u>JCS SD4: Design Requirements</u> <u>JCS INF1: Transport Network</u> <u>JCS INF6: Infrastructure Delivery</u> |
| | | | <u>G2: Cycling</u> | <u>JCS INF1: Transport Network</u> <u>JCS INF6: Infrastructure Delivery</u> |
| | | | <u>G3: Walking</u> | <u>JCS INF1: Transport Network</u> <u>JCS INF6: Infrastructure Delivery</u> |

| | | | <table border="1"> <tr> <td><u>G4: Broadband connectivity</u></td> <td><u>JCS INF6: Infrastructure Delivery</u></td> </tr> <tr> <td><u>G5: Telecommunications infrastructure</u></td> <td><u>JCS INF6: Infrastructure Delivery</u></td> </tr> <tr> <td><u>G6: Water Efficiency</u></td> <td><u>JCS SD3: Sustainable Design and Construction</u> <u>JCS INF6: Infrastructure Delivery</u></td> </tr> <tr> <td><u>G7: Review mechanism</u></td> <td>/</td> </tr> <tr> <td colspan="2"><u>SITE ALLOCATIONS</u></td> </tr> <tr> <td><u>Site Allocations</u></td> <td><u>JCS SP1: The Need for New Development</u> <u>JCS SP2: Distribution of New Development</u> <u>JCS SD1: Employment – except retail development</u> <u>JCS SD10: Residential Development</u> <u>JCS SD13: Gypsies, Travellers and Travelling Showpeople</u> <u>Minerals Local Plan for Gloucestershire 2018 – 2032: Core Policy MS01 – Non-Mineral Development within Mineral Safeguarding Areas</u></td> </tr> </table> | <u>G4: Broadband connectivity</u> | <u>JCS INF6: Infrastructure Delivery</u> | <u>G5: Telecommunications infrastructure</u> | <u>JCS INF6: Infrastructure Delivery</u> | <u>G6: Water Efficiency</u> | <u>JCS SD3: Sustainable Design and Construction</u> <u>JCS INF6: Infrastructure Delivery</u> | <u>G7: Review mechanism</u> | / | <u>SITE ALLOCATIONS</u> | | <u>Site Allocations</u> | <u>JCS SP1: The Need for New Development</u> <u>JCS SP2: Distribution of New Development</u> <u>JCS SD1: Employment – except retail development</u> <u>JCS SD10: Residential Development</u> <u>JCS SD13: Gypsies, Travellers and Travelling Showpeople</u> <u>Minerals Local Plan for Gloucestershire 2018 – 2032: Core Policy MS01 – Non-Mineral Development within Mineral Safeguarding Areas</u> |
|--|---|---------------|--|-----------------------------------|--|--|---|----------------------------------|---|--|----------------------------------|--------------------------------|--|-------------------------|---|
| <u>G4: Broadband connectivity</u> | <u>JCS INF6: Infrastructure Delivery</u> | | | | | | | | | | | | | | |
| <u>G5: Telecommunications infrastructure</u> | <u>JCS INF6: Infrastructure Delivery</u> | | | | | | | | | | | | | | |
| <u>G6: Water Efficiency</u> | <u>JCS SD3: Sustainable Design and Construction</u> <u>JCS INF6: Infrastructure Delivery</u> | | | | | | | | | | | | | | |
| <u>G7: Review mechanism</u> | / | | | | | | | | | | | | | | |
| <u>SITE ALLOCATIONS</u> | | | | | | | | | | | | | | | |
| <u>Site Allocations</u> | <u>JCS SP1: The Need for New Development</u> <u>JCS SP2: Distribution of New Development</u> <u>JCS SD1: Employment – except retail development</u> <u>JCS SD10: Residential Development</u> <u>JCS SD13: Gypsies, Travellers and Travelling Showpeople</u> <u>Minerals Local Plan for Gloucestershire 2018 – 2032: Core Policy MS01 – Non-Mineral Development within Mineral Safeguarding Areas</u> | | | | | | | | | | | | | | |
| MM91 | 130 | 5.1 | <p><u>5.6. MONITORING FRAMEWORK</u></p> <p>The following provides the monitoring framework to review the effectiveness of policies. The JCS already includes a monitoring framework, which are directly relevant to GCP policies. Additional indicators have been identified where there is a gap and the information required in easily available and reliable.</p> <p>A: Housing</p> <table border="1"> <thead> <tr> <th>JCS INDICATOR</th> <th>SOURCE</th> <th>FREQUENCY</th> </tr> </thead> <tbody> <tr> <td><u>Net dwelling completions, based on the set housing requirements and 5-year housing supply.</u></td> <td><u>Annual housing monitoring</u></td> <td><u>Annual</u></td> </tr> <tr> <td><u>Net completions of Gypsy, Traveller and Travelling Showpeople accommodation, against requirements, based on the set target.</u></td> <td><u>Annual housing monitoring</u></td> <td><u>Annual</u></td> </tr> </tbody> </table> | JCS INDICATOR | SOURCE | FREQUENCY | <u>Net dwelling completions, based on the set housing requirements and 5-year housing supply.</u> | <u>Annual housing monitoring</u> | <u>Annual</u> | <u>Net completions of Gypsy, Traveller and Travelling Showpeople accommodation, against requirements, based on the set target.</u> | <u>Annual housing monitoring</u> | <u>Annual</u> | | | |
| JCS INDICATOR | SOURCE | FREQUENCY | | | | | | | | | | | | | |
| <u>Net dwelling completions, based on the set housing requirements and 5-year housing supply.</u> | <u>Annual housing monitoring</u> | <u>Annual</u> | | | | | | | | | | | | | |
| <u>Net completions of Gypsy, Traveller and Travelling Showpeople accommodation, against requirements, based on the set target.</u> | <u>Annual housing monitoring</u> | <u>Annual</u> | | | | | | | | | | | | | |

| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
|--|--|-------------------------|
| <u>Net specialist housing units completed, supported by specialist housing commissioner</u> | <u>Housing monitoring / internal</u> | <u>Annual</u> |
| B: Employment development, culture and tourism | | |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| <u>Employment land allocations delivered.</u> | <u>Employment monitoring / Internal</u> | <u>Annual</u> |
| <u>Number of major developments with an agreed Employment and Skills Plan.</u> | <u>Employment monitoring / internal</u> | <u>Annual</u> |
| C: Healthy communities | | |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| <u>Hot food takeaways granted planning permission within 400m of a secondary school or college access point.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> |
| E: Natural Environment | | |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| <u>Number of developments permitted that do not achieve biodiversity net gain (on site or off site)</u> | <u>Annual monitoring report / internal</u> | <u>Annual (interim)</u> |
| <u>Net gain in biodiversity units</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> |
| F: Design | | |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| <u>Number of new homes permitted that fall below</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> |

| | | | <p><u>Nationally Described Space Standards</u></p> | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---------------------|--------|--------------------------|--|--|--|---|--|---------------|--------------|-----------|--|------------|--------------|-----------|---|------------|-----------|------------|---|------------|-----------|
| | | | <p>G: Sustainable living, transport and infrastructure</p> | | | | | | | | | | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>CITY PLAN INDICATOR</th> <th>SOURCE</th> <th>FREQUENCY</th> </tr> </thead> <tbody> <tr> <td><u>Number of dwellings permitted without secure cycle parking.</u></td> <td><u>Annual monitoring report / internal</u></td> <td><u>Annual</u></td> </tr> <tr> <td><u>Number of dwellings permitted without full-fibre broadband connectivity.</u></td> <td><u>Annual monitoring report / internal</u></td> <td><u>Annual</u></td> </tr> </tbody> </table> | CITY PLAN INDICATOR | SOURCE | FREQUENCY | <u>Number of dwellings permitted without secure cycle parking.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> | <u>Number of dwellings permitted without full-fibre broadband connectivity.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> | | | | | | | | | | | | | |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Number of dwellings permitted without secure cycle parking.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Number of dwellings permitted without full-fibre broadband connectivity.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> | | | | | | | | | | | | | | | | | | | | | | | |
| MM92 | 138 | 7.1 | <p>SUPERSEDED POLICIES</p> <p><u>The following policies from the Adopted Gloucester City Local Plan (1983) are superseded by the Gloucester City Plan. The list below shows the policies of the adopted Gloucester Local Plan 1983 (saved in 2007) which will be superseded on adoption of the Gloucester City Plan (in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulation 2012). With the exception of retail policies, all remaining policies of the 1983 Gloucester Local Plan have been superseded by the adopted Joint Core Strategy and Gloucester City Plan. These are as follows:</u></p> <p>Delete table</p> <table border="1"> <thead> <tr> <th colspan="2"><u>Local Plan policy</u></th> <th><u>Superseded by Gloucester City Plan</u></th> <th><u>Superseding Gloucester City Plan policy</u></th> </tr> </thead> <tbody> <tr> <td><u>E1</u></td> <td><u>Release of industrial land sufficient for 5 years requirement</u></td> <td><u>Yes</u></td> <td><u>B3/SA</u></td> </tr> <tr> <td><u>E2</u></td> <td><u>Release of office development sufficient to cater for 5 years requirement</u></td> <td><u>Yes</u></td> <td><u>B3/SA</u></td> </tr> <tr> <td><u>H1</u></td> <td><u>Release of land for residential development to cater for 5 years requirement</u></td> <td><u>Yes</u></td> <td><u>SA</u></td> </tr> <tr> <td><u>H1c</u></td> <td><u>Provision of additional housing sites to those identified in H1a will be encouraged in the city centre</u></td> <td><u>Yes</u></td> <td><u>A1</u></td> </tr> </tbody> </table> | | | <u>Local Plan policy</u> | | <u>Superseded by Gloucester City Plan</u> | <u>Superseding Gloucester City Plan policy</u> | <u>E1</u> | <u>Release of industrial land sufficient for 5 years requirement</u> | <u>Yes</u> | <u>B3/SA</u> | <u>E2</u> | <u>Release of office development sufficient to cater for 5 years requirement</u> | <u>Yes</u> | <u>B3/SA</u> | <u>H1</u> | <u>Release of land for residential development to cater for 5 years requirement</u> | <u>Yes</u> | <u>SA</u> | <u>H1c</u> | <u>Provision of additional housing sites to those identified in H1a will be encouraged in the city centre</u> | <u>Yes</u> | <u>A1</u> |
| <u>Local Plan policy</u> | | <u>Superseded by Gloucester City Plan</u> | <u>Superseding Gloucester City Plan policy</u> | | | | | | | | | | | | | | | | | | | | | | |
| <u>E1</u> | <u>Release of industrial land sufficient for 5 years requirement</u> | <u>Yes</u> | <u>B3/SA</u> | | | | | | | | | | | | | | | | | | | | | | |
| <u>E2</u> | <u>Release of office development sufficient to cater for 5 years requirement</u> | <u>Yes</u> | <u>B3/SA</u> | | | | | | | | | | | | | | | | | | | | | | |
| <u>H1</u> | <u>Release of land for residential development to cater for 5 years requirement</u> | <u>Yes</u> | <u>SA</u> | | | | | | | | | | | | | | | | | | | | | | |
| <u>H1c</u> | <u>Provision of additional housing sites to those identified in H1a will be encouraged in the city centre</u> | <u>Yes</u> | <u>A1</u> | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|--|--|--|-----|---|----------------------------------|-------------------|
| | | | H1e | <u>Density and quality of housing development</u> | <u>Yes</u> | <u>A1, F1, F6</u> |
| | | | H3 | <u>Preservation and revitalization of older housing stock</u> | <u>Yes</u> | <u>A3</u> |
| | | | H4b | <u>Provision of grants for adaptation of homes for the registered disabled</u> | <u>No – no longer applicable</u> | <u>-</u> |
| | | | A1a | <u>Heights of buildings and protection of views</u> | <u>Yes</u> | <u>D4</u> |
| | | | A2 | <u>Particular regard will be given to the city's heritage in terms of archaeological remains, listed buildings and conservation areas</u> | <u>Yes</u> | <u>D1, D3</u> |
| | | | A2d | <u>Demolition of listed buildings in conservation areas</u> | <u>Yes</u> | <u>D1</u> |
| | | | A3a | <u>Investigation and resolution of environmental problems caused by traffic on Bristol Road and Barton Street</u> | <u>No – no longer applicable</u> | <u>-</u> |
| | | | A4e | <u>Development on or around Robinswood Hill will not be permitted except where there are exceptional circumstances</u> | <u>Yes</u> | <u>-</u> |
| | | | A5a | <u>The inclusion of tourist related uses within the comprehensive redevelopment of the Docks area will be encouraged</u> | <u>Yes</u> | <u>B5</u> |
| | | | A5c | <u>Conservation and maintenance of structures and settings of City's historic fabric (various sites)</u> | <u>Yes</u> | <u>D1, D2</u> |
| | | | A5d | <u>Redevelopment of Blackfriars as a tourist attraction</u> | <u>No – no longer relevant</u> | <u>-</u> |
| | | | A6a | <u>Provision of coach parking facilitate at Westgate Street and the Docks</u> | <u>No – no longer relevant</u> | <u>-</u> |
| | | | A7 | <u>Encourage provision of an adequate level and mix of accommodation to satisfy visitor demand</u> | <u>Yes</u> | <u>B5</u> |
| | | | A7a | <u>Provision of appropriate self-catering accommodation. Conference Centre and central area hotels</u> | <u>Yes</u> | <u>B5</u> |
| | | | A7b | <u>Encourage Guest House developments along main radial routes and the city centre</u> | <u>Yes</u> | <u>B5</u> |

| | | | | | | |
|--|--|--|------------|--|--------------------------------|-----------|
| | | | | | | |
| | | | <u>T1e</u> | <u>Pedestrian priority within traffic management schemes in the main shopping area of the city.</u> | <u>Yes</u> | <u>G1</u> |
| | | | <u>T1f</u> | <u>Pedestrian priority in the city centre outside the main shopping area</u> | <u>Yes</u> | <u>G1</u> |
| | | | <u>T2d</u> | <u>Measures to facilitate rear access servicing</u> | <u>No – no longer relevant</u> | <u>:</u> |
| | | | <u>T3</u> | <u>Introduction of traffic regulation and control measures along Bristol Road and Southgate Street</u> | <u>No – no longer relevant</u> | <u>:</u> |
| | | | <u>T3a</u> | <u>Access to existing and future industrial premises will be assisted, where necessary, by traffic management and other measures</u> | <u>No – no longer relevant</u> | <u>:</u> |
| | | | <u>T3b</u> | <u>Consideration will be given to traffic management along Bristol Road</u> | <u>No – no longer relevant</u> | <u>:</u> |
| | | | <u>T4a</u> | <u>Differential charging of short and long stay car parks to discourage inappropriate use</u> | <u>No – no longer relevant</u> | <u>:</u> |
| | | | <u>T4k</u> | <u>Provision of car parking at private development in accordance with the Councils car parking standards</u> | <u>Yes</u> | <u>G1</u> |
| | | | <u>S1e</u> | <u>Conversion of shops to other uses at ground floor level will not normally be allowed in the main shopping area</u> | <u>No</u> | |
| | | | <u>S2b</u> | <u>Major convenience shopping will not usually be permitted outside the main shopping area</u> | <u>No</u> | |
| | | | <u>S3</u> | <u>Continued provision of shopping facilities to meet local needs outside the City Centre will be encouraged</u> | <u>No</u> | |
| | | | <u>S3a</u> | <u>Neighbourhood shopping facilities will be encouraged and sometimes required in developing residential areas</u> | <u>No</u> | |
| | | | <u>S3b</u> | <u>The City Council will seek to maintain the existing neighbourhood shopping provision in the City</u> | <u>No</u> | |

| | | | | | | |
|--|--|--|-------------|---|----------------------------------|---------------|
| | | | <u>L1</u> | <u>Retain public open space, provision with new development, and attempt provision where a shortfall has been identified.</u> | <u>Yes</u> | <u>C3</u> |
| | | | <u>L1a</u> | <u>Retain existing areas of public open space</u> | <u>Yes</u> | <u>C3</u> |
| | | | <u>L1c</u> | <u>In new developments new public open space will be provided in accessible, centralised locations. They must be no less than half an acre in size.</u> | <u>Yes</u> | <u>C3</u> |
| | | | <u>L1d</u> | <u>Where public open space already exists or there is a need for recreational facilities other than open space we will consider the provision of alternative leisure facilities at the cost of the developer.</u> | <u>Yes</u> | <u>C3</u> |
| | | | <u>L2b</u> | <u>Seek to provide additional sports facilities on public open space in new developments.</u> | <u>Yes</u> | <u>C3</u> |
| | | | <u>L3c</u> | <u>Inclusion of leisure facilities within the docks redevelopment and financial contribution towards the cost of transferring the British Waterways museum to Gloucester</u> | <u>No – no longer applicable</u> | <u>:</u> |
| | | | <u>L3d</u> | <u>Maintenance and protection of Robinswood Hill Country Park</u> | <u>Yes</u> | <u>C3</u> |
| | | | <u>L5.b</u> | <u>Replacement provision of allotments</u> | <u>Yes</u> | <u>C2</u> |
| | | | <u>L6</u> | <u>Maintenance of public footpath network</u> | <u>No – no longer applicable</u> | <u>:</u> |
| | | | <u>L6.a</u> | <u>Development of land crossed by a public right of way</u> | <u>No – no longer applicable</u> | <u>:</u> |
| | | | <u>L7.a</u> | <u>Presumption against development likely to affect the Robinswood Hill Quarry Site</u> | <u>No – no longer applicable</u> | <u>:</u> |
| | | | <u>L7.b</u> | <u>Nature conservation will be taken into account in proposals for development on a number of sites</u> | <u>Yes</u> | <u>E1, E2</u> |
| | | | <u>C1.a</u> | <u>Site reserved at Abbeydale for location of an NHS clinic</u> | <u>No – no longer applicable</u> | <u>:</u> |
| | | | <u>C1.e</u> | <u>Site identified at Abbeydale to provide two Primary Schools</u> | <u>No – no longer applicable</u> | <u>:</u> |
| | | | <u>C1.f</u> | <u>Site identified at Abbeydale for County Council to provide a new library</u> | <u>No – no longer applicable</u> | <u>:</u> |

| | | | | | | | |
|--|--|--|------------------------|--|----------------------------------|----------|--|
| | | | <u>C1.</u> <u>g</u> | <u>Site identified at Abbeydale for Gloucestershire Constabulary to provide police station</u> | <u>No – no longer applicable</u> | <u>:</u> | |
|--|--|--|------------------------|--|----------------------------------|----------|--|

City Plan Policy Map Addendums

Area of High Landscape Sensitivity

1. Area of High Medium and High Landscape Sensitivity - nr Robinswood – Deleted
2. Area of High Medium Landscape Sensitivity - East of Hempsted – Deleted

City Centre Boundary

3. City Centre Boundary – Deleted

Deleted / Amended Site Allocations

4. 67-69 London Rd - Amended
5. Kings Quarter – Deleted
6. Land at Rea Lane – Deleted
7. Land at Secunda Way – Deleted
8. Lynton Fields – Deleted

District Centres

9. Abbeydale District Centre – Deleted
10. Quedgeley District Centre – Deleted

Gloucester Cycle Network

11. Gloucester Cycle Network – Amended

Local Centres

12. Barton Street Local Centre – Deleted
13. Cheltenham Road Local Centre – Deleted
14. Coney Hill Parade Local Centre – Deleted
15. Finlay Road Local Centre – Deleted
16. Holmleigh Parade Local Centre – Deleted
17. Hucclecote, Silverdale & Glenville Parade Local Centre – Deleted
18. Kingsway Local Centre – Deleted
19. Matson Avenue Local Centre – Deleted
20. Mead Road Local Centre – Deleted
21. Seventh Avenue Local Centre – Deleted
22. Seymour Road 1 Local Centre – Deleted

- 23. Seymour Road 2 Local Centre – Deleted
- 24. Tredworth High Street Local Centre – Deleted
- 25. Windsor Drive Local Centre – Deleted

Local Nature Reserves

- 26. Local Nature Reserves – Added

Local View Corridors

- 27. Local View Corridors – Added

Local Wildlife Sites

- 28. LWS Alney Island – Added
- 29. LWS Barnwood Arboretum & Park – Added
- 30. LWS Gloucester & Sharpness Canal & The Causeway – Added
- 31. LWS Green Farm Orchard – Added
- 32. LWS Hucclecote Meadows – Added
- 33. LWS Matson Wood – Added
- 34. LWS Osier Pond & Beds 1 – Added
- 35. LWS Osier Pond & Beds 2 – Added
- 36. LWS Osier Pond & Beds 3 – Added
- 37. LWS Robinswood Hill – Added
- 38. LWS Sandhurst Lane Meadows – Added
- 39. LWS Sud Meadow - Added – Added
- 40. LWS Walham Ponds - Very small section in Gloucester – Added

Primary & Secondary Shop Frontages

- 41. Primary and Secondary Shop Frontages – Deleted

Primary Shopping Area

- 42. Primary Shopping Area – Deleted

Protected Views Buildings

- 43. Protected Views Buildings – Amended

Regionally Important Geological Sites RIGS

- 44. RIGS – Added

Robinswood Hill Country Park

- 45. Robinswood Hill Country Park – Deleted

Southgate Street THI

46. Southgate Street THI – Deleted

Travelling Show People's Sites

47. Travelling Show People's Sites – Deleted

Winneycroft Strategic Allocation

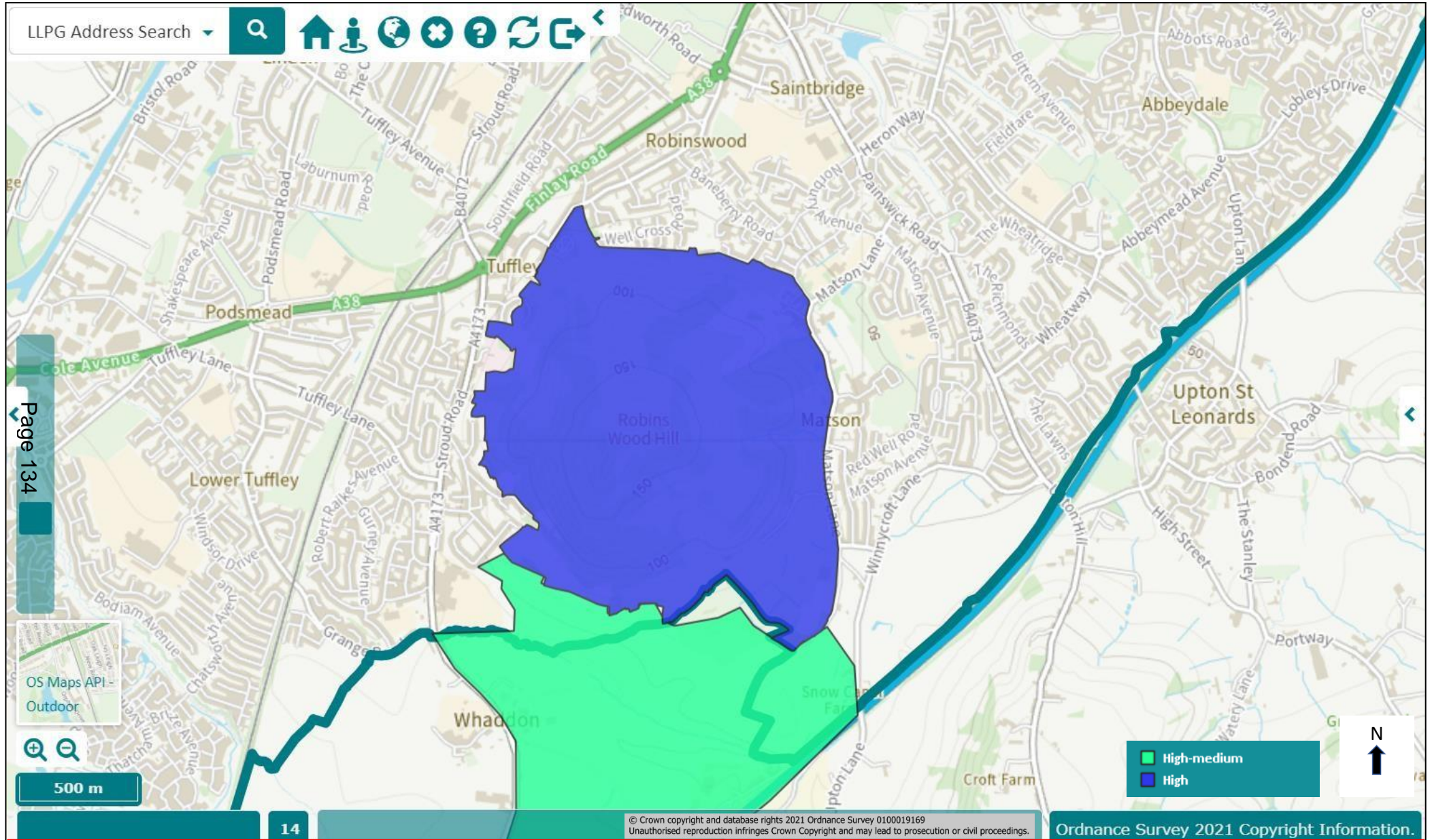
48. Winneycroft Strategic Allocation – Deleted

Green/Blue Infrastructure

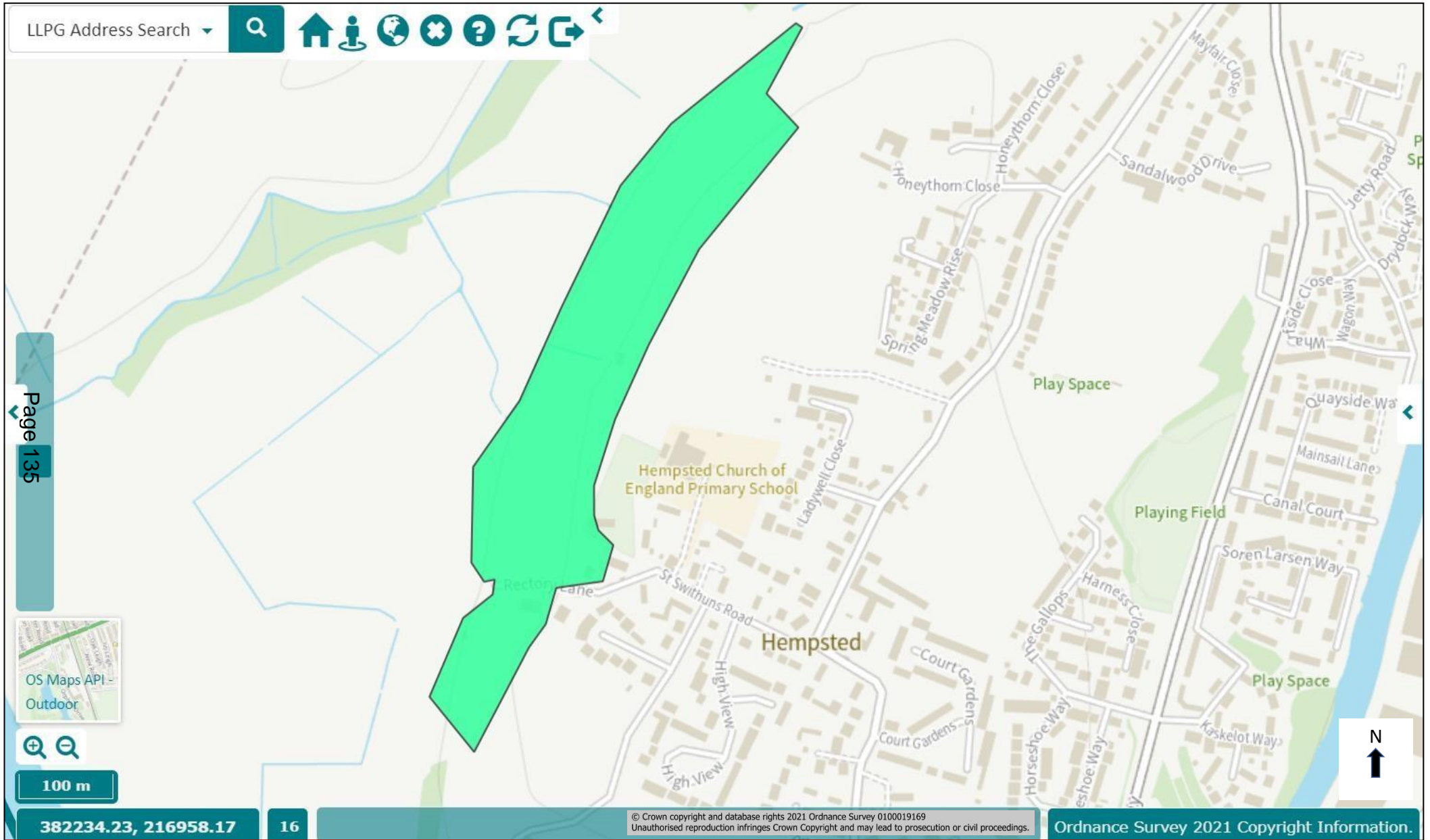
49. Green Blue Infrastructure Explanation

50. Green Blue Infrastructure Additions

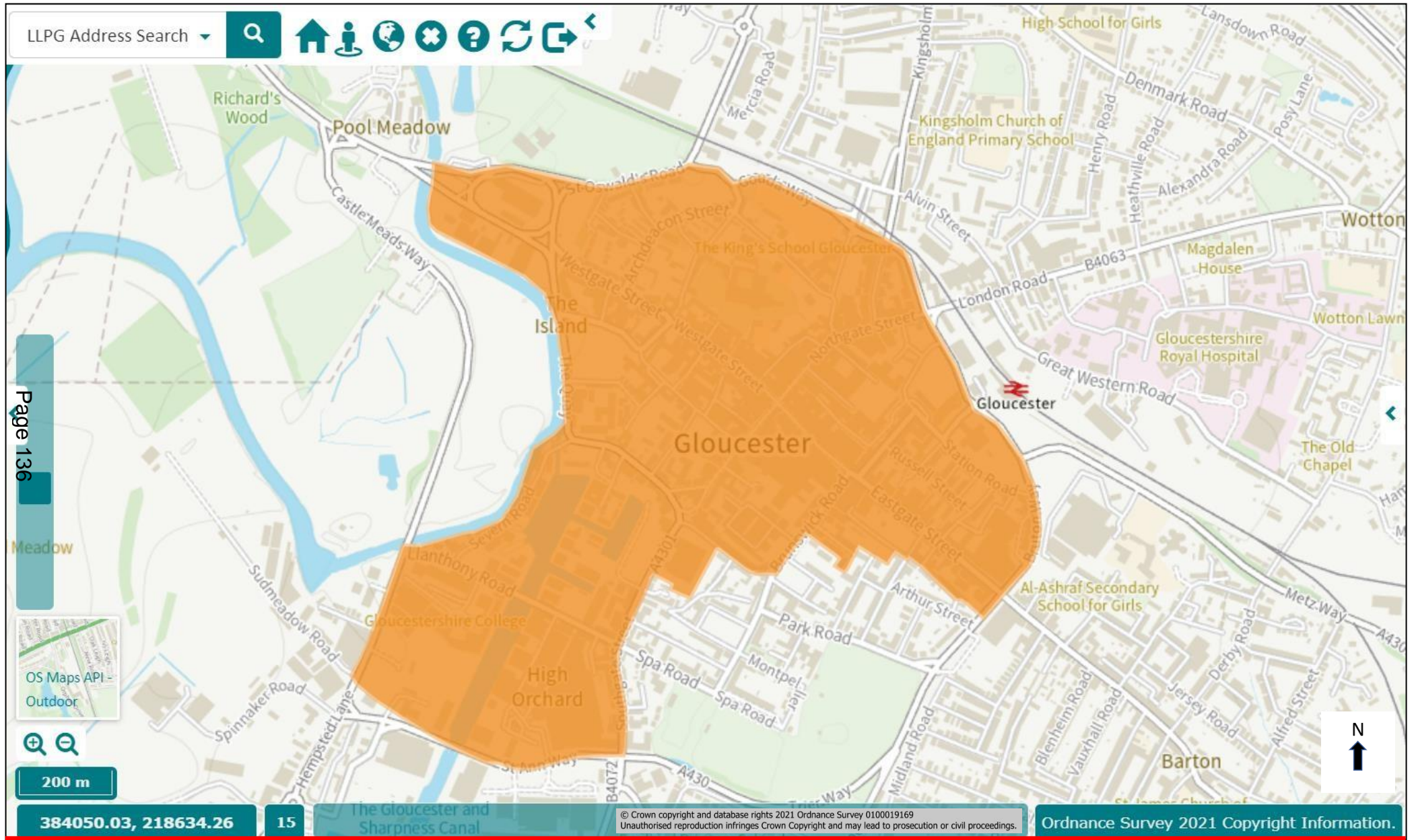
Area of High Medium and High Landscape Sensitivity – Robinswood. Deleted. In JCS.



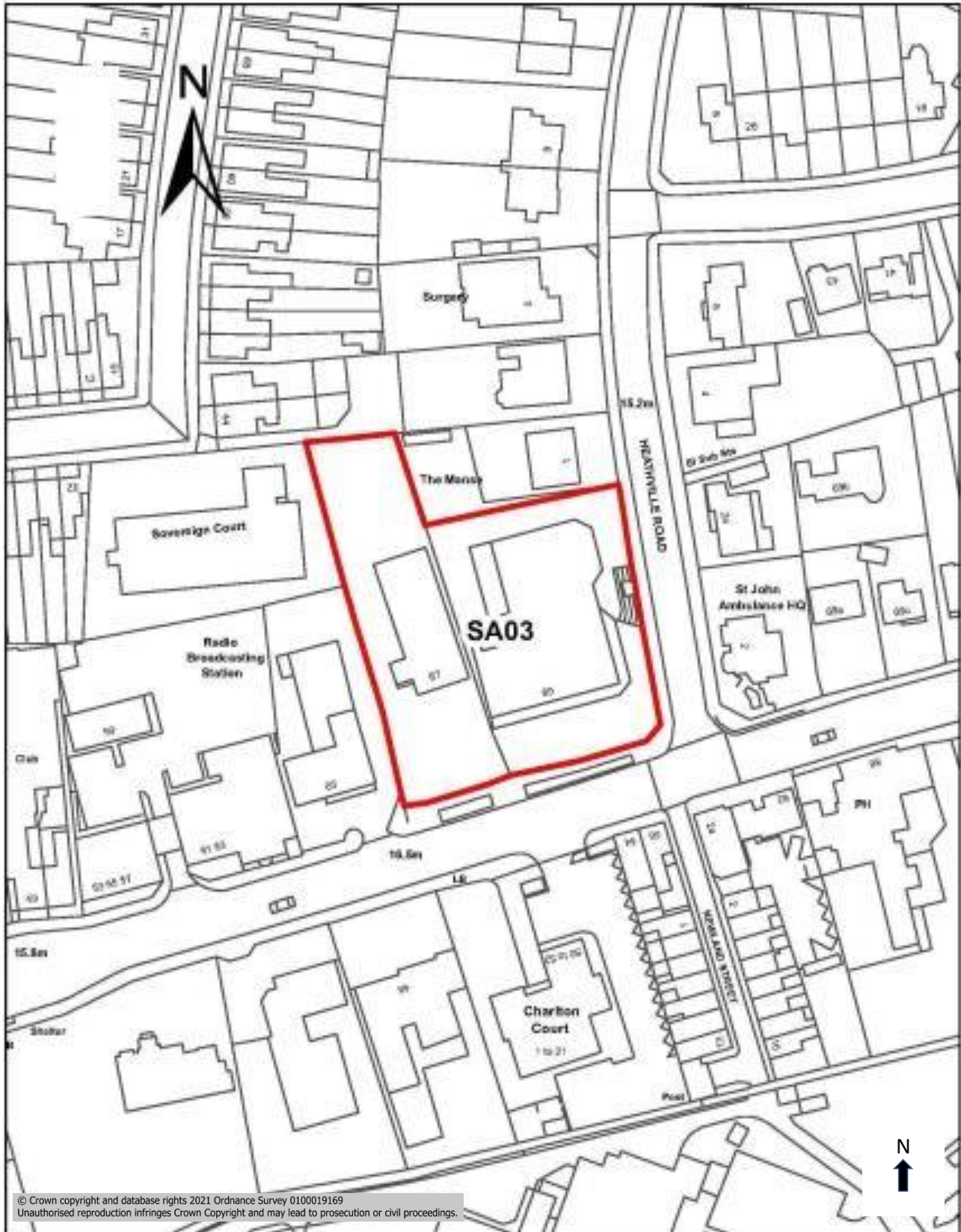
Area of High/Medium Landscape Sensitivity – East of Hempsted. Deleted. In JCS.



City Centre Boundary: Deleted. Covered by JCS.



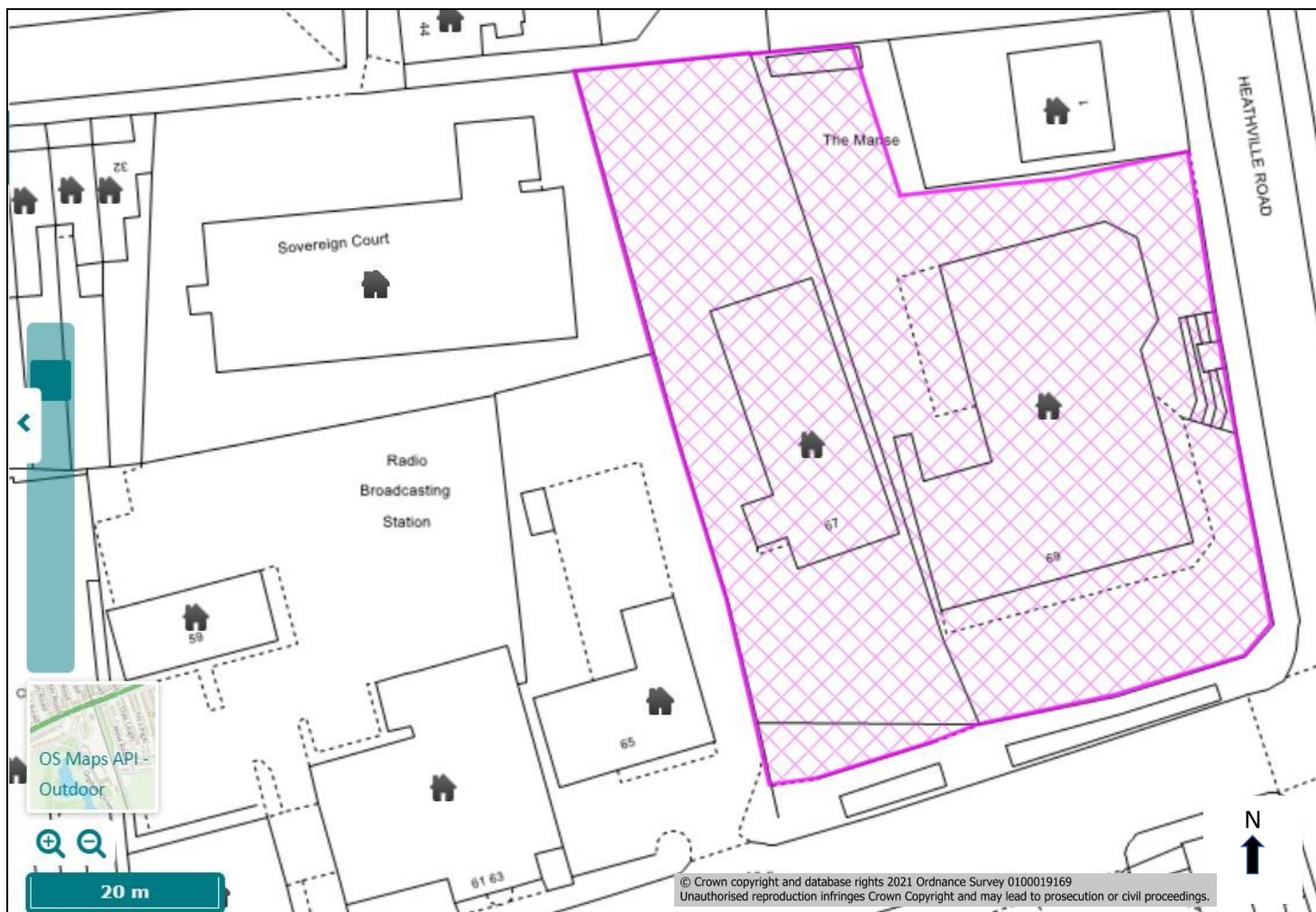
Below: Extent of SA03 67-69 London Road Allocation – as per Submission Version of Policies Map



Former Prospect House, 67-69 London Road

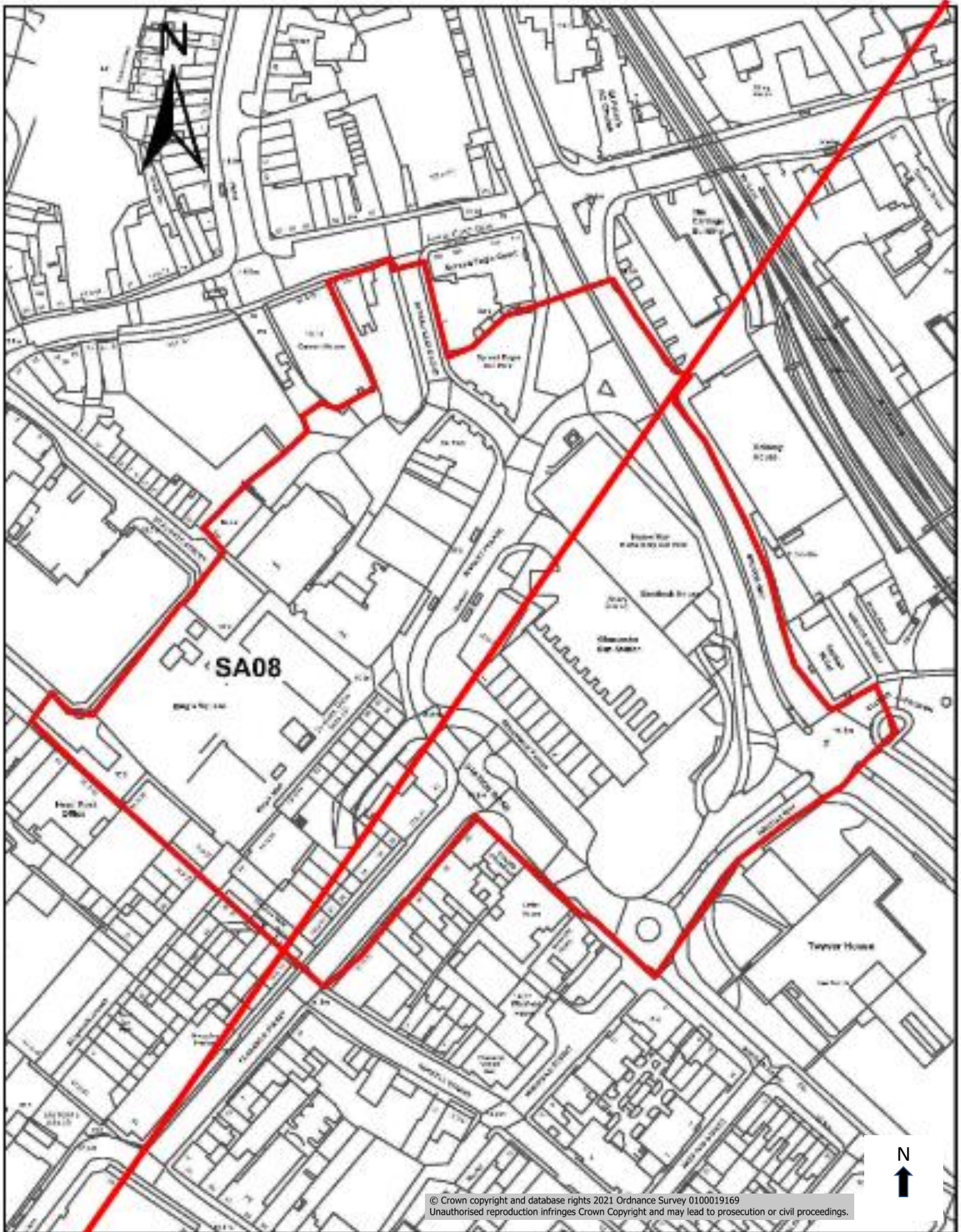
This map is reproduced in Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright, and/or other rights reserved. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of Ordnance Survey. Licence No. 00002003-2013.

Below: SA03 67-69 London Road Allocation – Proposed Modification – showing a small area at the rear of Number 1 Heathville Road added to the allocation

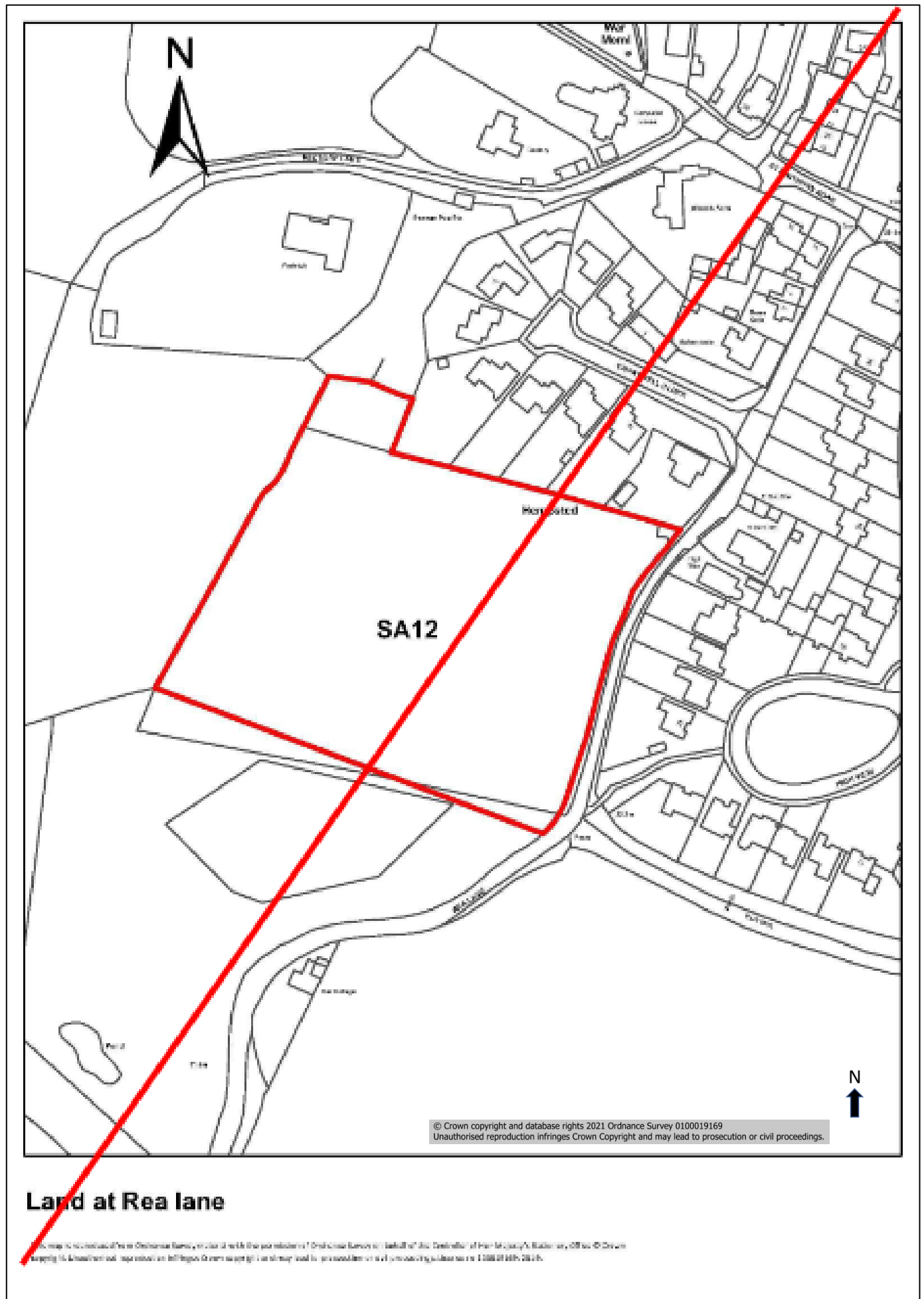


Below: SA03 67-69 London Road Allocation – corrected boundary extent following representation from site owner to Map Addendums 4 of Main Modifications consultation.

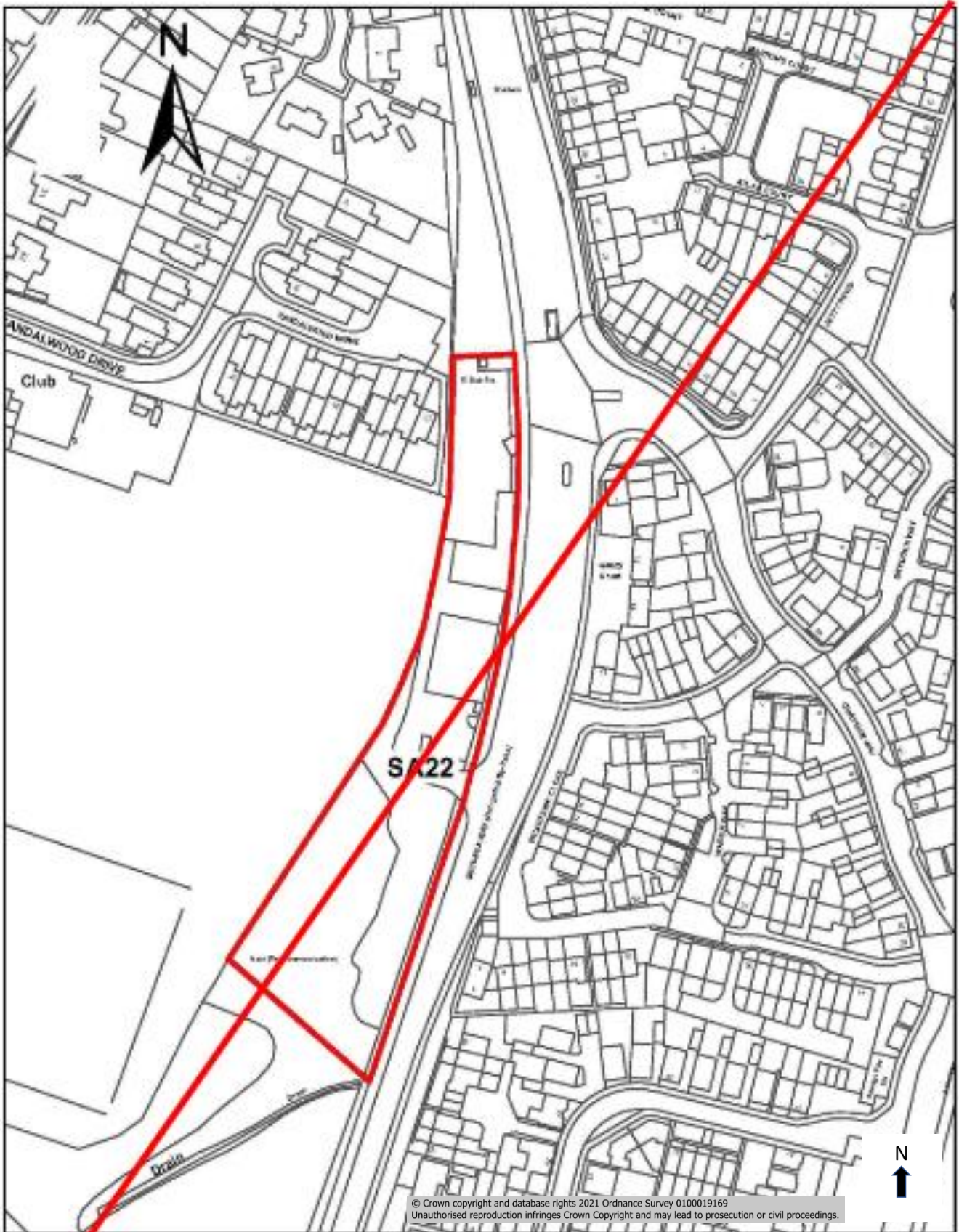




Kings Quarter

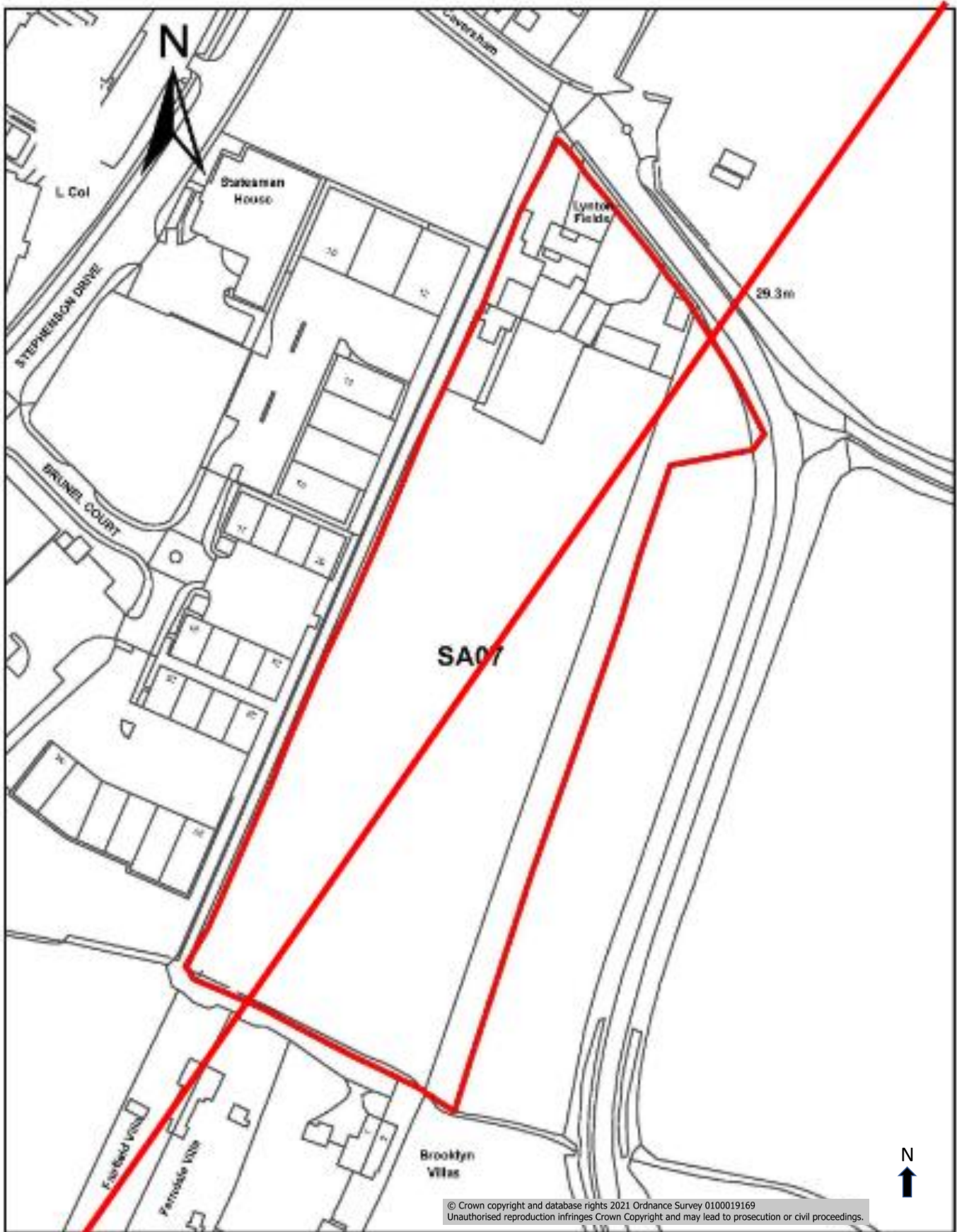


SA22 Land adjacent to Secunda Way Industrial Estate. Deleted. Permission granted for other use.



Land adjacent to Secunda Way Industrial Estate

This information is for reference only. It is not to be used for any other purpose. It is the responsibility of the user to ensure that the information is accurate and up to date. Ordnance Survey is not liable for any loss or damage arising from the use of this information.



Lynton Fields, Land East of Waterwells Business Park

This is a reproduction from Ordnance Survey data. It is not a legal document. It is provided for information only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

Abbeyle District Centre. Deleted. No Policy Reference in GCP.

LLPG Address Search

Page 144

OS Maps API - Outdoor

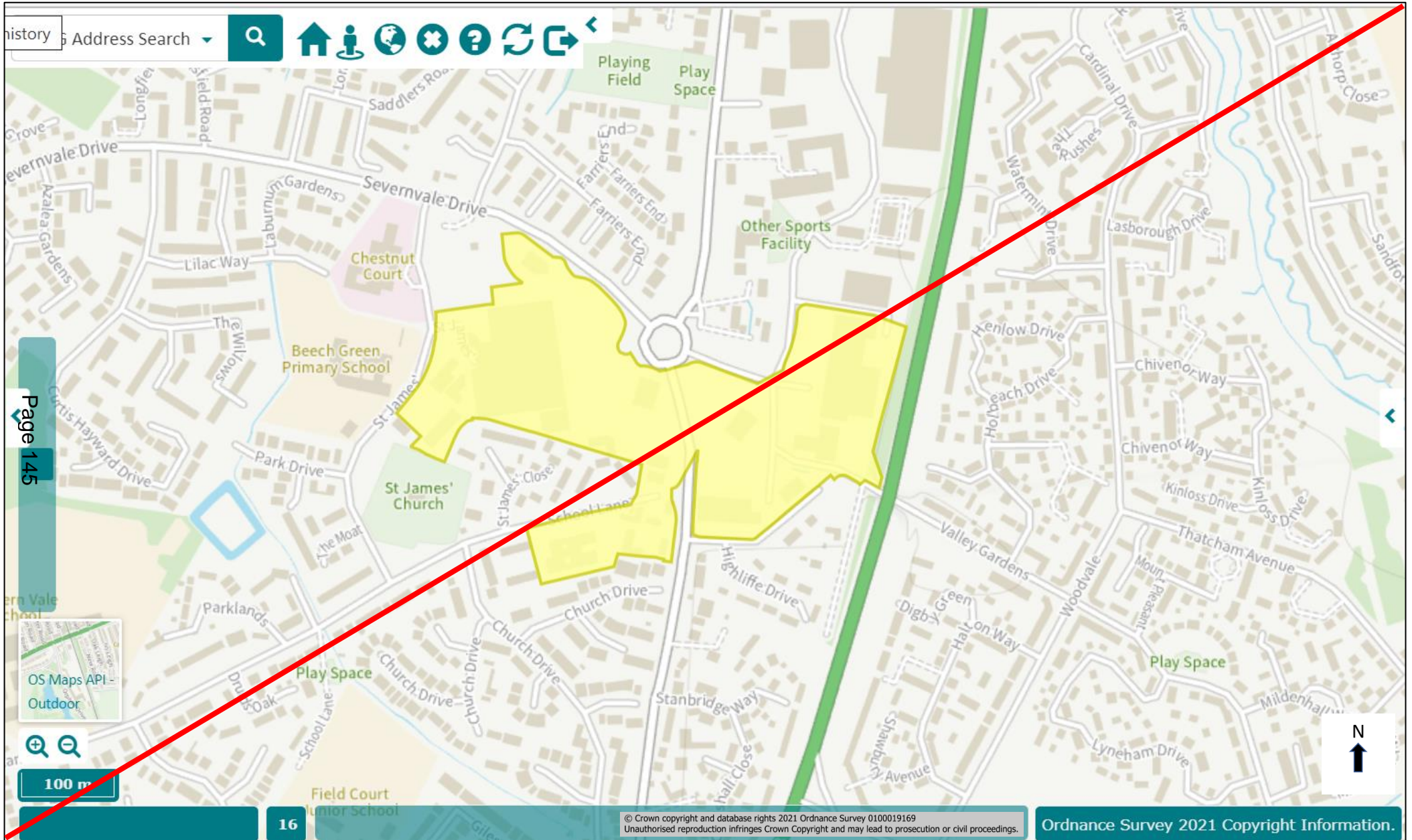
50 m

17

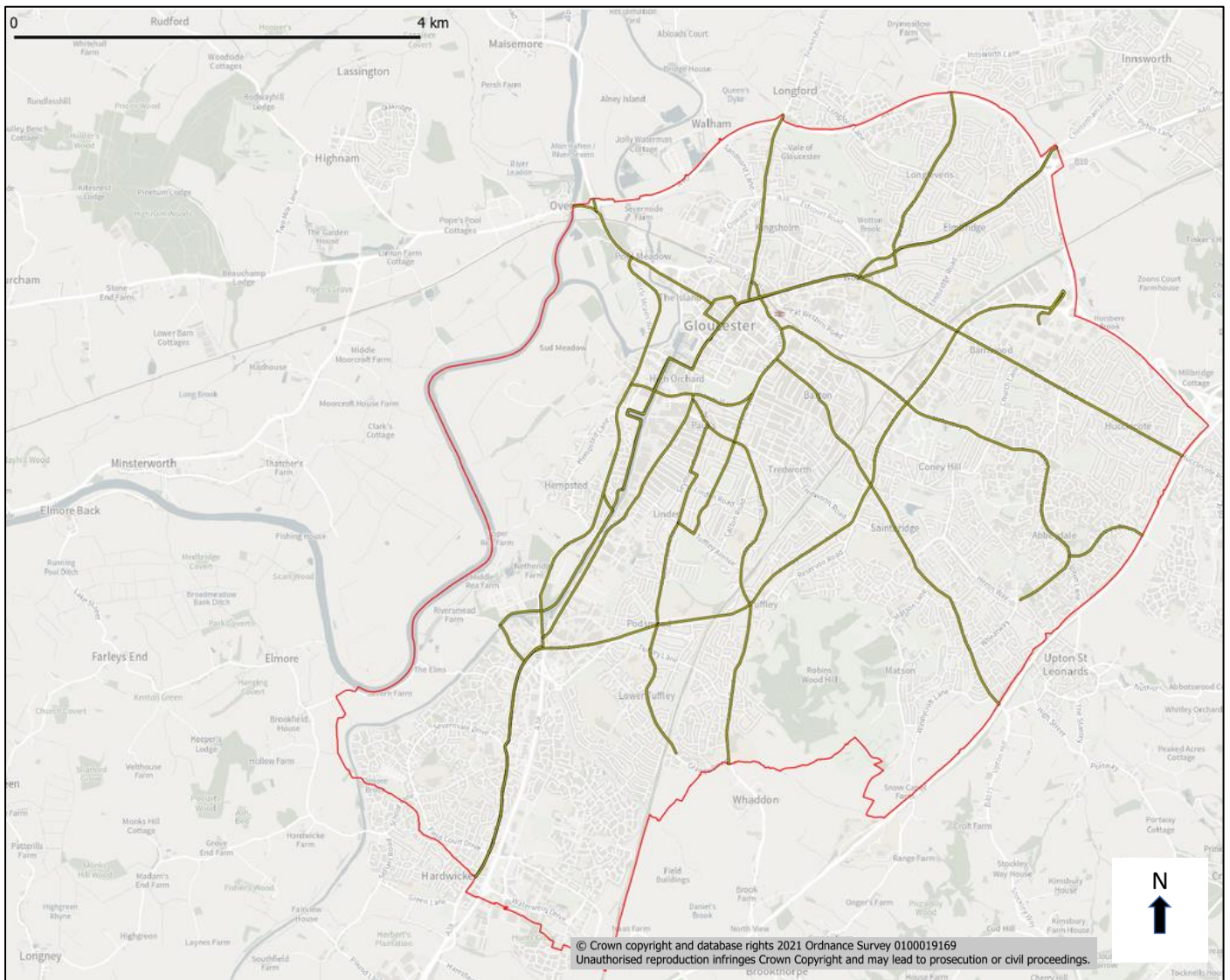
© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.

Quedgeley District Centre. Deleted. No Policy Reference in GCP.



Gloucester Cycle Network. Amended, updated to 'Cycle Links'.



LLPG Address Search

Page 147

OS Maps API - Outdoor

50 m

384139.52, 217943.51

17

© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.

The image shows a map interface with a street grid. A prominent red diagonal line runs from the bottom-left to the top-right. Several building footprints are highlighted in purple. The interface includes a search bar at the top left, a toolbar with navigation icons, a scale bar, and a north arrow. The bottom of the screen displays coordinates and page information.

Cheltenham Road Local Centre. Deleted. No Policy Reference in GCP.

LLPG Address Search

Page 148

OS Maps API - Outdoor

50 m

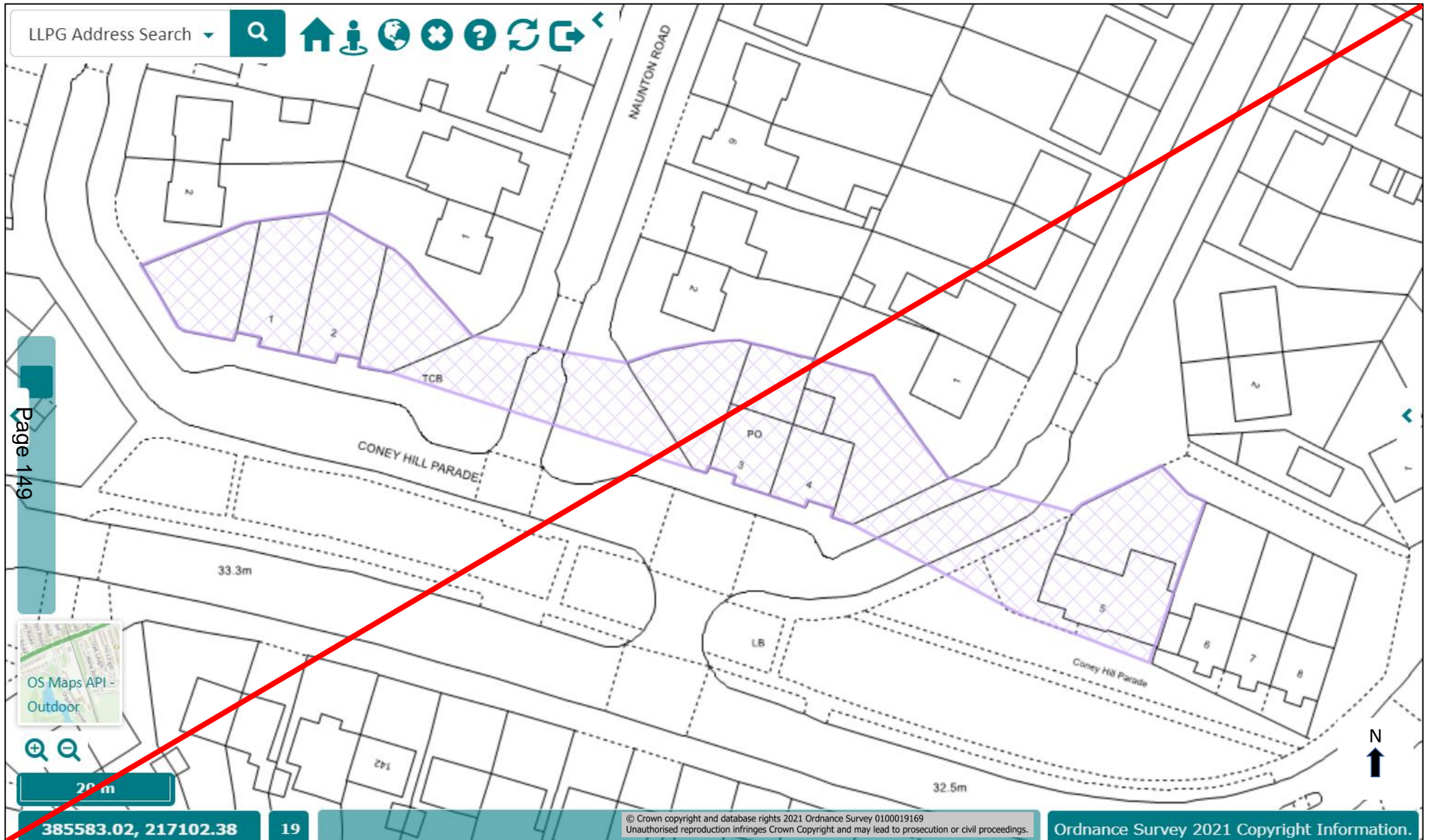
385886.36, 219528.98

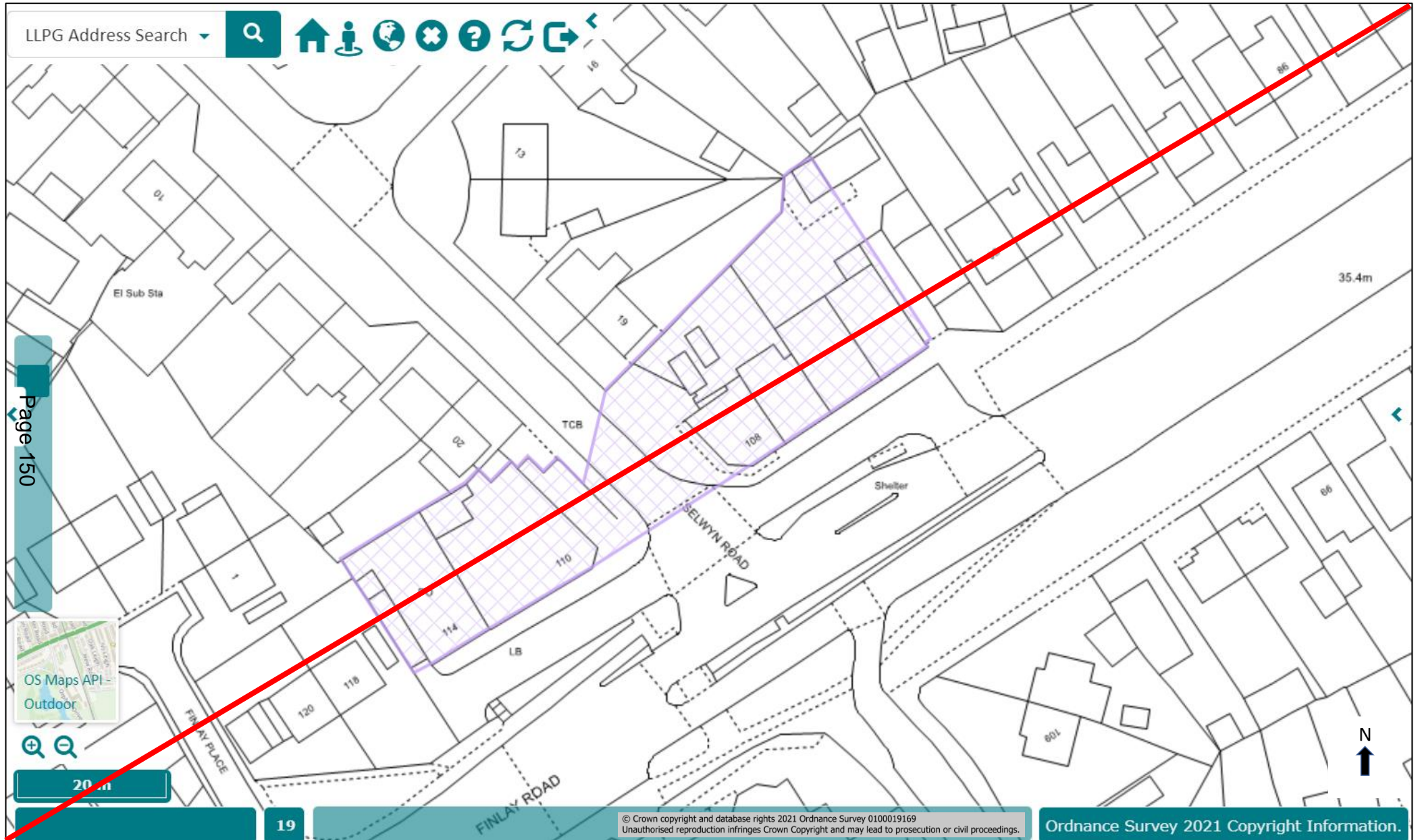
17

© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.

The image shows a map interface with a search bar at the top left containing the text 'LLPG Address Search'. Below the search bar are several navigation icons: a magnifying glass, a home icon, a person icon, a globe, a plus sign, a question mark, a refresh icon, and a back arrow. The main map area displays a street grid with a prominent red diagonal line running from the bottom-left to the top-right. A purple shaded area highlights a specific section of the street grid. On the left side, there is a vertical label 'Page 148'. In the bottom-left corner, there is a scale bar labeled '50 m' and a coordinate pair '385886.36, 219528.98'. In the bottom-center, there is a page number '17'. In the bottom-right corner, there is a north arrow and a copyright notice: '© Crown copyright and database rights 2021 Ordnance Survey 0100019169. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.' At the very bottom right, there is another copyright notice: 'Ordnance Survey 2021 Copyright Information.'

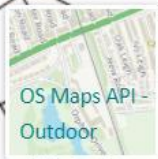




LLPG Address Search



Page 150



20m

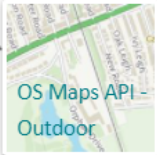
19

© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.

Holmleigh Parade Local Centre. Deleted. No Policy Reference in GCP.

The image shows a map interface with a search bar at the top left containing the text "LLPG Address Search". To the right of the search bar are several icons: a magnifying glass, a home icon, a person icon, a globe, a cross, a question mark, a refresh icon, and a share icon. The map itself shows a street grid with buildings. A specific area, labeled "Holmleigh Parade", is highlighted with a purple grid pattern. This area contains buildings numbered 1 through 23. Other labels on the map include "Posts", "LB", "PO", "FB", "Shelter", and "HIGH DRIVE". A prominent red diagonal line runs from the bottom left to the top right across the map. In the bottom left corner, there is a scale bar labeled "20 m" and a coordinate box containing "382284.41, 214734.91". In the bottom center, there is a page number "19". In the bottom right, there is a copyright notice: "© Crown copyright and database rights 2021 Ordnance Survey 0100019169. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings." and "Ordnance Survey 2021 Copyright Information." A north arrow is located in the bottom right corner of the map area.



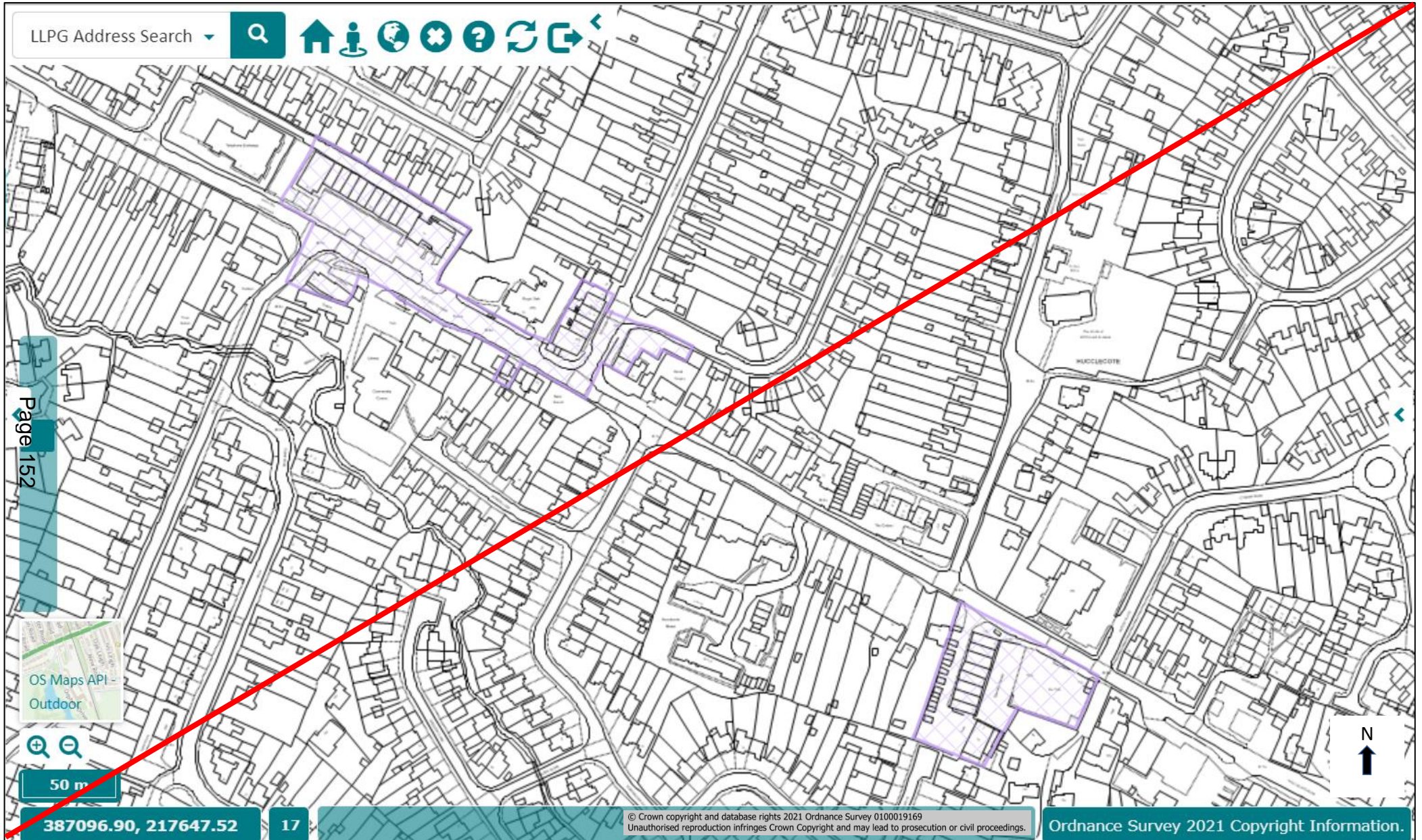
20 m










382284.41, 214734.91

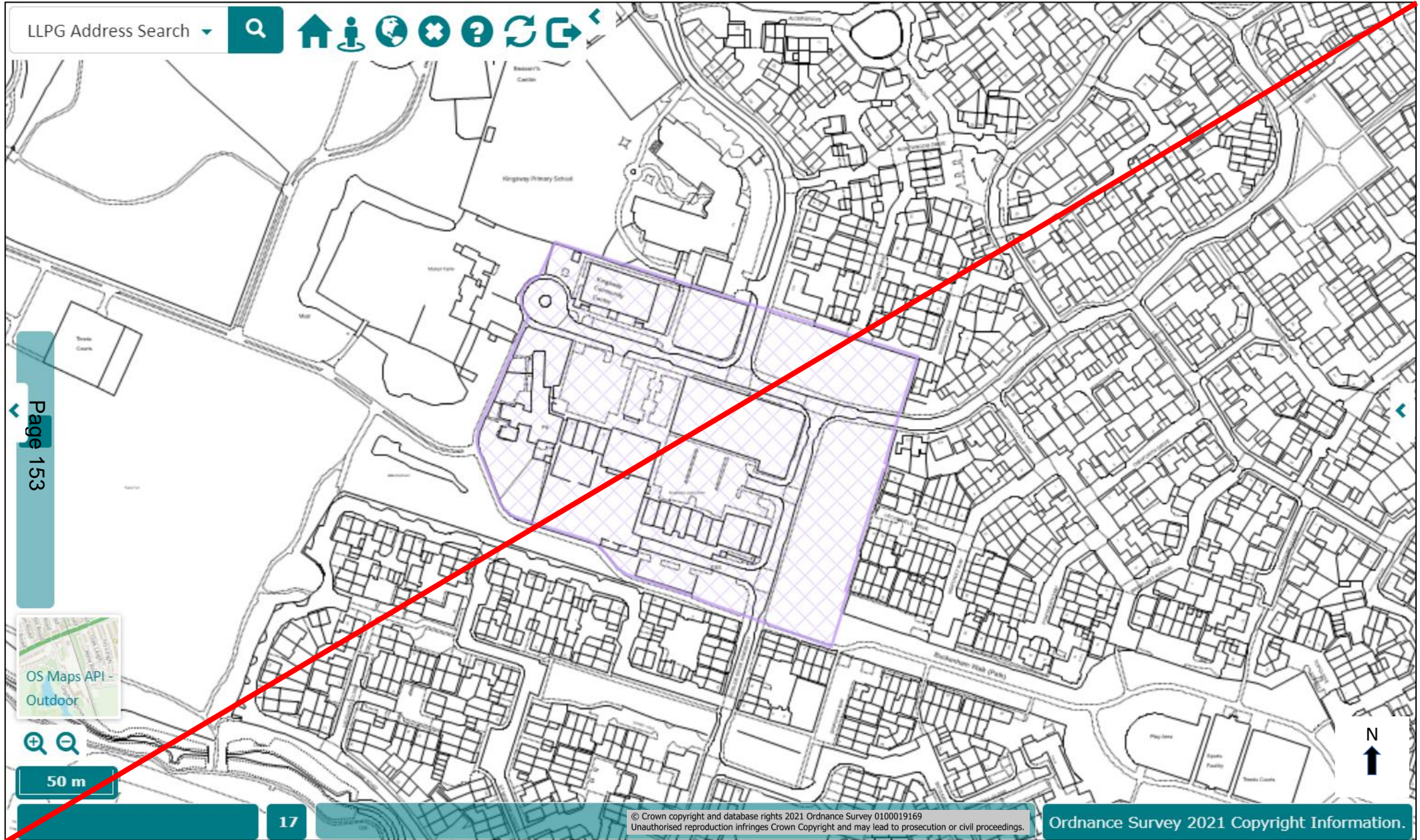
19

© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.



LLPG Address Search         



Page 153

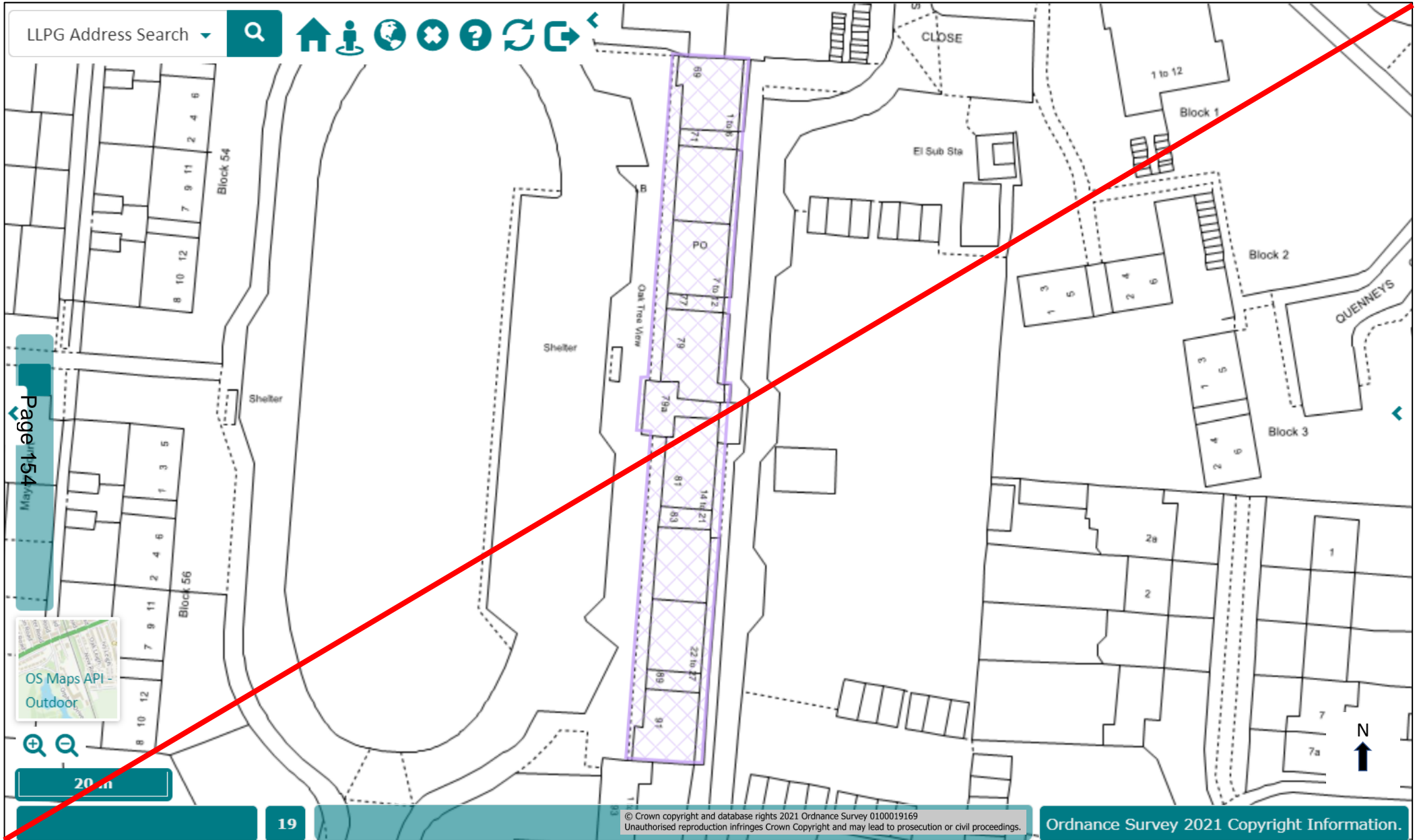
OS Maps API
Outdoor

50 m

17

© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.



LLPG Address Search

ABBEMEAD

Abbeymead Primary School

Page 155

OS Maps API - Outdoor










50 m

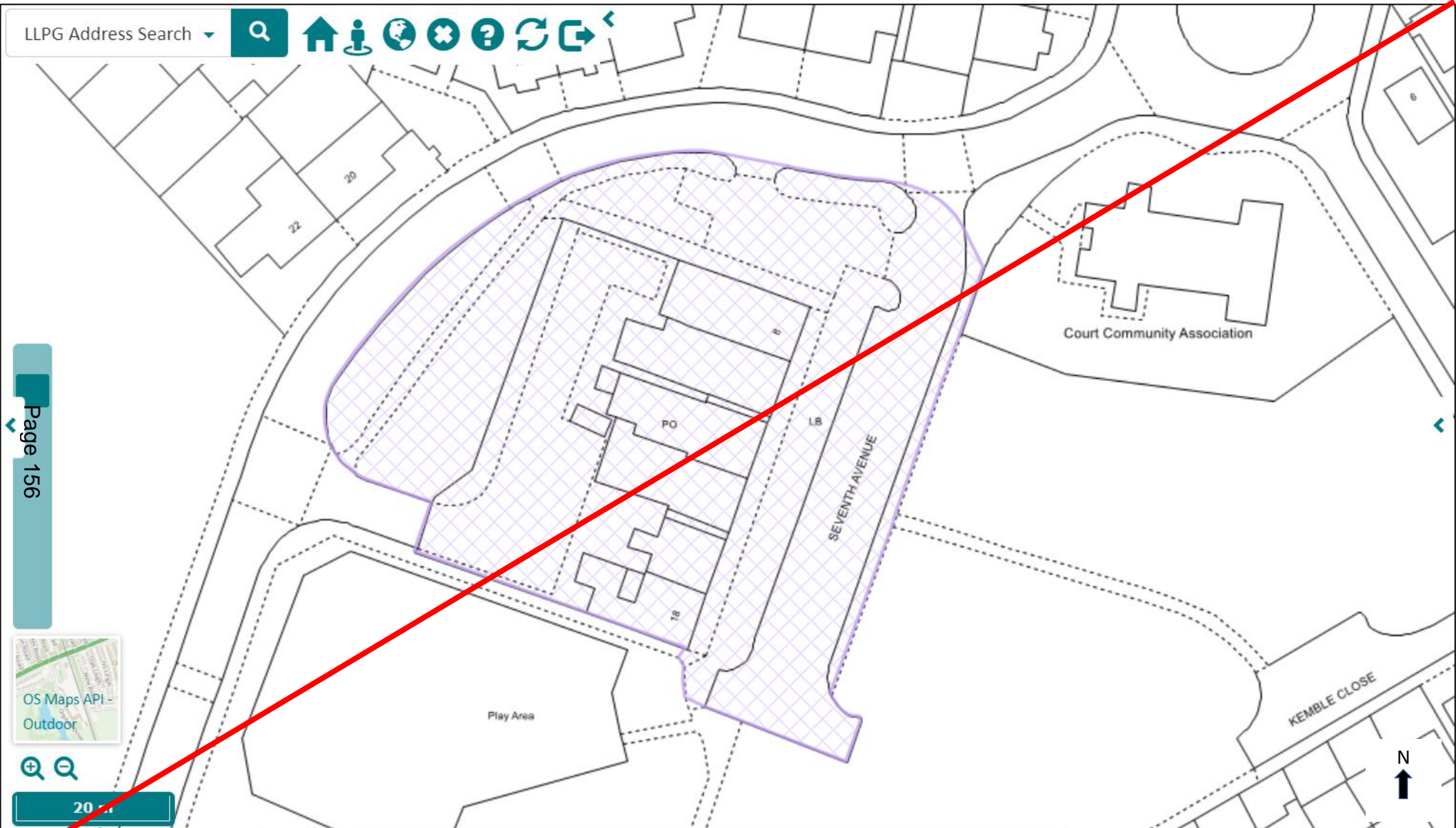
18

© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



Ordnance Survey 2021 Copyright Information.

The image shows a map interface with a purple grid area in the center, representing a local centre. A red diagonal line is drawn across the map. The map includes a search bar, navigation icons, a scale bar, and a north arrow. The text 'ABBEMEAD' is visible on the map, along with 'Abbeymead Primary School'. The page number '18' is shown in the bottom left, and copyright information is in the bottom right.

LLPG Address Search         

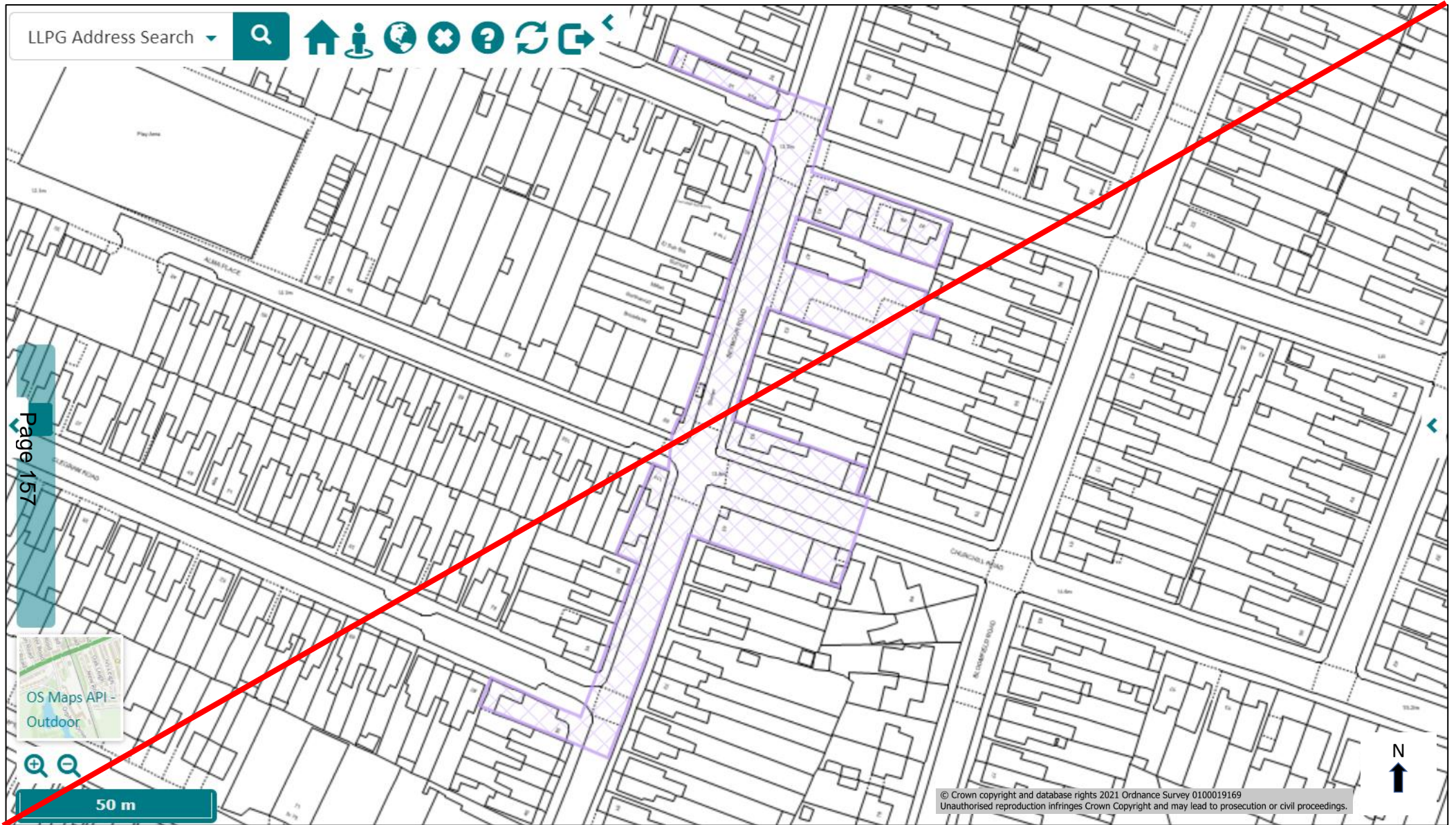


22 20 8 PO LB SEVENTH AVENUE 18 Play Area Court Community Association KEMBLE CLOSE

OS Maps API - Outdoor   20 m

19 © Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Ordnance Survey 2021 Copyright Information.










Seymour Road 1 Local Centre. Deleted. No Policy Reference in GCP.

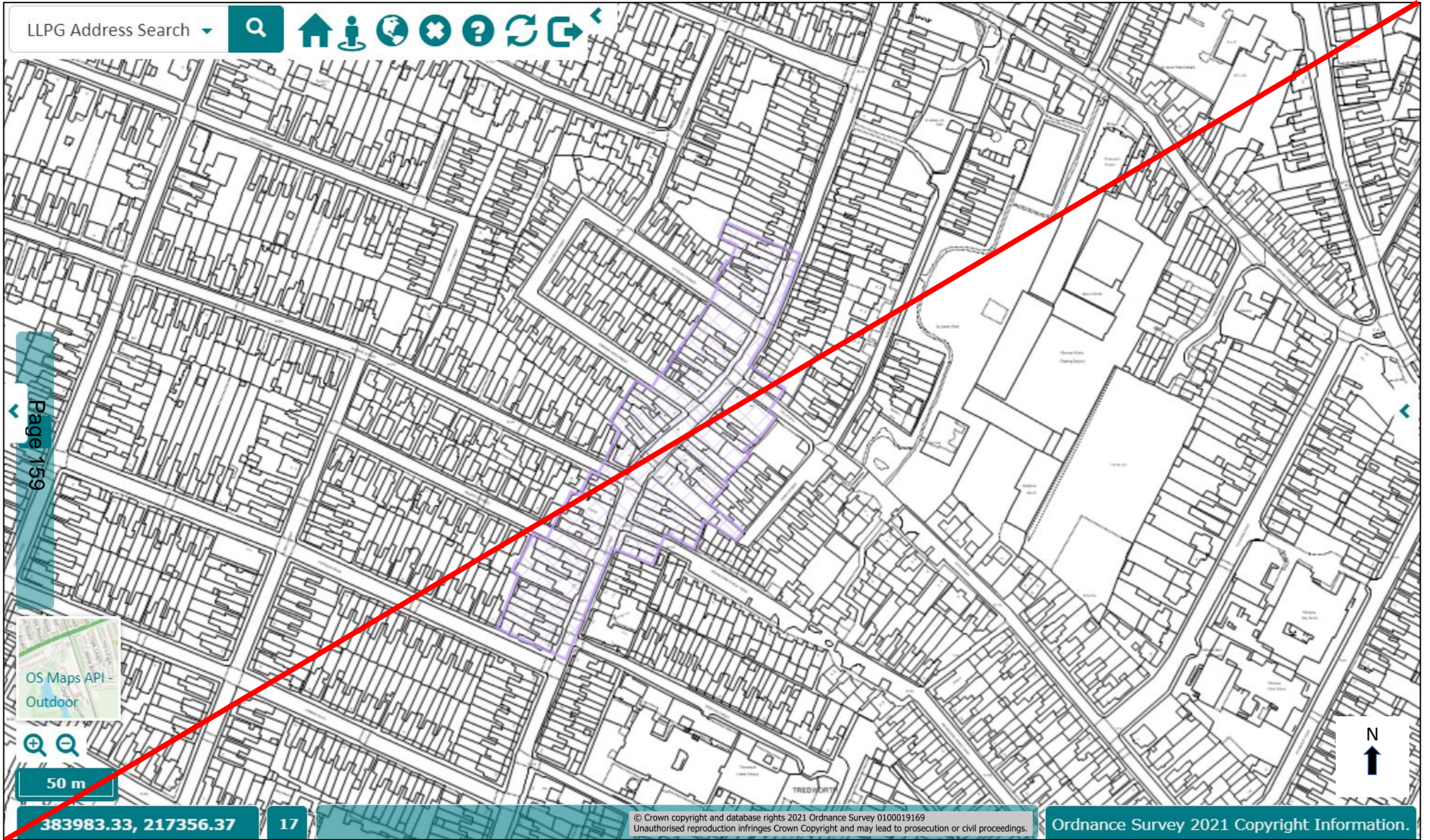


Seymour Road 1 Local Centre. Deleted. No Policy Reference in GCP.

The image is a screenshot of a web-based map application. At the top left, there is a search bar labeled "LLPG Address Search" with a magnifying glass icon and several navigation icons (home, person, globe, cross, question mark, refresh, back). The main map area shows a detailed street grid with building footprints. A prominent red diagonal line runs from the bottom-left to the top-right of the map. Several buildings are highlighted with a light purple outline. In the bottom-left corner, there is a scale bar showing "50 m" and a coordinate box containing "382803.22, 216855.02" and the page number "18". In the bottom-right corner, there is a north arrow and a copyright notice: "© Crown copyright and database rights 2021 Ordnance Survey 0100019169. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings." and "Ordnance Survey 2021 Copyright Information." On the left side, there is a vertical teal bar with the text "Page 158" and a small inset map labeled "OS Maps API - Outdoor".

Tredworth High Street Local Centre. Deleted. No Policy Reference in GCP.

LLPG Address Search         



Page 159

OS Maps API - Outdoor

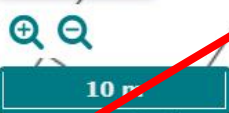
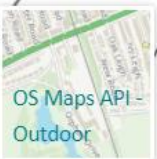
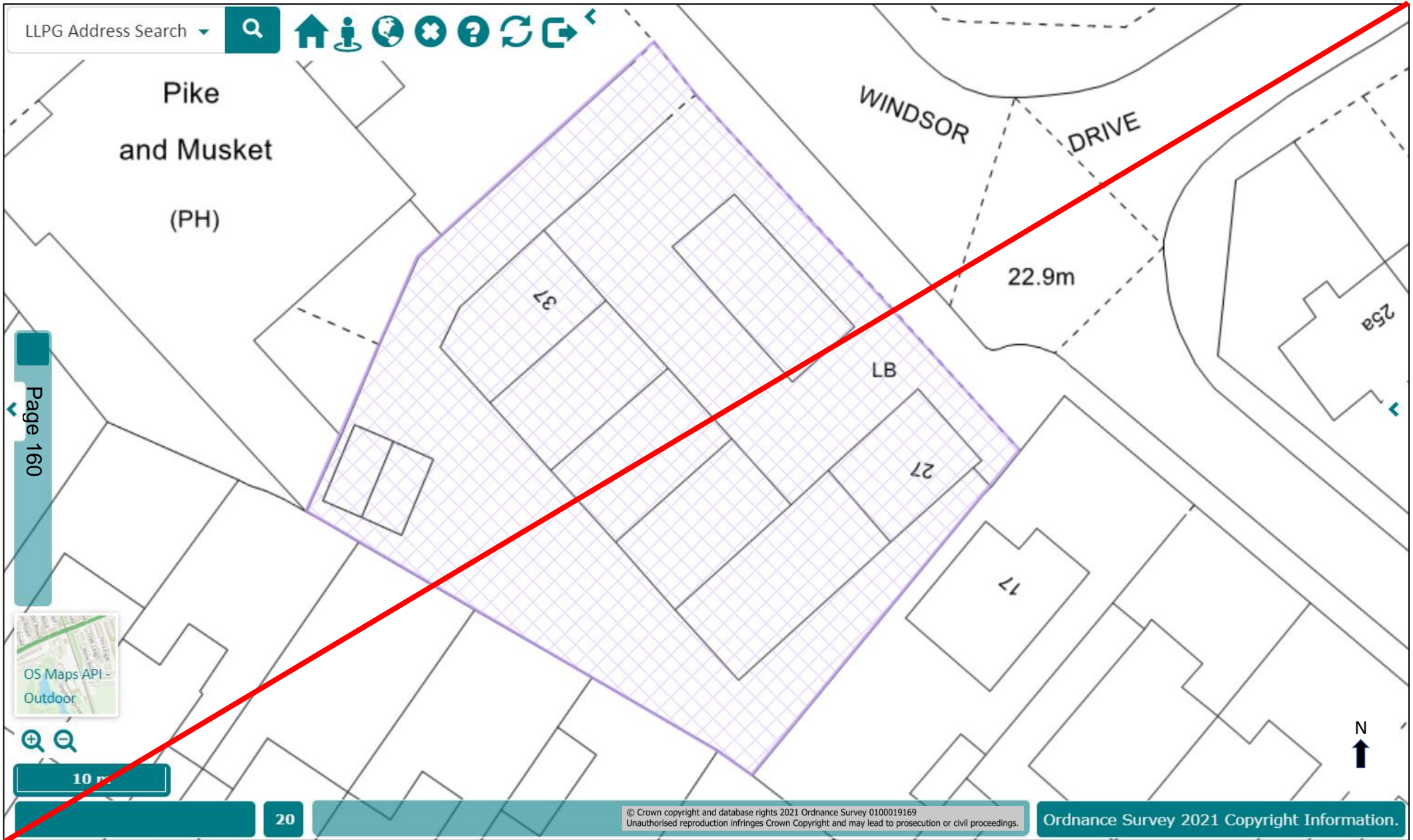
50 m

383983.33, 217356.37 17

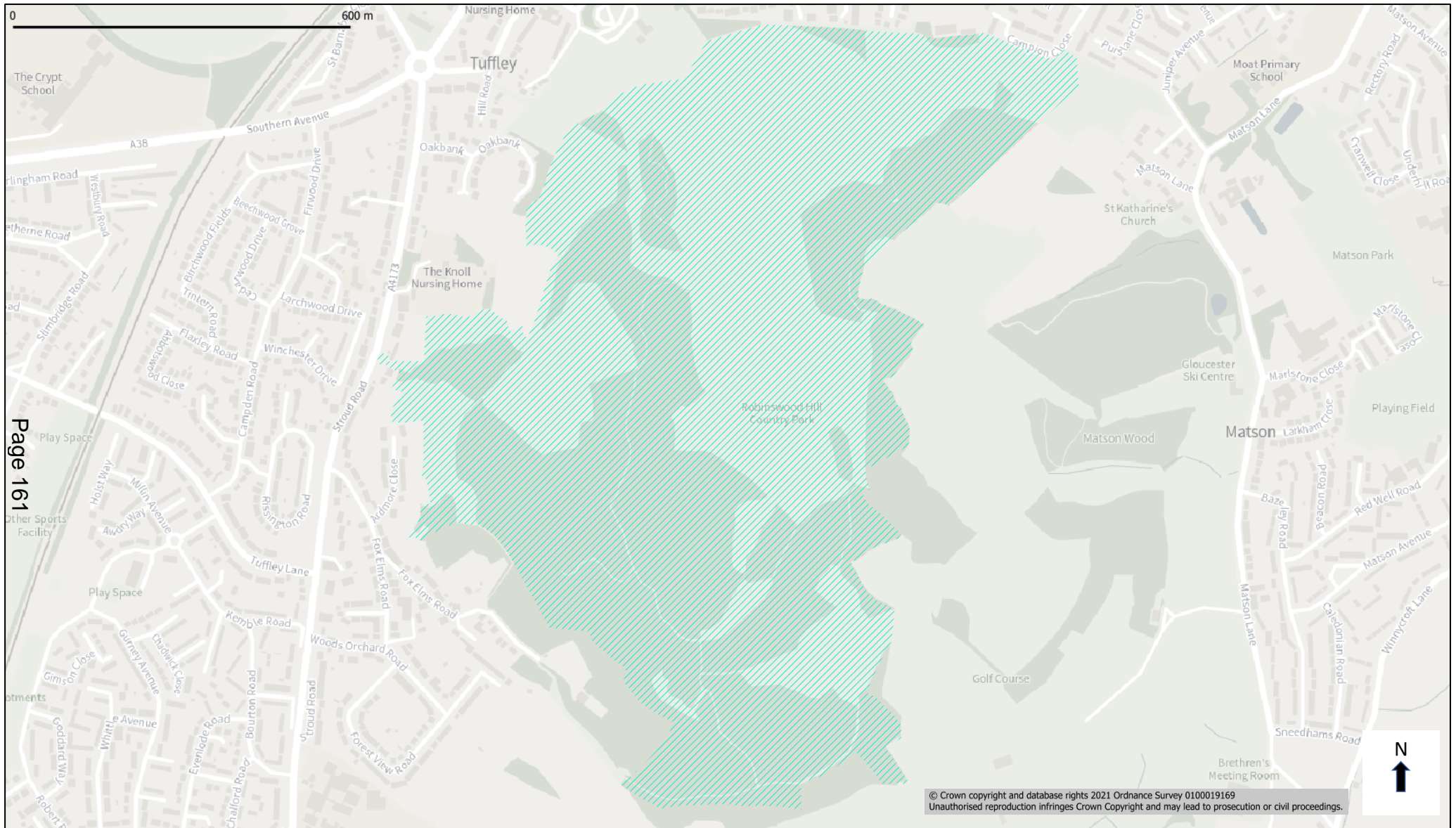
© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ordnance Survey 2021 Copyright Information.

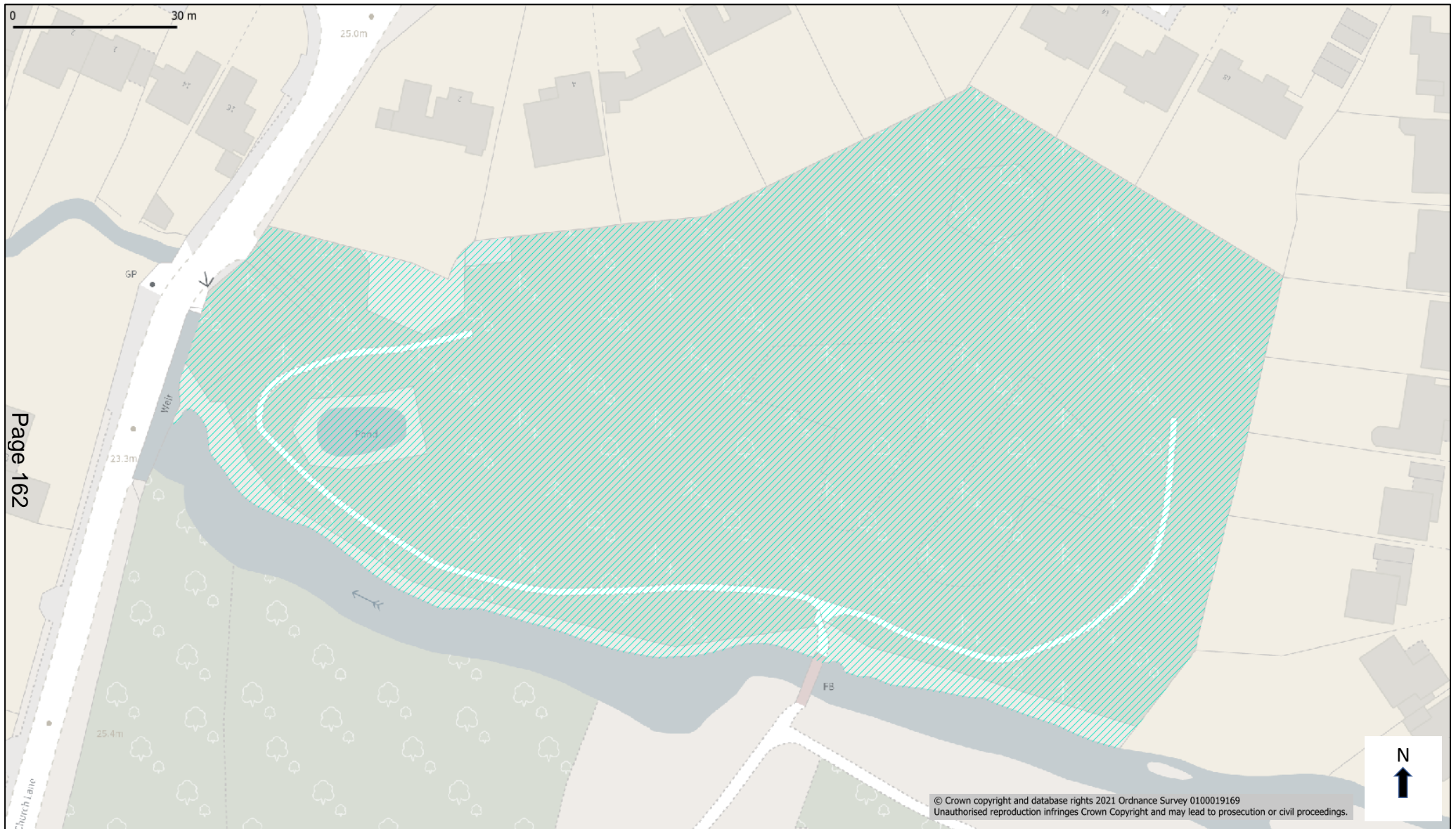
N



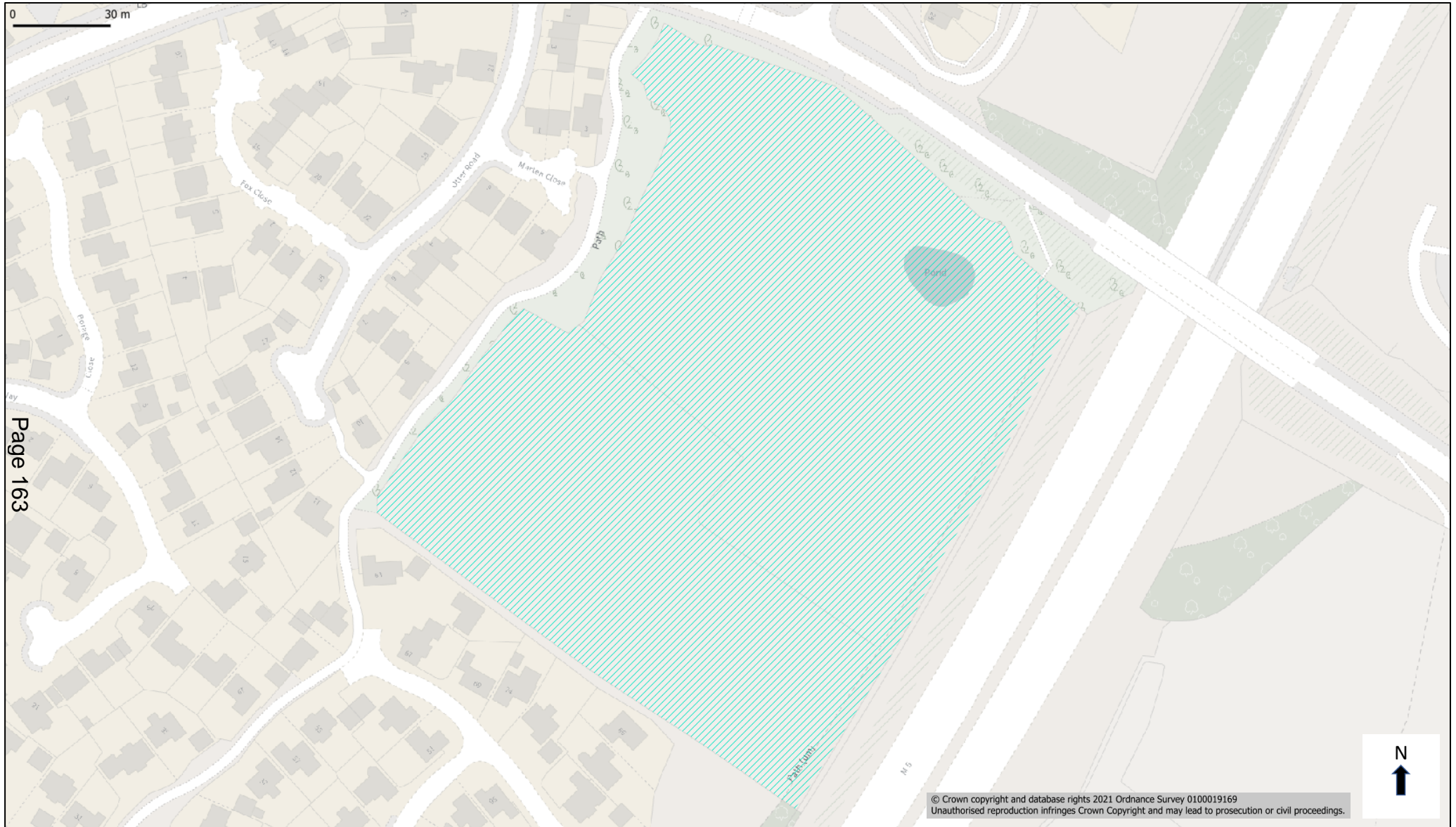
Local Nature Reserve. Robinswood Hill. Added.



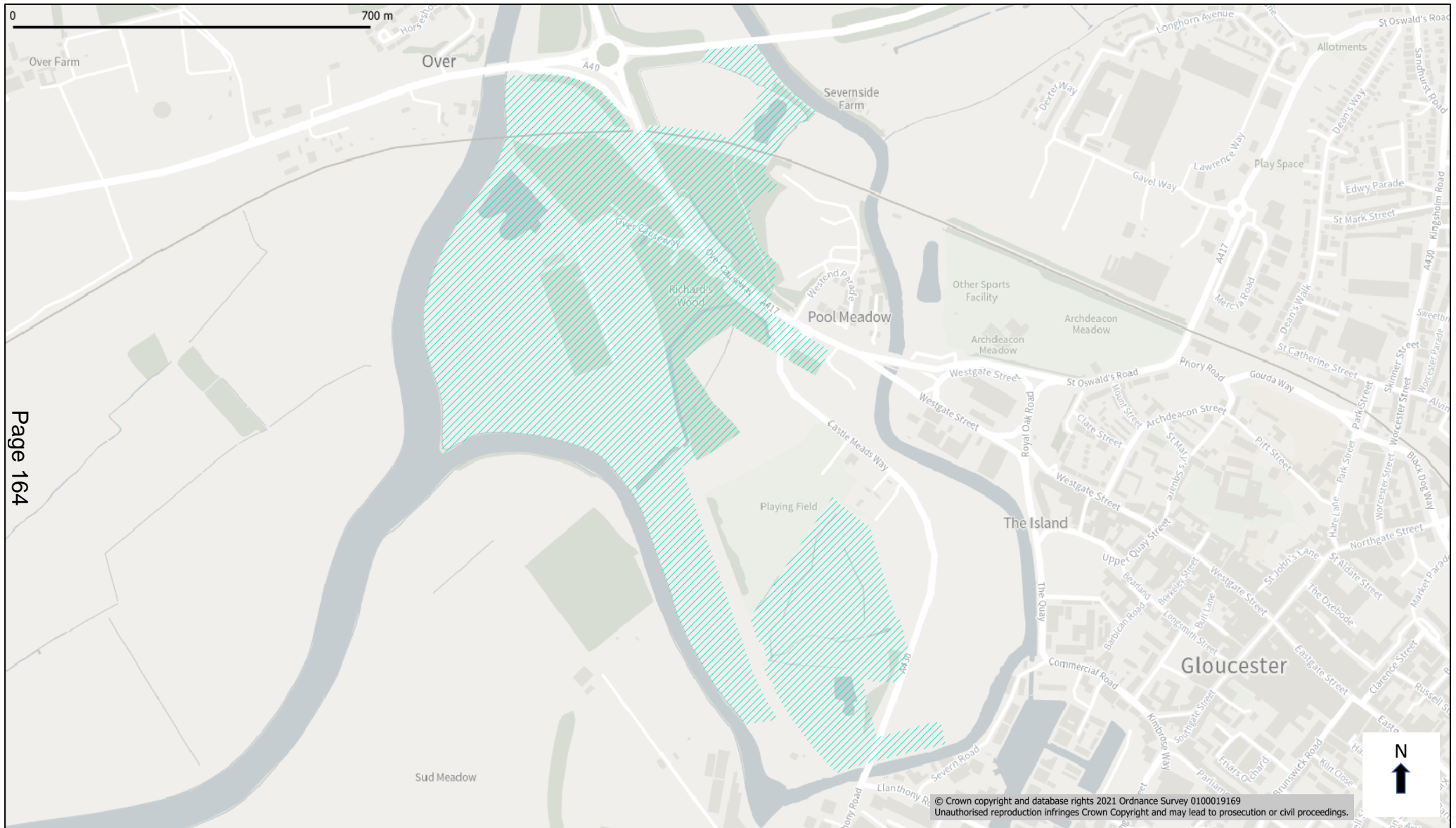
Local Nature Reserve. Barnwood Arboretum. Added.



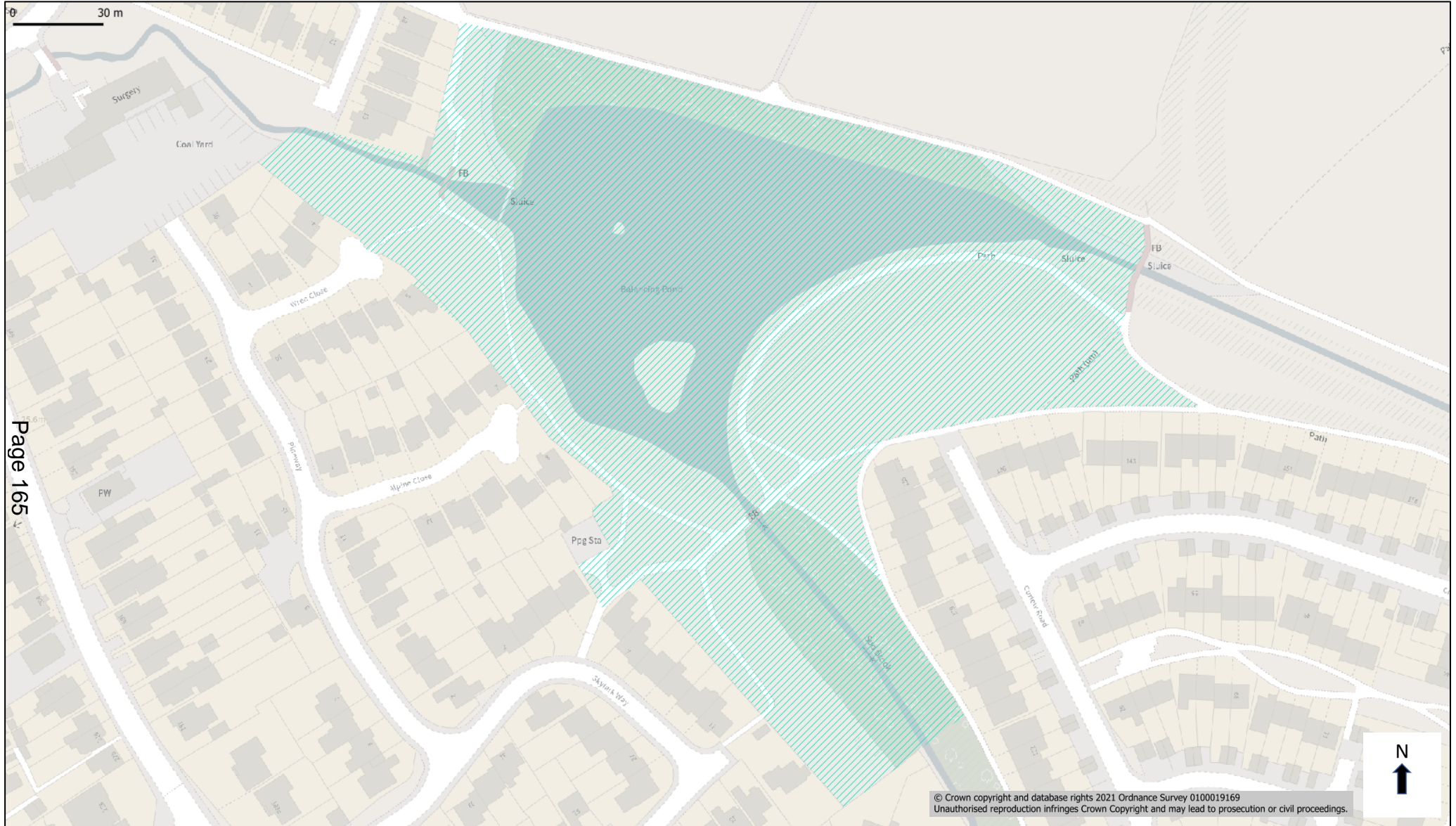
Local Nature Reserve. Hucclecote Meadows. Added.



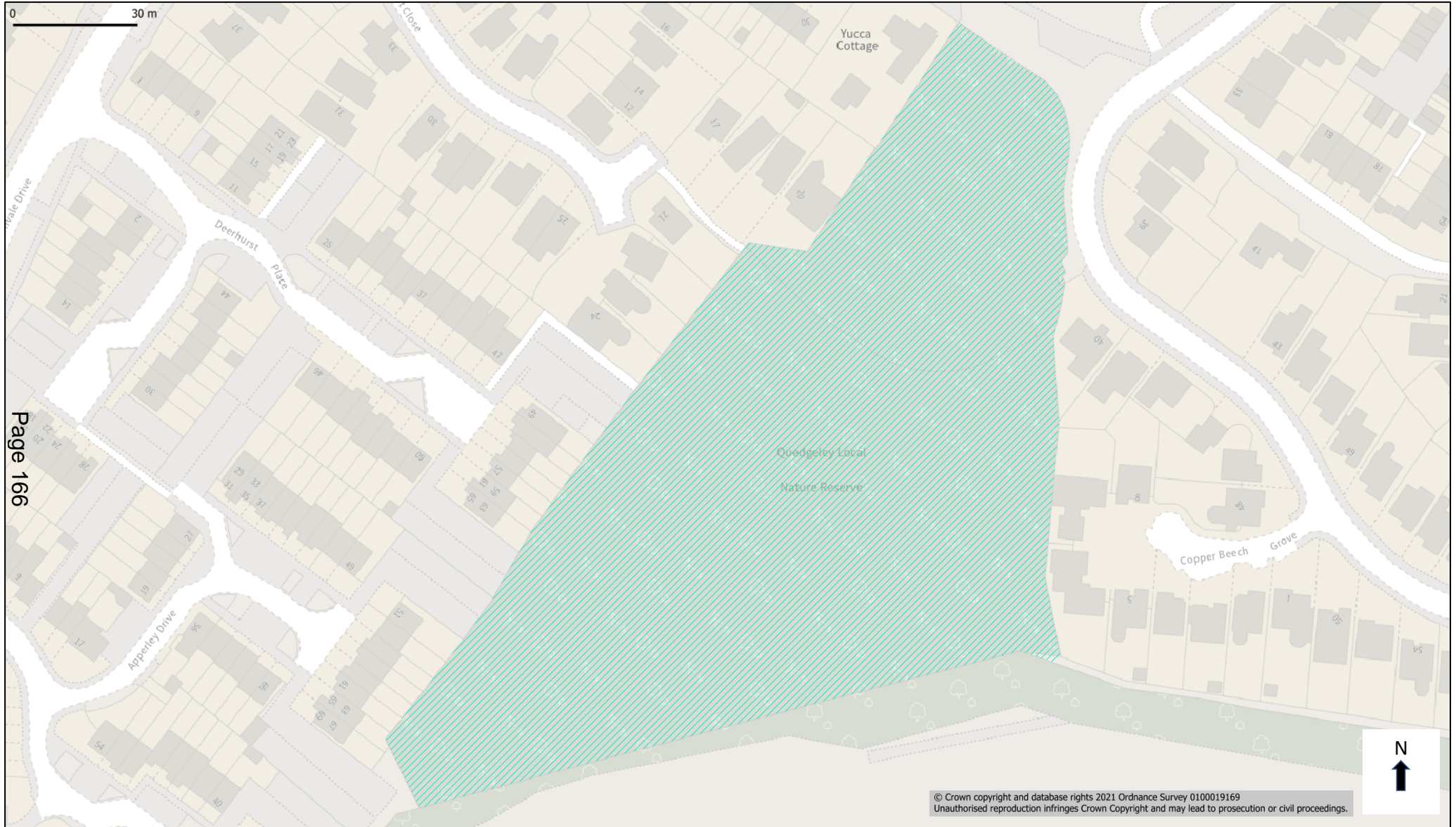
Local Nature Reserve. Alney Island. Added.



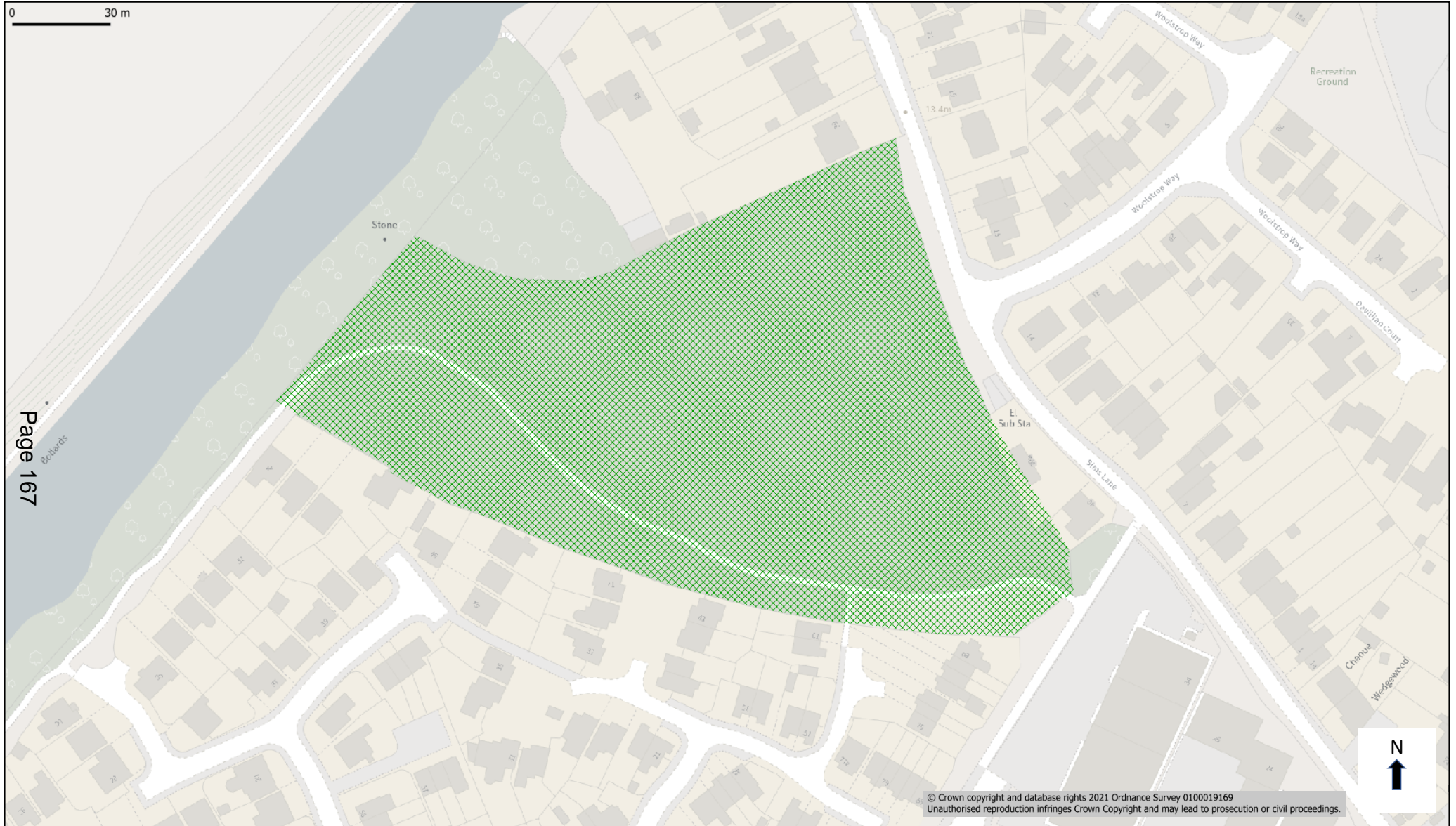
Local Nature Reserve. Saintbridge Balancing Pond. Added.



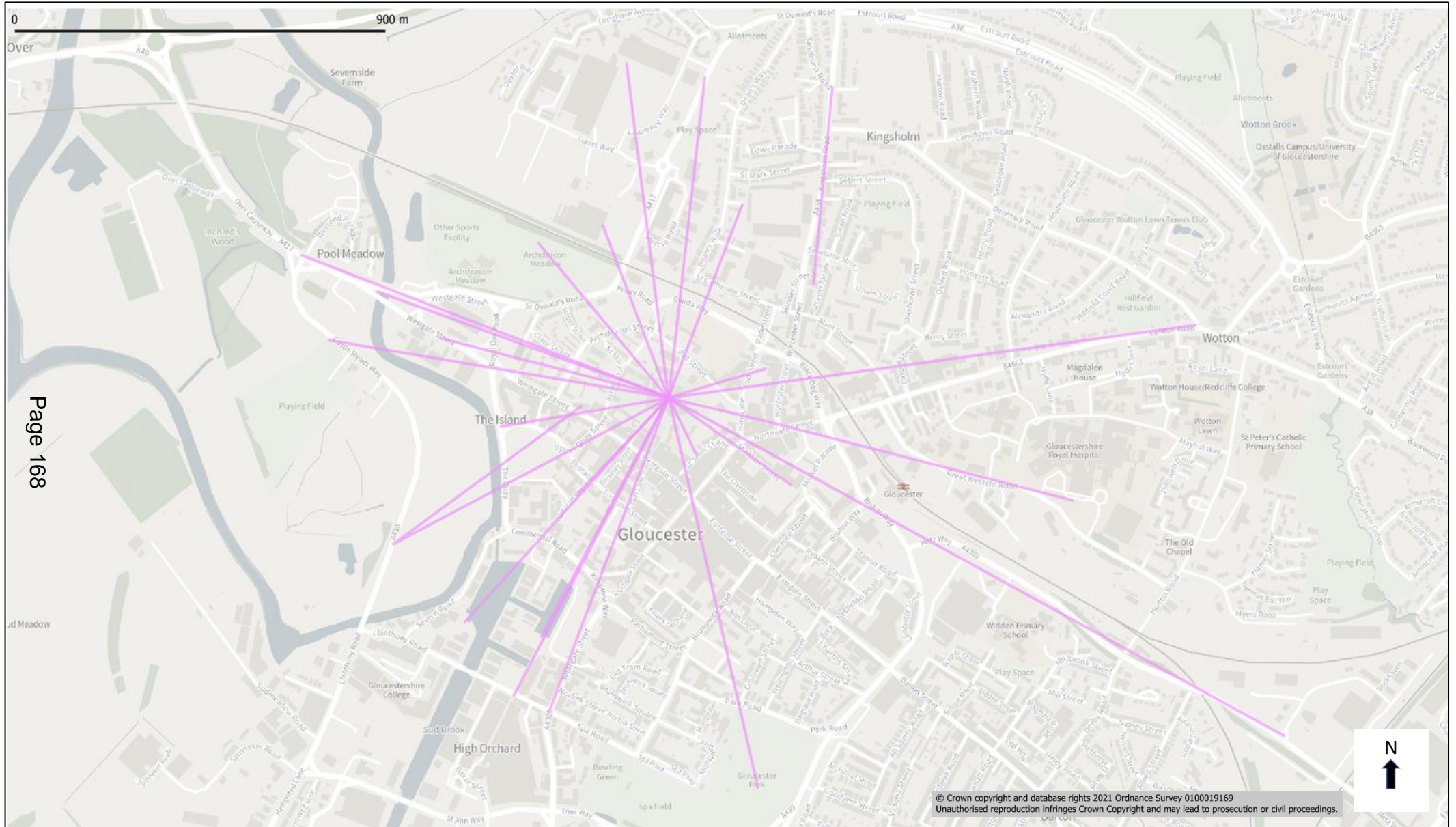
Local Nature Reserve. Quedgeley Arboretum (Maximus woods). Added.



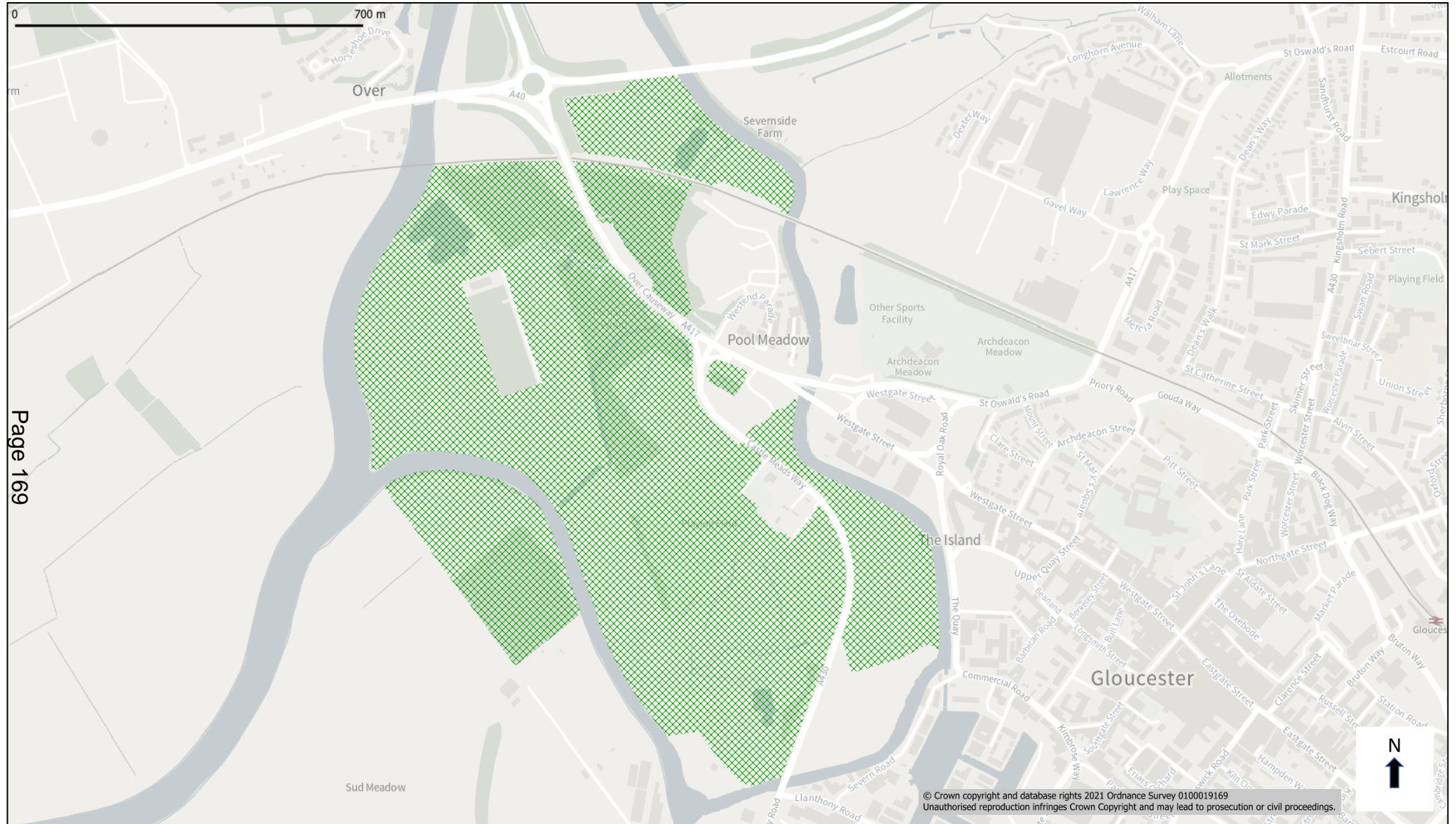
Local Nature Reserve. Green Farm Orchard. Added.



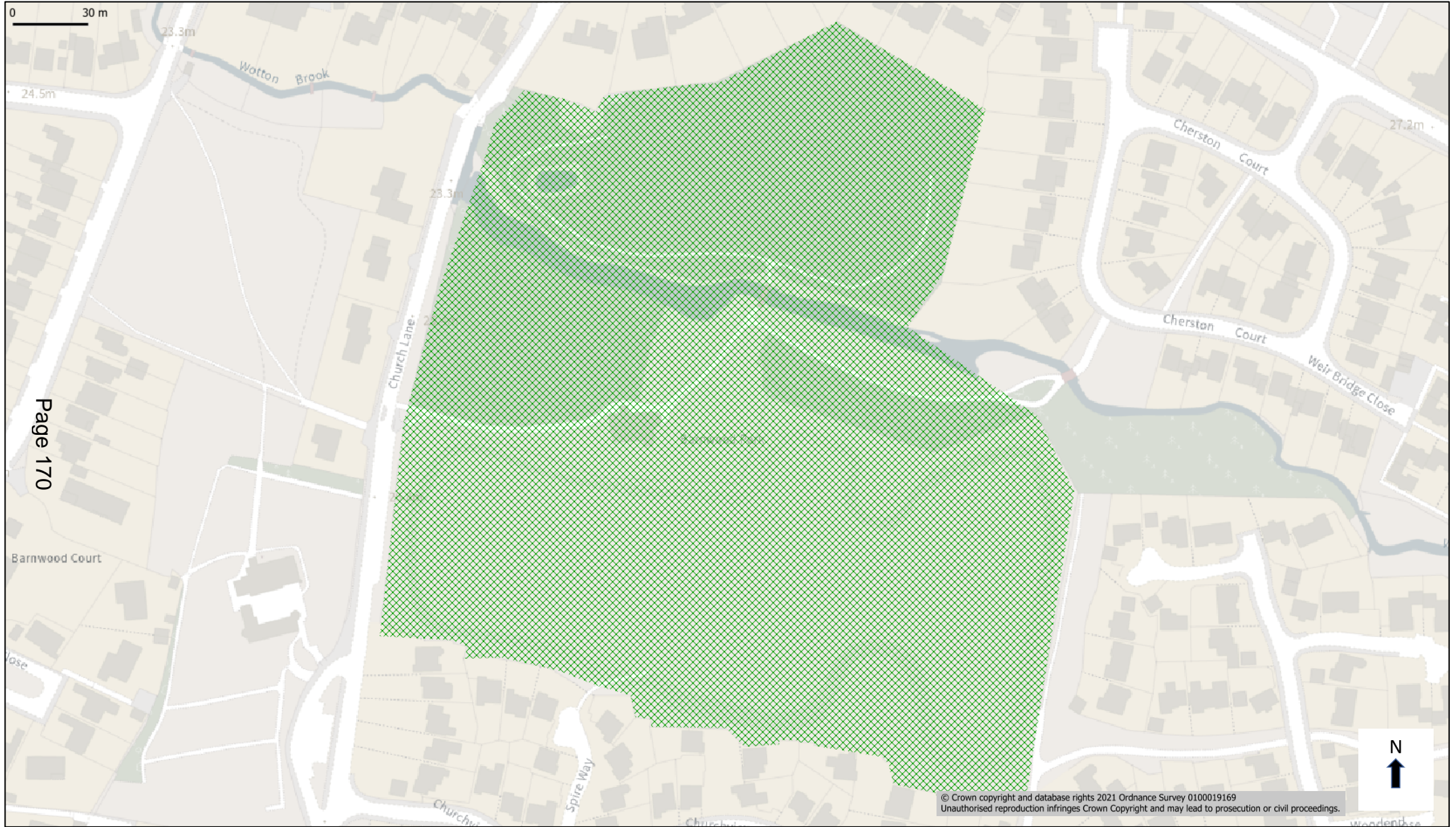
Local View Corridors (to the Cathedral and historic places of worship). Added.



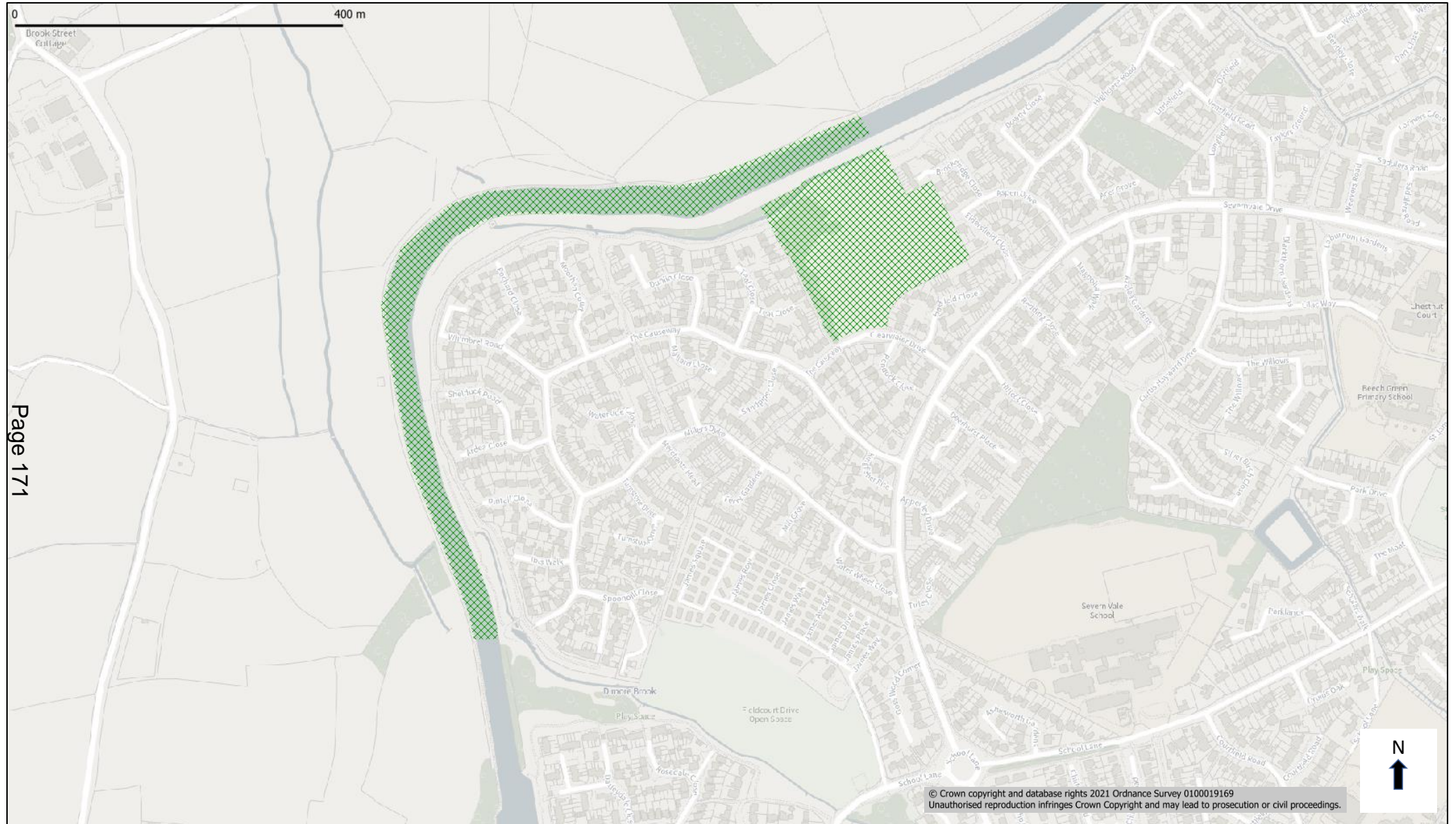
Local Wildlife Site. Alney Island. Added.



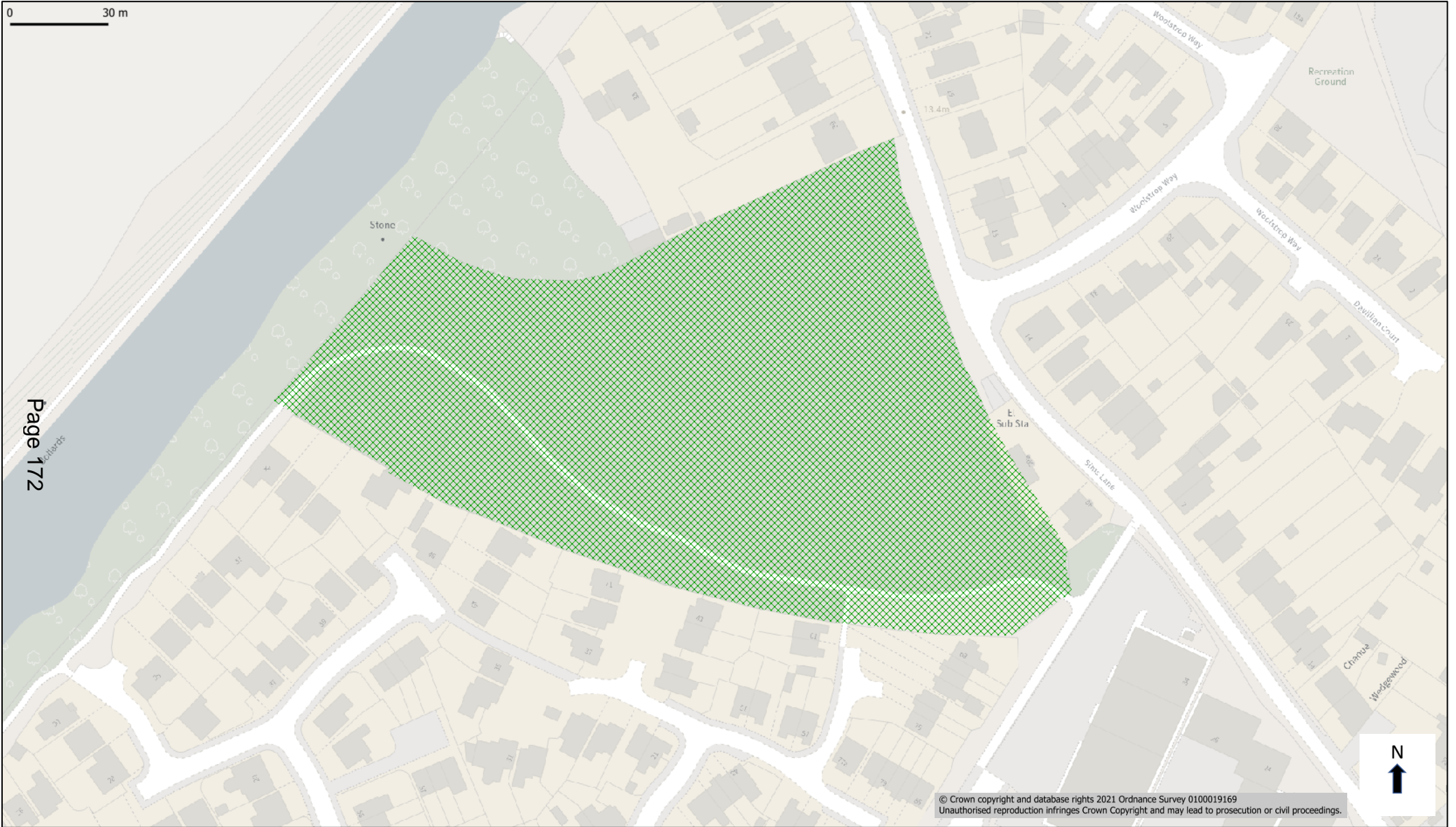
Barnwood Park Arboretum and Park. Local Wildlife Site. Added.



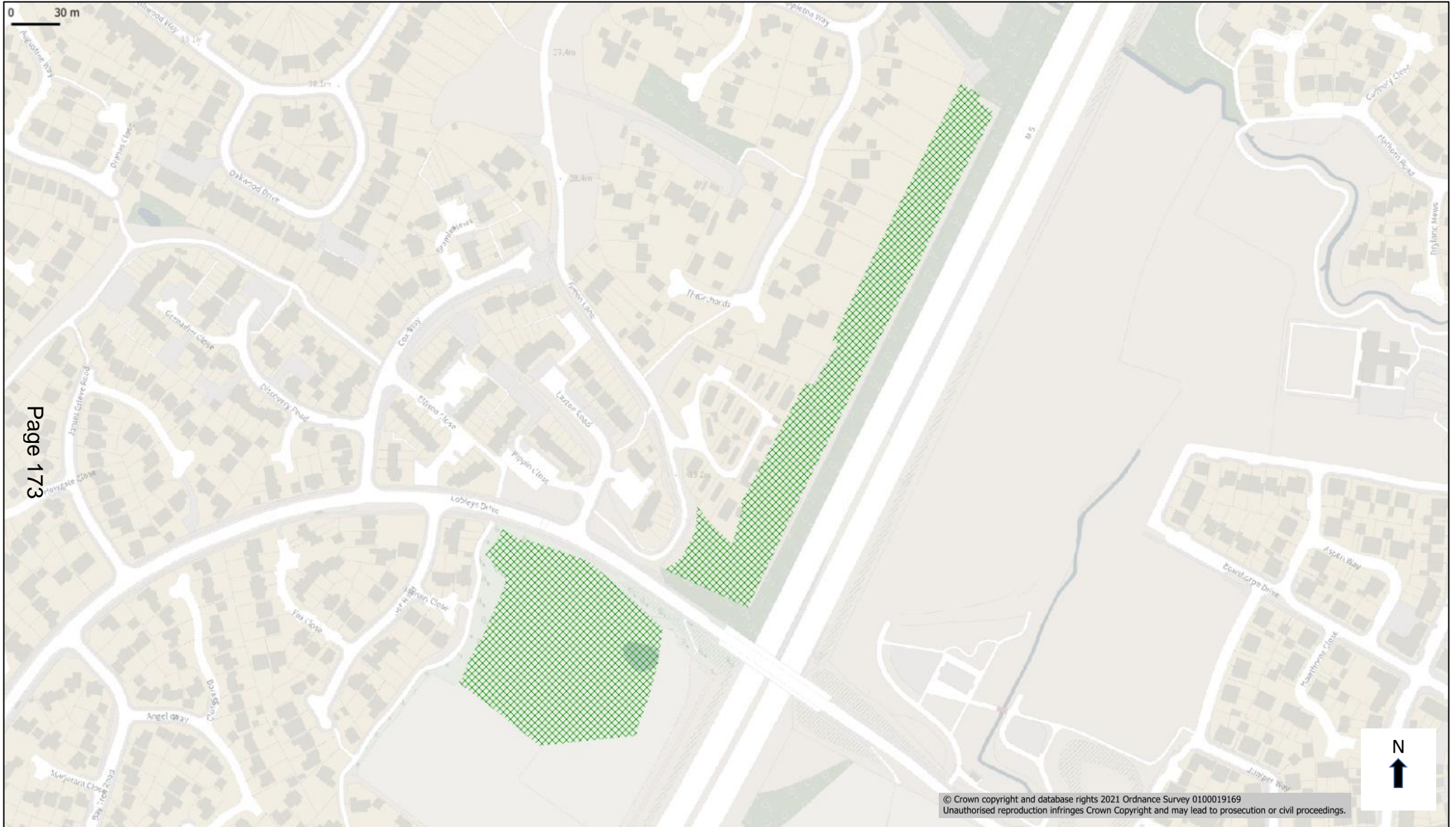
Local Wildlife Site. Gloucester & Sharpness Canal plus The Causeway. Added.



Local Wildlife Site. Green Farm Orchard. Added.

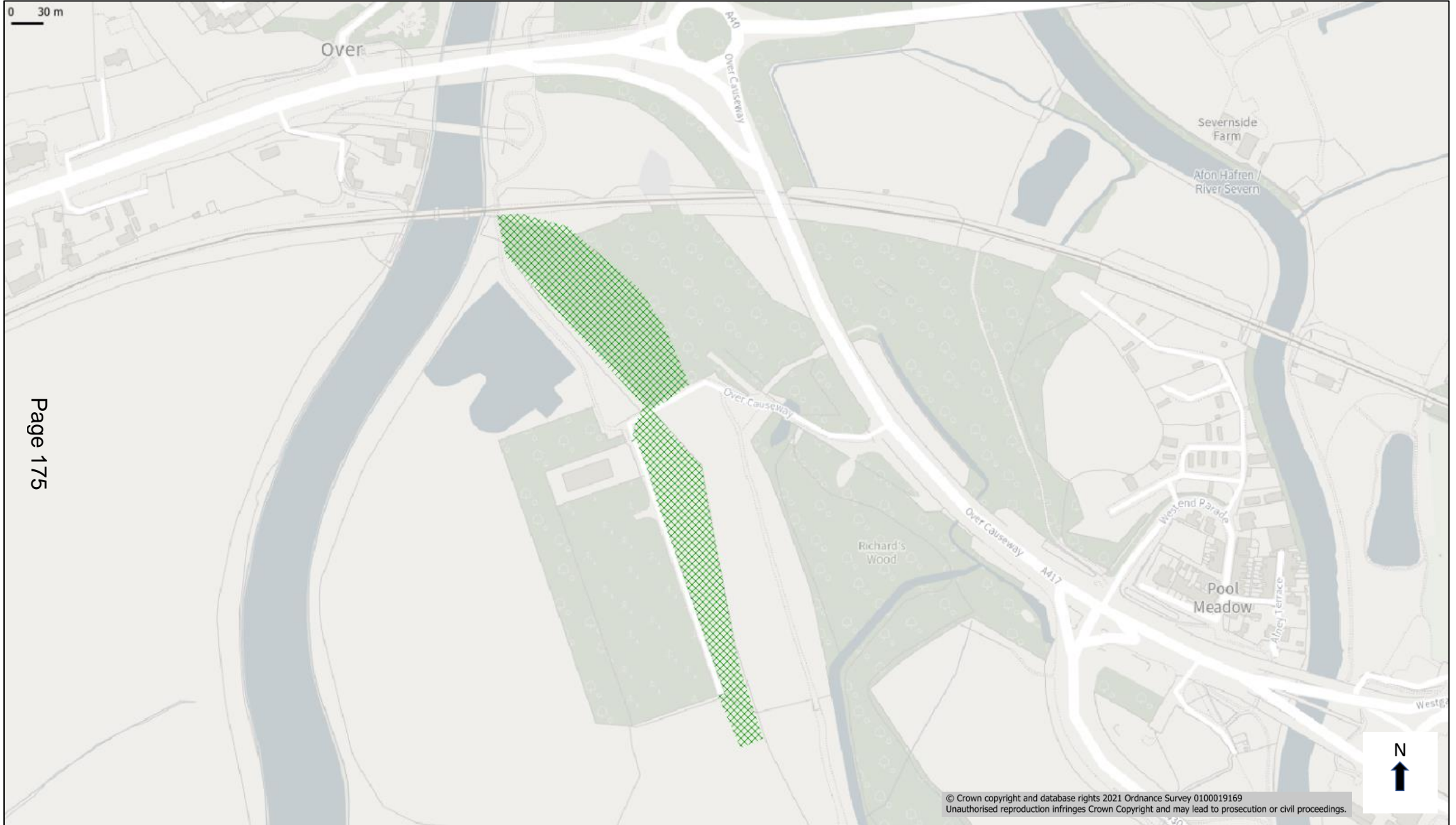


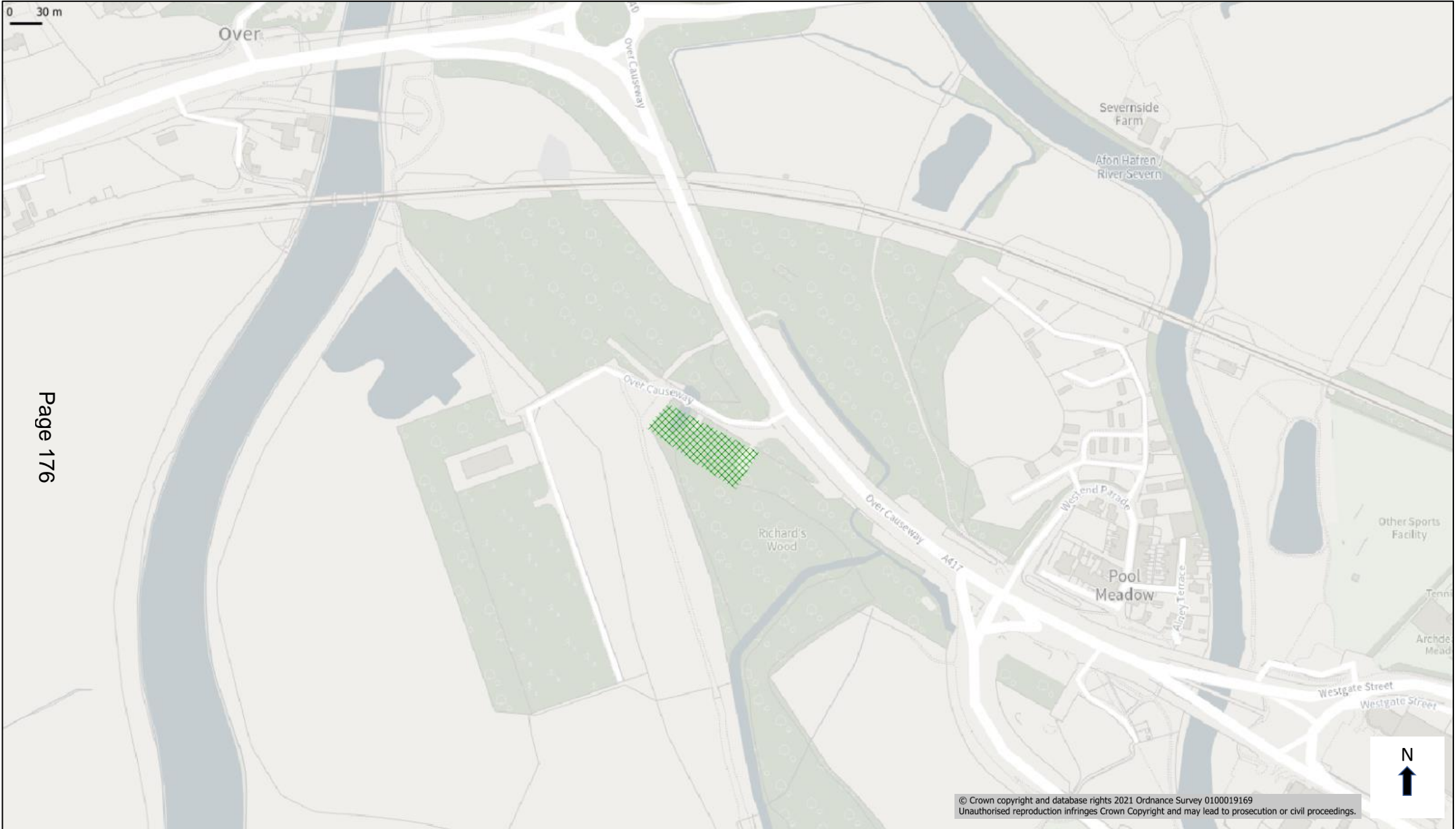
Local Wildlife Site. Hucclecote Meadows. Added.



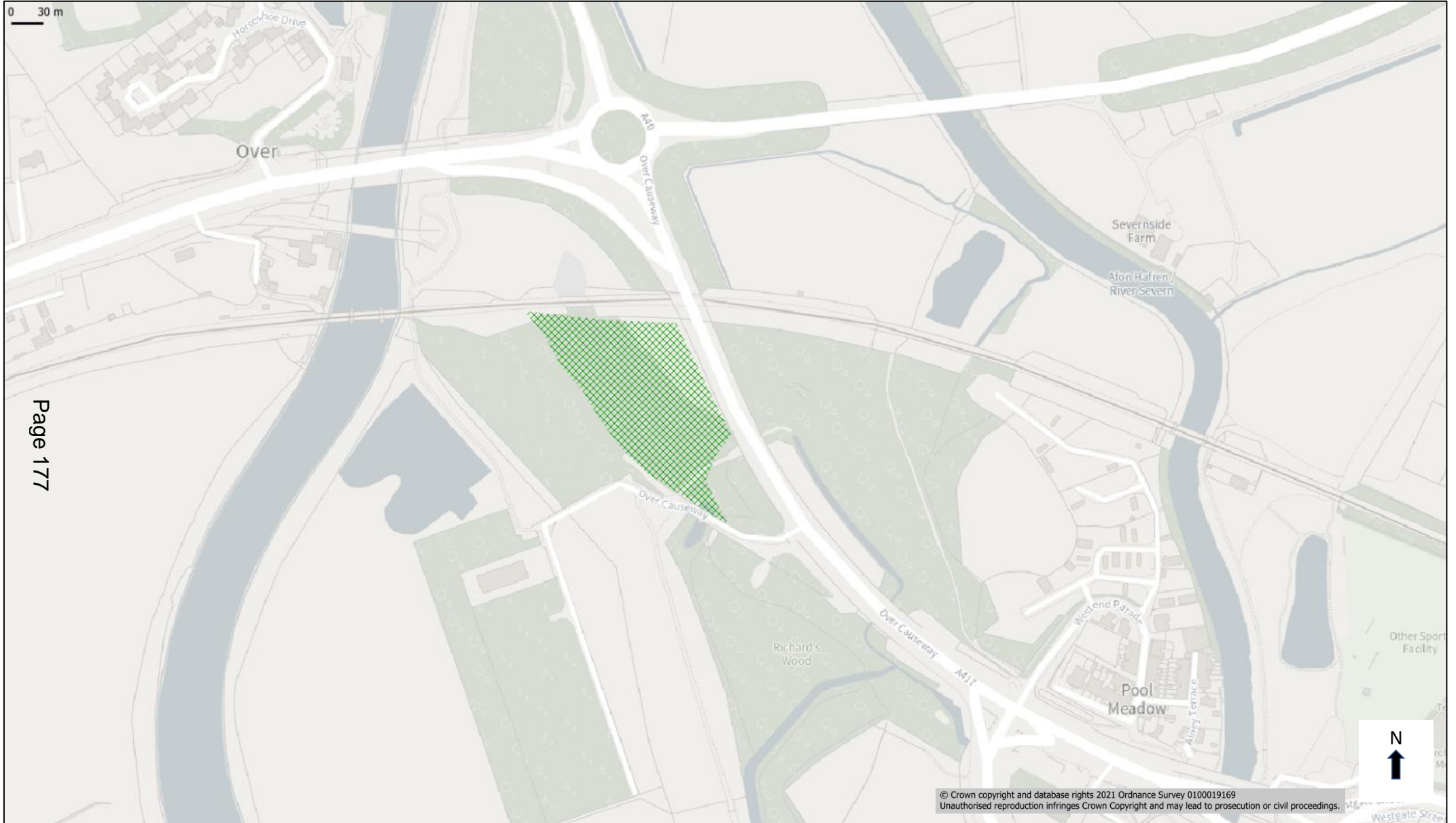


Local Wildlife Site. Osier Ponds/Osier Beds, Alney Island, 2.3 ha section. Added.

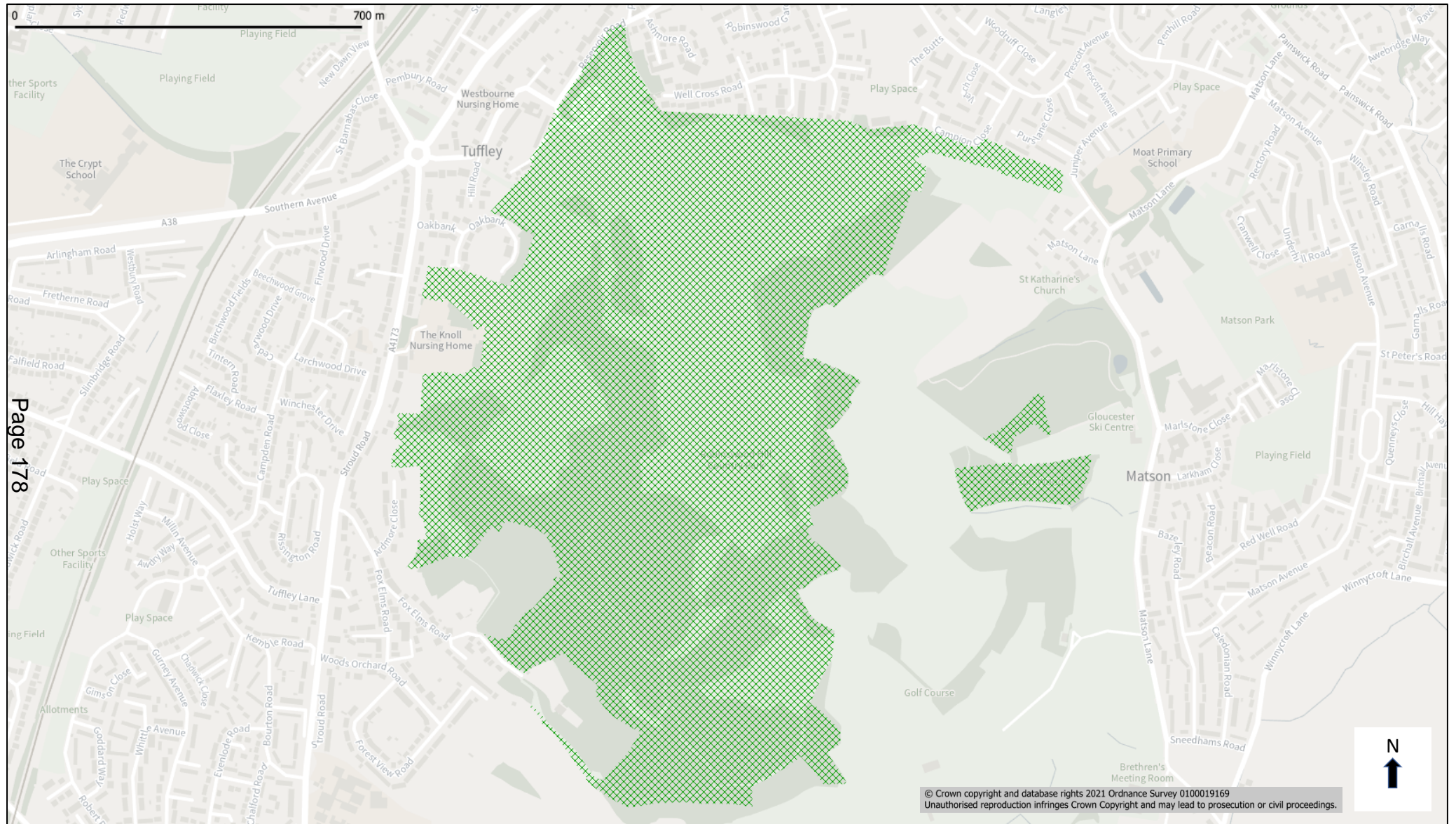




Local Wildlife Site. Osier Ponds / Osier Beds, Alney Island, 1.6 ha section. Added.



Local Wildlife Site. Robinswood Hill. Added.

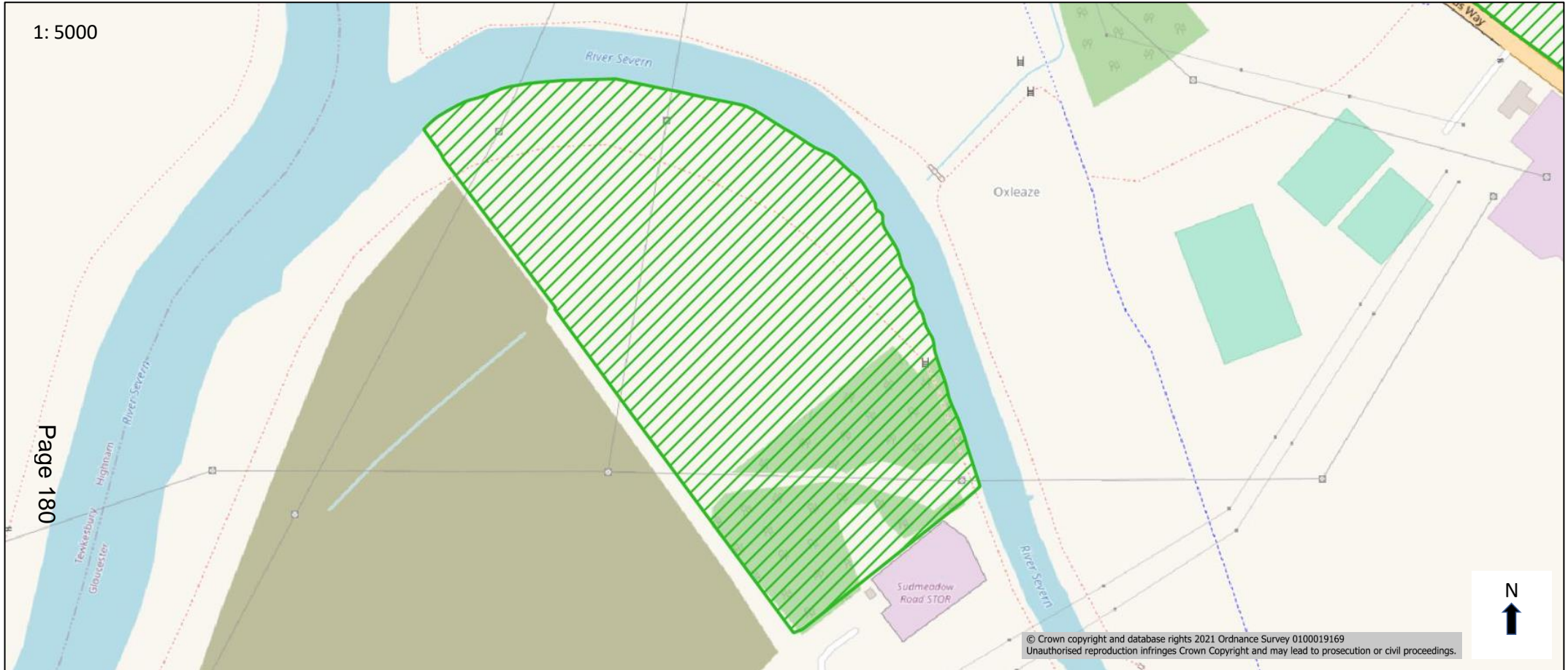


Local Wildlife Site. Sandhurst Lane Meadows. Added.



Local Wildlife Site. Sud Meadow. Added

1: 5000

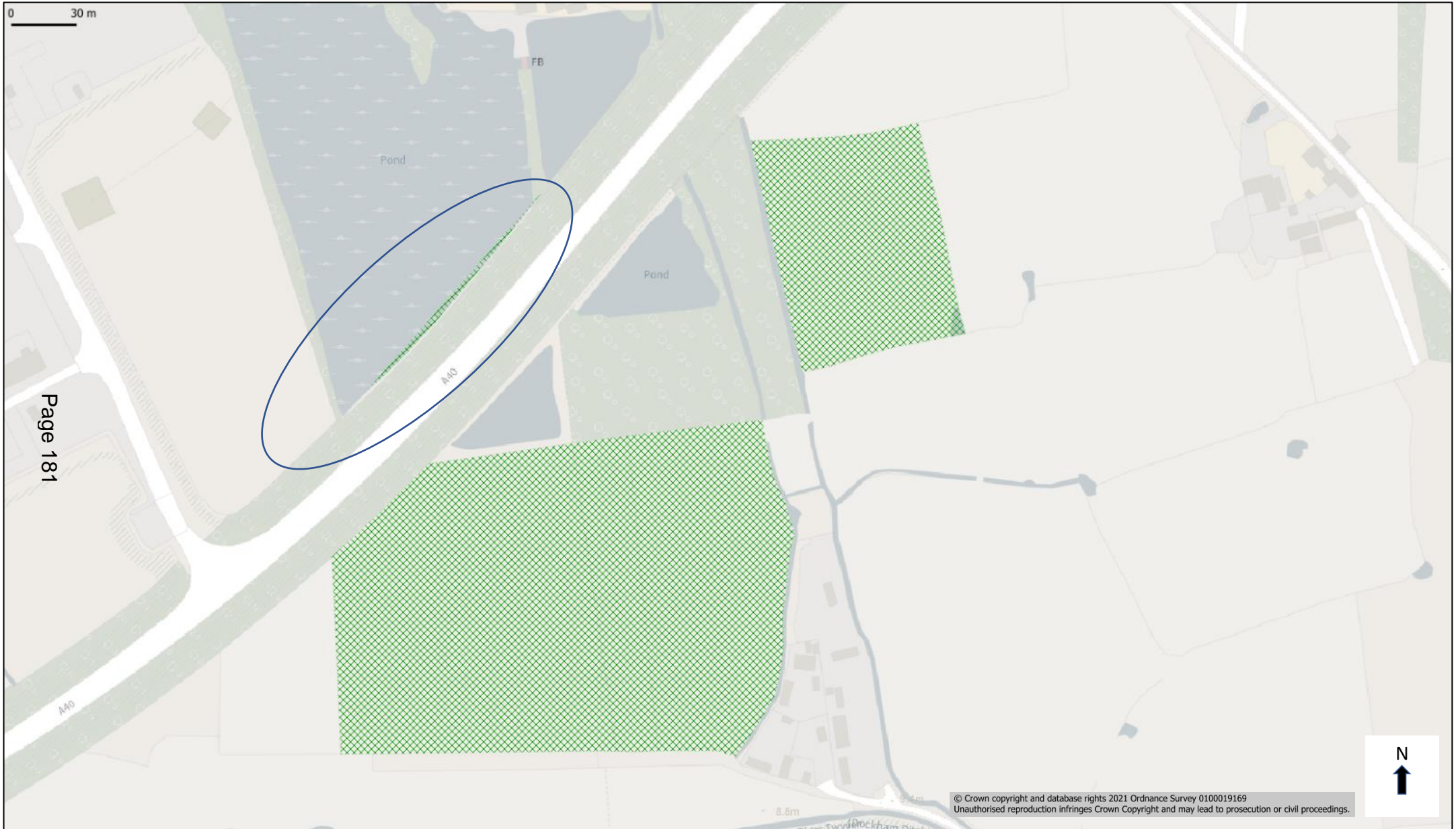


Page 180

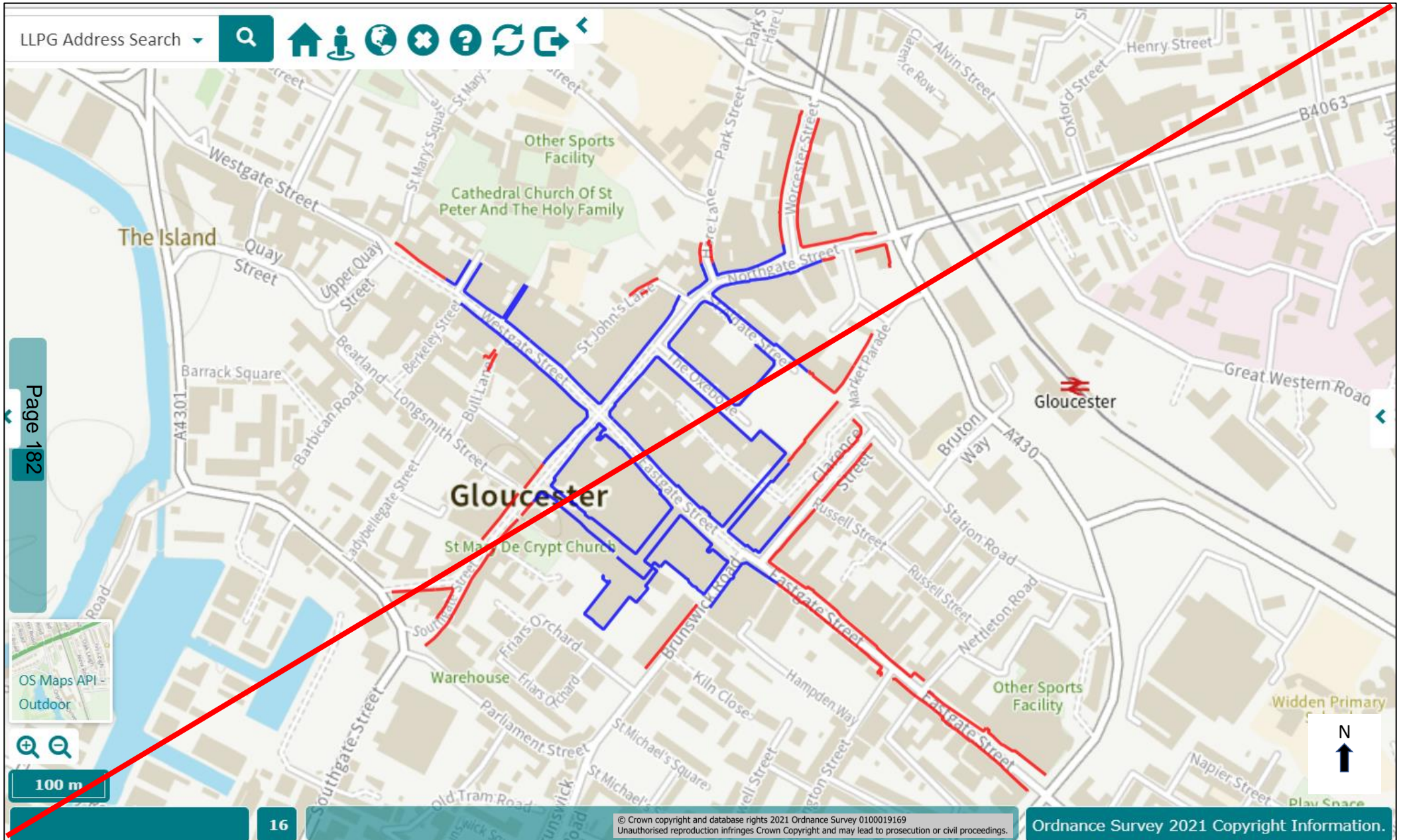
© Crown copyright and database rights 2021 Ordnance Survey 0100019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



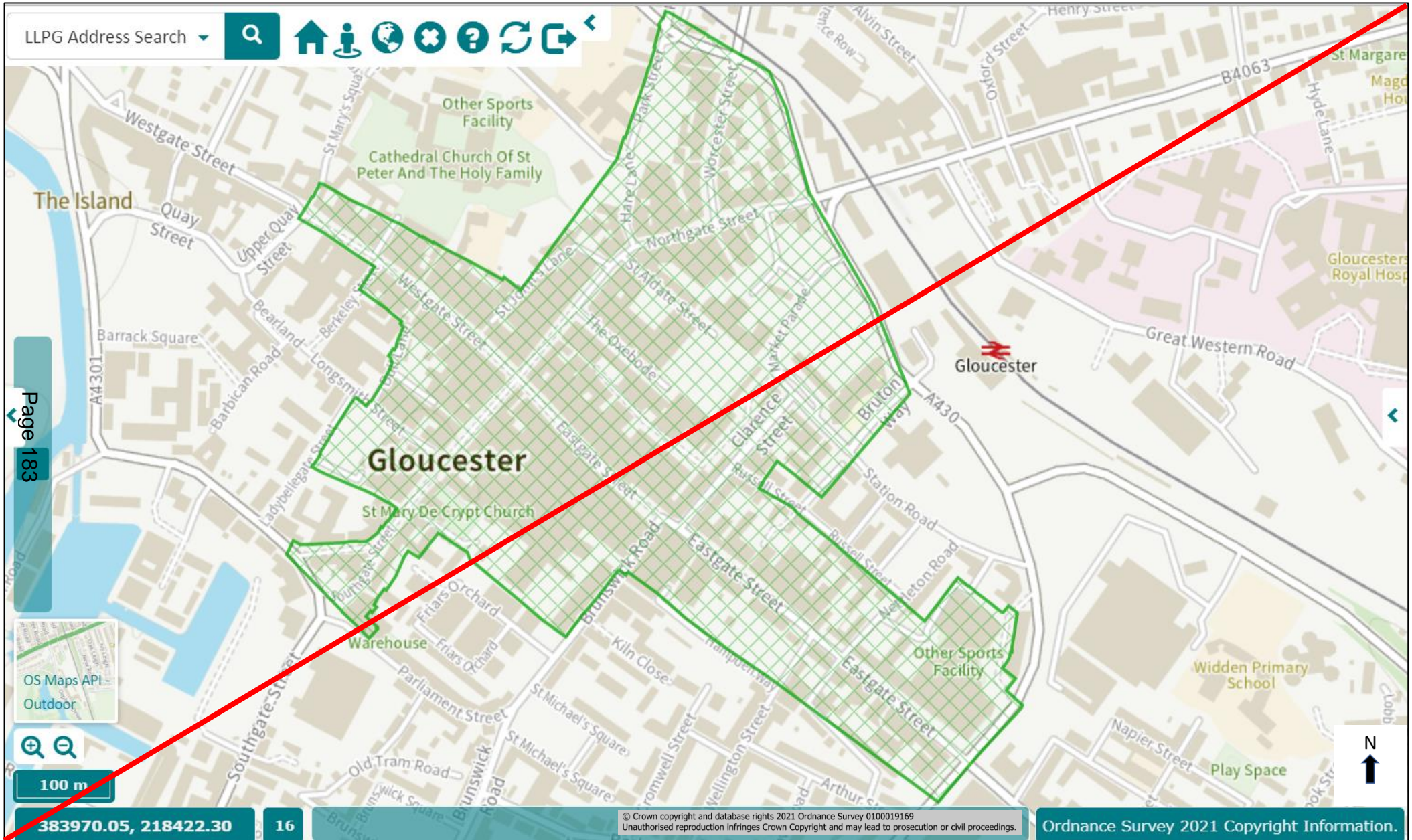
Local Wildlife Site. Walham Ponds (small part in Gloucester's administrative boundary). Added.



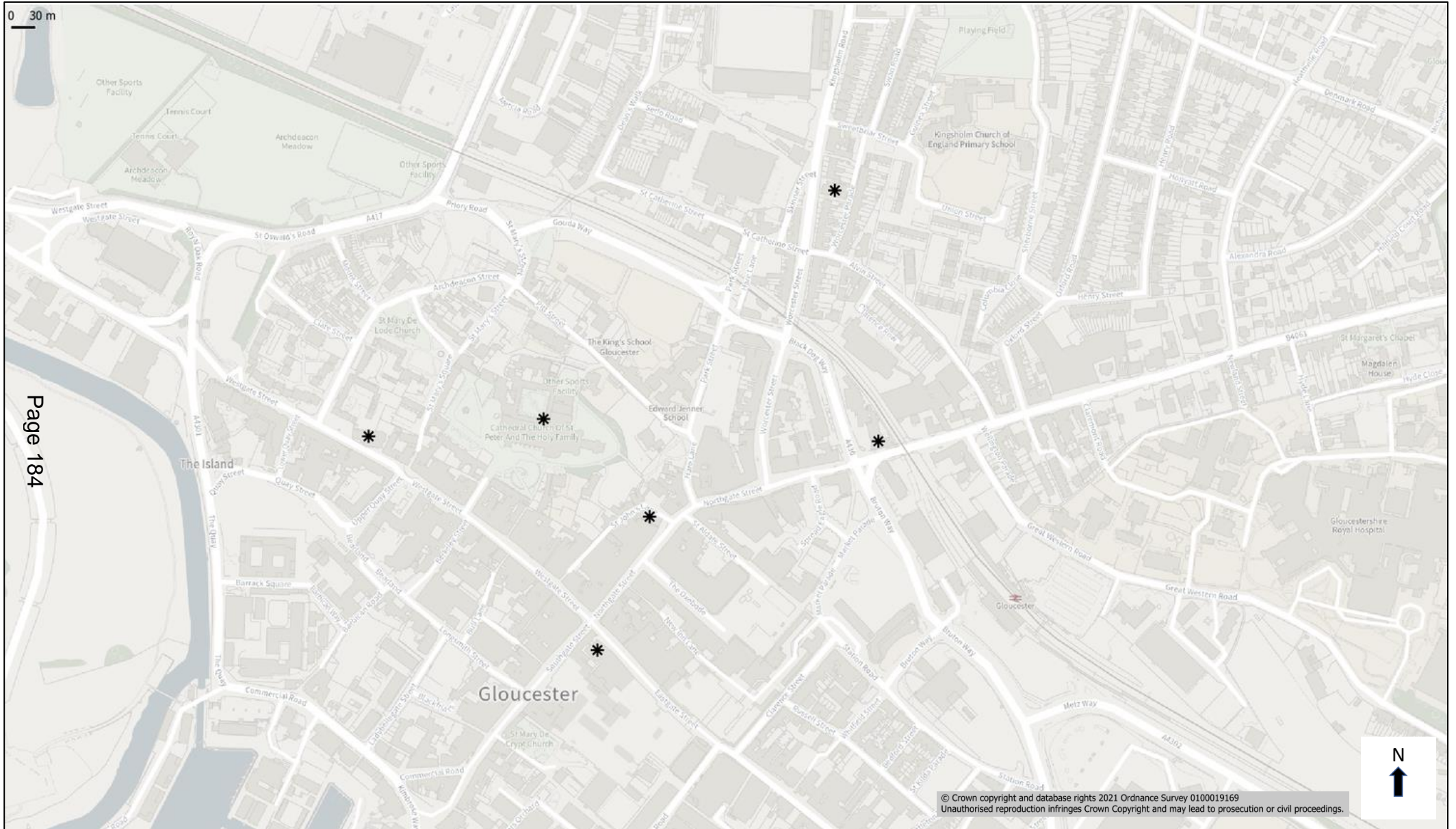
Primary and Secondary Shop Frontages: Deleted. In JCS.



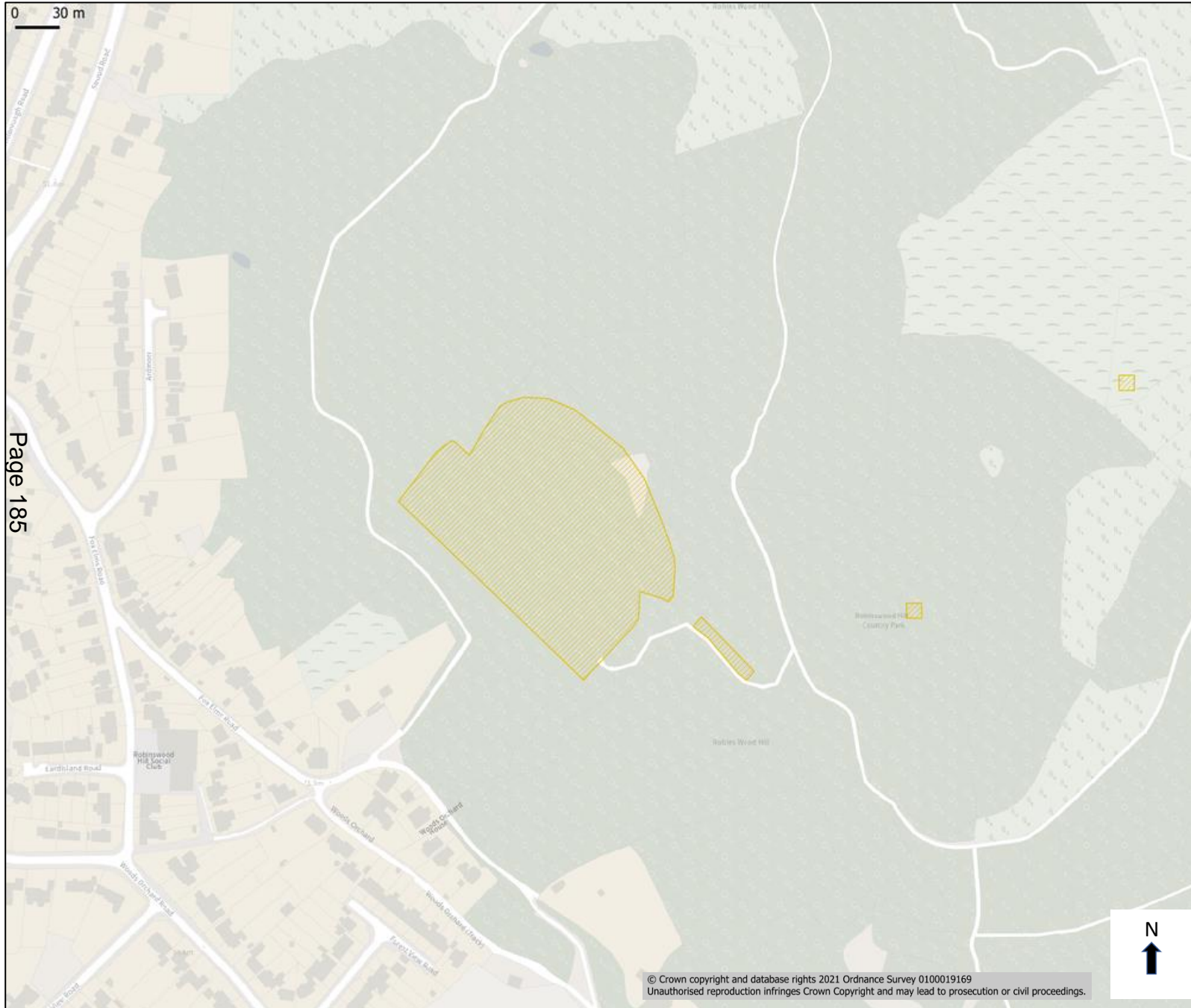
Primary Shopping Area. Deleted. Covered by JCS.



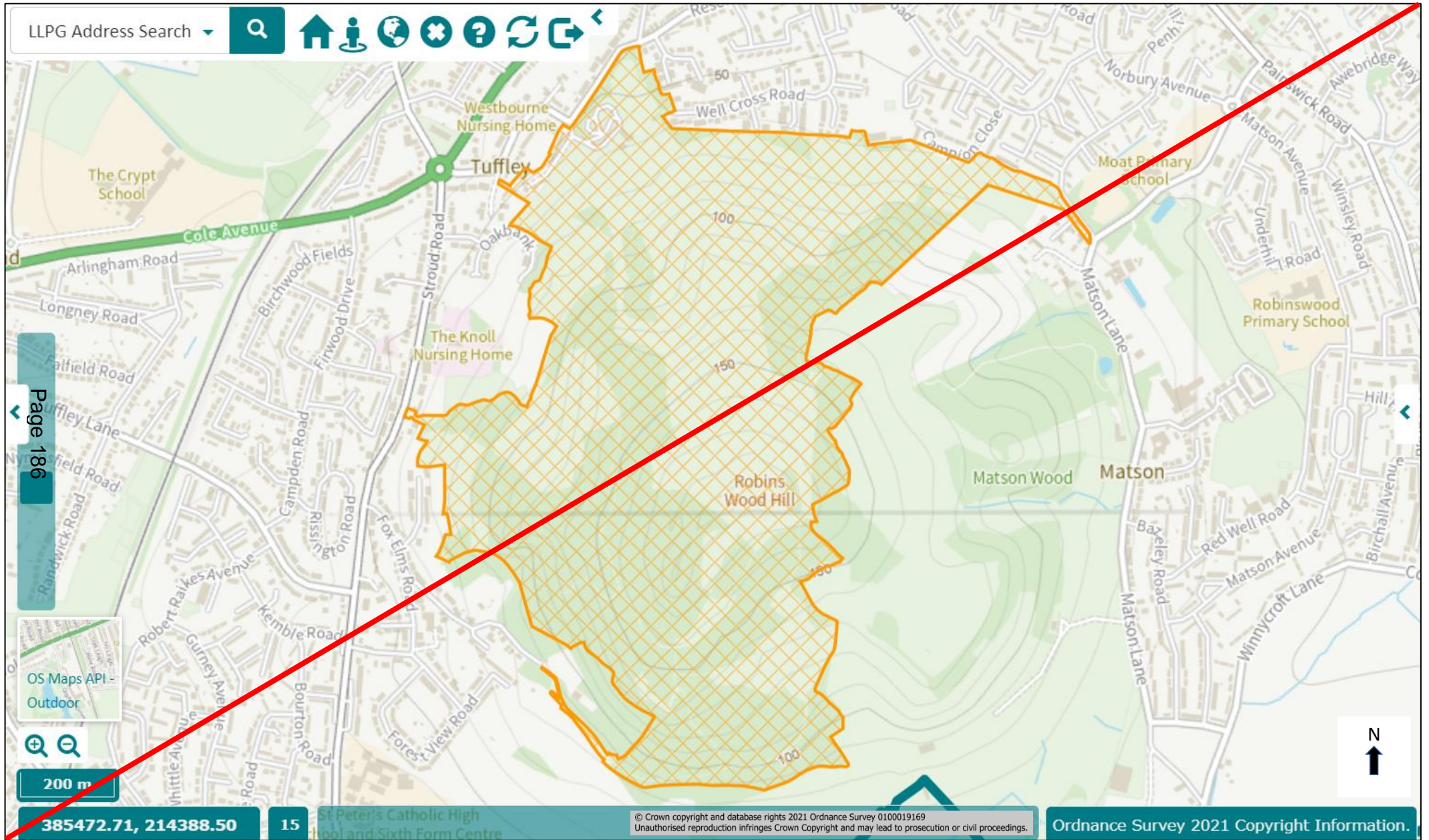
Protected Views Buildings. Amended.



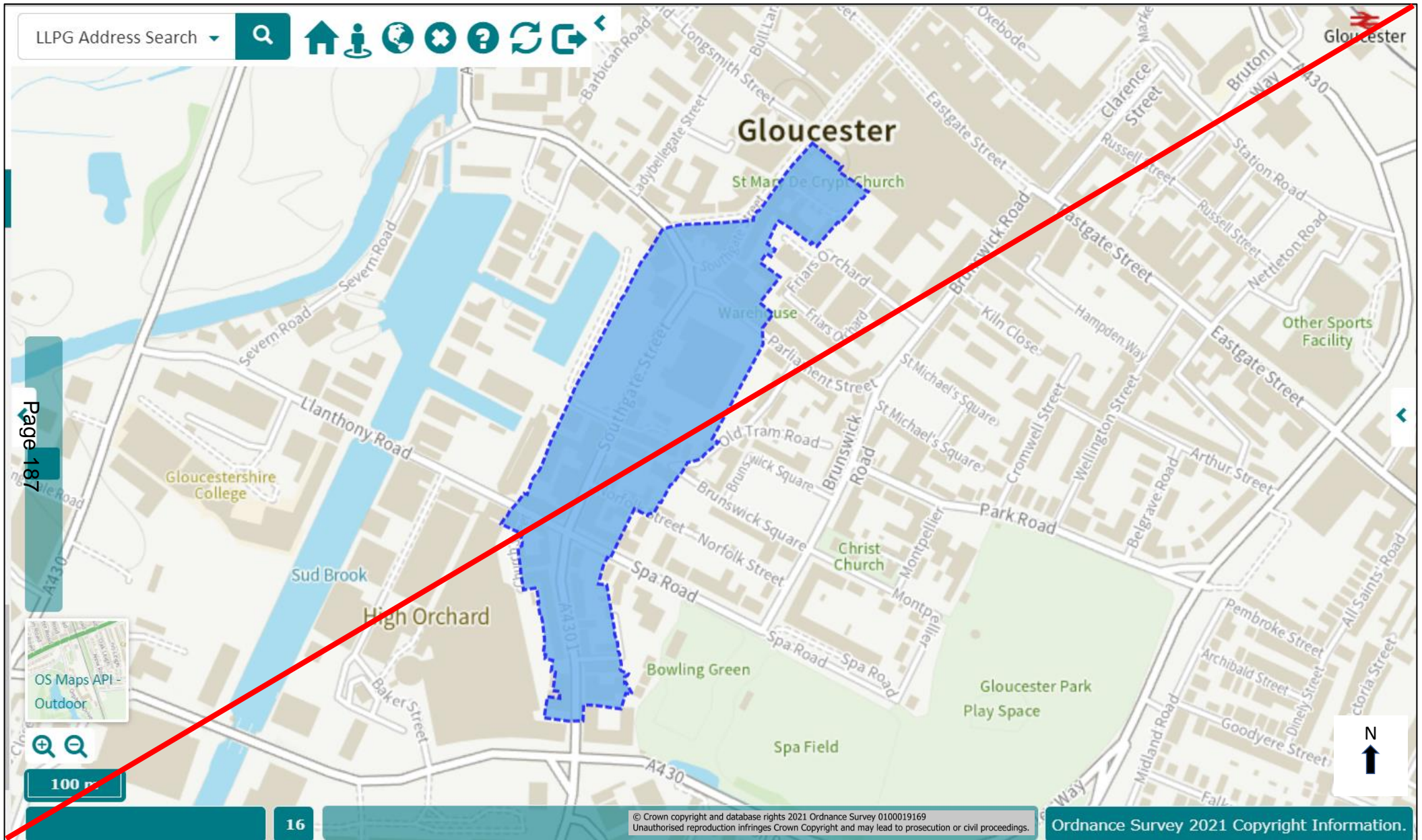
Regionally Important Geological Sites (RIGS). Quarry and other small sites on Robinswood Hill. Added.



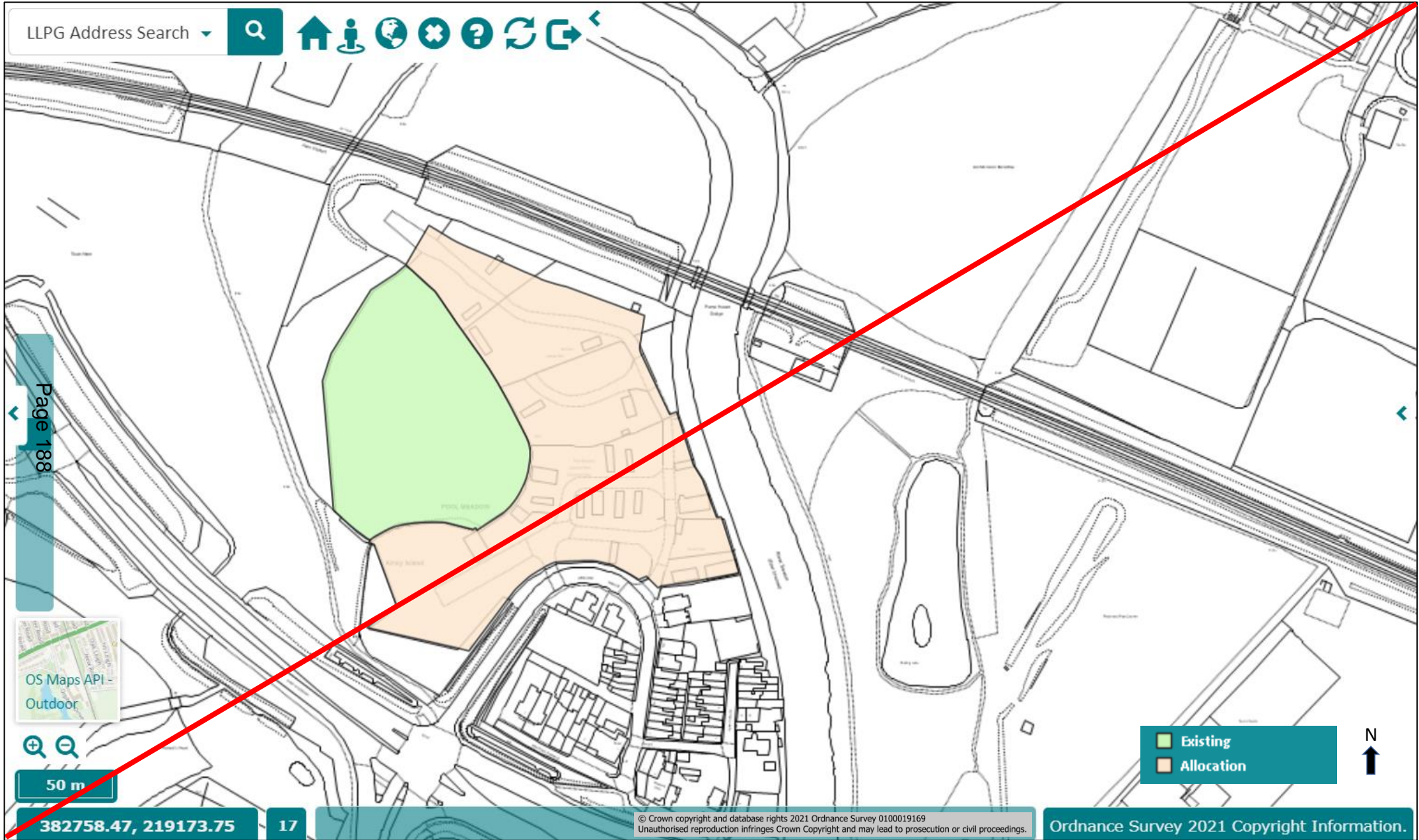
Robinswood Hill Country Park. Deleted. Not spatially referenced as a country park in City Plan policy.



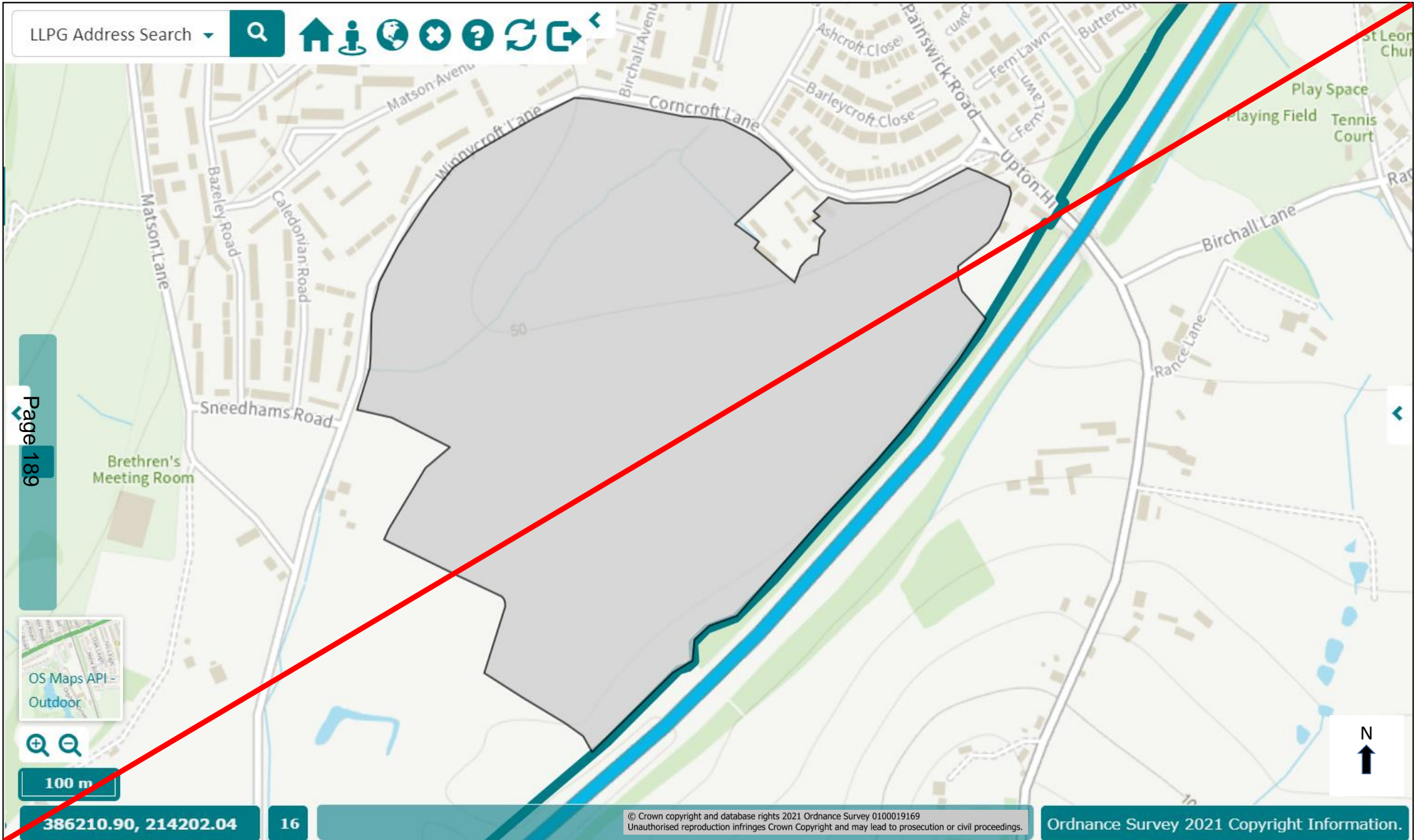
Southgate Street Townscape Heritage Initiative (THI). Deleted. No geographical reference in City Plan policy.






Travelling Show People's Sites. Deleted. No geographical reference in City Plan policy.



Winneycroft Strategic Allocation. Deleted. In JCS.

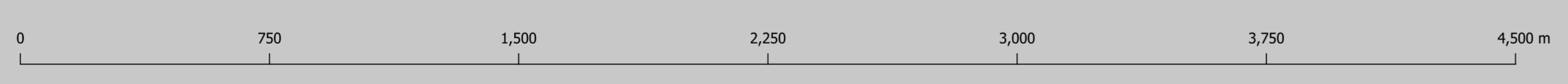
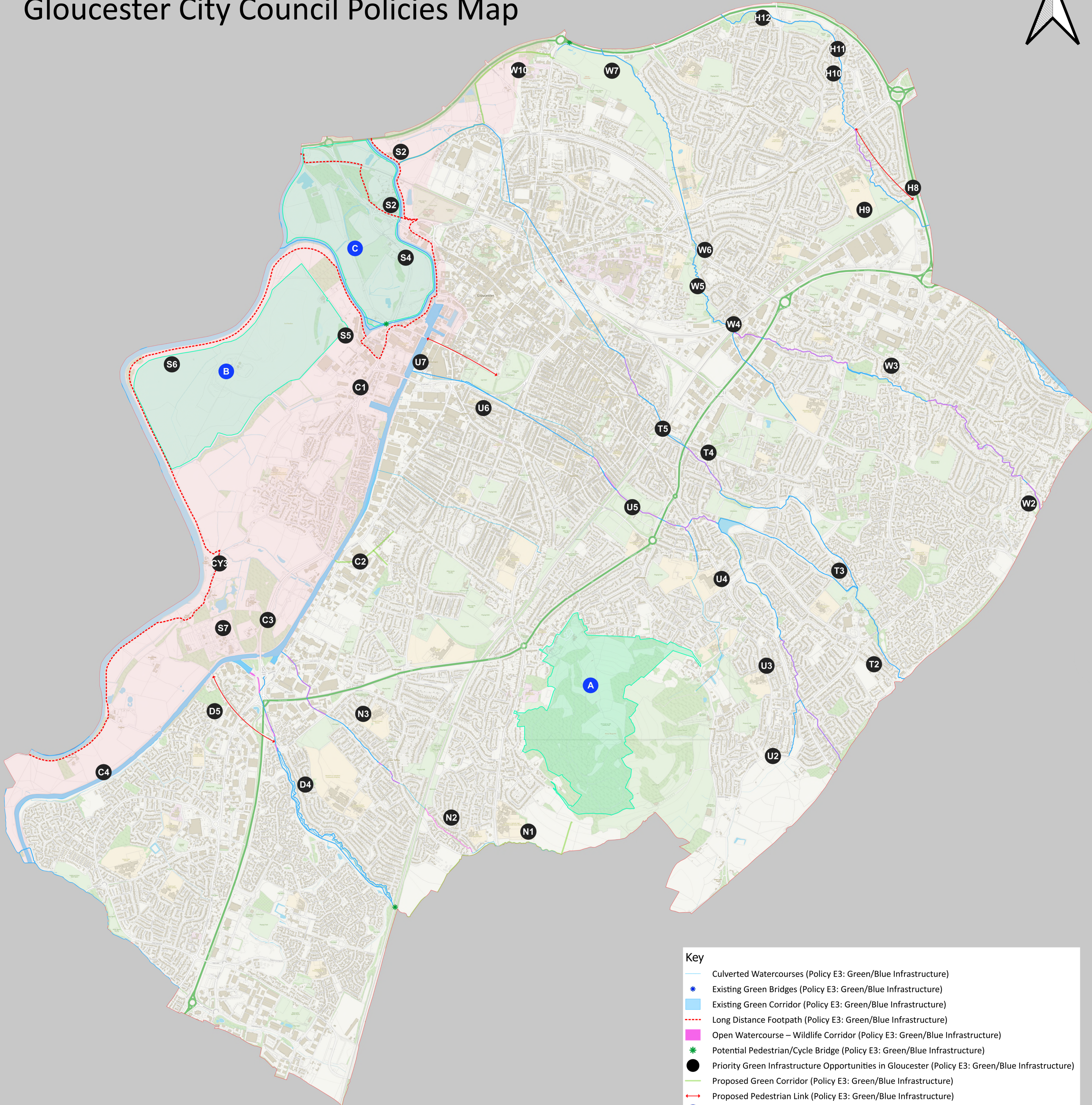


City Plan Submission Version Policy E5 made reference to the JCS Green Infrastructure Strategy which contained spatial representations of sites and opportunities in Gloucester City. Through the GCP examination it was considered necessary to include these opportunities on the GCP Policies Map. The following have been added:

-  Culverted Watercourses (Policy E3: Green/Blue Infrastructure)
-  Existing Green Bridges (Policy E3: Green/Blue Infrastructure)
-  Existing Green Corridor (Policy E3: Green/Blue Infrastructure)
-  Long Distance Footpath (Policy E3: Green/Blue Infrastructure)
-  Open Watercourse – Wildlife Corridor (Policy E3: Green/Blue Infrastructure)
-  Potential Pedestrian/Cycle Bridge (Policy E3: Green/Blue Infrastructure)
-  Priority Green Infrastructure Opportunities in Gloucester (Policy E3: Green/Blue Infrastructure)
-  Proposed Green Corridor (Policy E3: Green/Blue Infrastructure)
-  Proposed Pedestrian Link (Policy E3: Green/Blue Infrastructure)
-  Strategic Green Infrastructure Areas (Policy E3: Green/Blue Infrastructure)
-  Strategic Green Infrastructure Areas (Policy E3: Green/Blue Infrastructure)
-  Sub Regional Green Infrastructure Potential Regional Park (Policy E3: Green/Blue Infrastructure)
-  Watercourse (Policy E3: Green/Blue Infrastructure)

See the Addendum: Green/Blue Infrastructure Additions which is a zoomable pdf showing these features.

Gloucester City Council Policies Map



This page is intentionally left blank



GLOUCESTER CITY PLAN 2011-2031

SUSTAINABILITY APPRAISAL (SA)
(integrating Strategic Environmental Assessment,
Health Impact Assessment, Equality Impact
Assessment, Habitats Regulations Assessment)

SA ADOPTION STATEMENT
January 2023



Gloucester City Plan (GCP) 2011-2031:

SUSTAINABILITY APPRAISAL (SA) (integrating Strategic Environmental Assessment, Health Impact Assessment, Equality Impact Assessment, Habitats Regulations Assessment)

SA Adoption Statement January 2023

Contents:

This SA Adoption Statement

Development of the Gloucester City Plan 2031

How environmental and sustainability considerations have been integrated into the Local Plan; How the Sustainability/Environmental Report has been taken into account

How the results of consultation have been taken into account

Reasons for choosing the Local Plan as adopted, in the light of other reasonable alternatives

Measures that are to be taken to monitor the significant sustainability/ environmental effects of the implementation of the Local Plan

This SA Adoption Statement

- 1 Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan relating to development – as set out in Section 19 of the Planning and Compulsory Purchase Act 2004 and in paragraph 32 of the National Planning Policy Framework (NPPF¹, revised 2021).
- 2 SA incorporates the requirements for Strategic Environmental Assessment (SEA) implemented in the UK through the SEA Regulations (2004)². SEA seeks to provide a high level of protection of the environment and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes.
- 3 In addition, the Council chose to integrate the Health Impact Assessment (HIA) and Equality Impact Assessment (EqIA) processes within the overarching SA/SEA process. HIA is not a statutory requirement for Councils; however, health considerations are a requirement of the SEA process and thus the overall SA process. Public bodies have a duty³ to assess the impact of their policies on different population groups to ensure that discrimination does not take place and where possible, to promote equality of opportunity. The SA, SEA, HIA and EqIA therefore all form part of the integrated Sustainability Appraisal (SA) process for the Gloucester City Plan (GCP).
- 4 The Council is also required to undertake a Habitats Regulations Assessment (HRA) of the GCP. The HRA process has its own legislative drivers and requirements⁴. Whilst the different processes can inform each other, it is important that the HRA remains distinguishable from the wider SA process. The HRA process has been undertaken in parallel to the SA and its findings have informed the SA, but the details have been reported separately.
- 5 The SA process comprises a number of stages that are designed to comply with the requirements of the SEA Regulations and as guided through Government Planning Practice⁵. This SA Adoption Statement satisfies the SA/SEA requirements for post adoption (Stage E) and demonstrates compliance with the requirements of the SEA Regulations as follows:

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

³ Equality Act, 2010

⁴ Conservation of Habitats and Species Regulations (2017)

⁵ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

- (a) how environmental considerations have been integrated into the plan or programme;*
 - (b) how the environmental report has been taken into account;*
 - (c) how opinions expressed in response to— (i) the invitation referred to in regulation 13(2)(d); (ii) action taken by the responsible authority in accordance with regulation 13(4), have been taken into account;*
 - (d) how the results of any consultations entered into under regulation 14(4) have been taken into account;*
 - (e) the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and*
 - (f) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.*
- 6 SA should demonstrate how the plan has addressed relevant economic, social, and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued.

Development of the Gloucester City Plan 2031

- 7 The Gloucester City Council has prepared a new Local Plan in consideration of the revised NPPF, changed local circumstances, and the progress of the Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (GCT JCS, adopted December 2017)⁶. The GCT JCS (2011-2031) sets out the housing and employment needs for the Gloucester City area including the strategic direction for development growth with Policies (Strategic, Allocation, and Delivery). The Gloucester City Plan (GCP), covering the administrative area of Gloucester City, will guide development in the local area and is part of a hierarchy of planning policy sitting underneath the higher-level JCS.
- 8 The GCT JCS through Strategic Policy SP1 Need for Development sets out the requirement for approximately 35,175 new homes and land to support approximately 39,500 new jobs. This is to be delivered by development within existing urban areas through district plans, existing commitments, urban extensions to Cheltenham and Gloucester, and the provision of Strategic Allocation at Ashchurch. The housing requirement for the Gloucester City Council area is for at least 14,359 new homes. Gloucester City is unable to fully meet its identified needs within the existing administrative boundary. The GCT JCS therefore identifies strategic allocations around Gloucester to contribute to the residual need – Policy A1 Innsworth and Twigworth; Policy A2

⁶ <https://www.jointcorestrategy.org/adopted-joint-core-strategy>

South Churchdown and Policy A3 North Brockworth; in addition to Policy A6 Winnycroft (which is within its administrative boundary).

- 9 The Gloucester City Plan presents an overall Vision, as follows:

“Between 2011 and 2031 the city Council, together with its partners, stakeholders and the community will work together in positively delivering the Joint Core Strategy and Gloucester City Plan. During this time significant progress will have been made in the regeneration of the City Centre and elsewhere within Gloucester. The city will be a flourishing, healthy, modern and ambitious City, where people feel safe and happy in their community and are proud to live and work. Gloucester will grow as an economy and make a significant contribution to the wider economy of Gloucestershire, building on its strengths as a business location, whilst supporting business growth and expansion within the city itself. A significant number of new decent homes will have been delivered in a way that reflects the type and tenure needed by the local community and that supports economic growth. Health and wellbeing will be improved through the protection and provision of active streets, open and green spaces, woods and trees, playing fields, community infrastructure, environmental quality, connectivity and access. New development will be built to the highest possible standard of design, focused on protecting the quality and local distinctiveness of the city, whilst responding to and building resilience and adaptability to the implications of climate change. Gloucester’s unique heritage, culture, and natural environment will be safeguarded and enhanced to create a highly attractive place that all residents and visitors can enjoy.”

- 10 A set of 13 key principles set out how the City Plan Vision will be delivered. The scale and distribution of new development is directed by GCT JCS Policies SP1-2. Further guidance on development is detailed through Local Policies A1-A10 Housing), B1-B6 Employment, Culture & Tourism, C1-C8 Healthy Communities, D1-D4 Historic Environment, E1-E7 Natural environment, F1-F7 Design, G1-G7 Sustainable Transport & Parking, and Policy SA Site Allocations. JCS Policies are supported through local policies to reflect the Gloucester city area characteristics and provide local guidance on healthy communities; the historic environment; the natural environment; design; sustainable living, transport & infrastructure.
- 11 The GCP allocates 18 local (non-strategic) sites for new development through Policies SA01-SA18. Policies SA02-SA05, SA09-SA13, and SA15-SA16 allocate residential development. A new primary school and residential dwellings is allocated through Policy SA01; a sports and community hub allocated through Policy SA06; employment supported through Policy SA14; mixed use development allocated for Policies SA07, SA08 and SA18; and a replacement community facility allocated through Policy SA17.
- 12 Considerable work and consultation have been undertaken since early preparation in 2011 to develop the Local Plan. Various studies were undertaken to provide the evidence⁷ base to inform decision-making, including on housing; employment and economy; retail and city centres, tourism and culture; health and wellbeing; the historic environment; the

⁷ <https://www.gloucester.gov.uk/planning-development/planning-policy/gloucester-city-plan-examination-library/>

natural environment; design; sustainable transport; infrastructure; and viability. Systematic assessments of potential site options for possible allocation were also undertaken.

- 13 The proposed draft Gloucester City Plan was submitted to the Secretary of State for independent examination by a planning inspector on 20 November 2020. Hearing sessions were held virtually via Zoom between 11 May and 9 June 2021. The Inspector advised in her initial findings (Post Hearings Letter 19 August 2021) that she considered the GCP to be a Plan that could be found sound subject to Main Modifications (MMs). Following additional work by the Council, the proposed MMs to the GCP were published for public consultation between 16 May and 4 July 2022. The Inspector in her final report (9 November 2022) concluded that the duty to cooperate has been met and that with the recommended main modifications, the Gloucester City Plan 2011-2031 satisfies the requirements of Section 20(5) of the 2004 Act and is sound and legally compliant.
- 14 In accordance with the Council's adopted Statement of Community Involvement (SCI), at each stage of the development of the Local Plan, formal and public consultation was undertaken to help ensure that stakeholders' views were taken into consideration in the next steps of plan preparation. Issues raised, and responses prepared have been documented during the development of the Local Plan and published on the Council's website⁸.

How environmental and sustainability considerations have been integrated into the Local Plan; How the Sustainability/Environmental Report has been taken into account

- 15 During the plan-making process, SA (incorporating SEA) has been carried out as an iterative and ongoing process to inform decision making for the developing Local Plan. The SA was undertaken in accordance with government guidance⁹ which encourages a staged approach that integrates appraisals to consider the effects of the emerging plan on socio-economic as well as environmental factors. Initial SA work (2012-2013) was undertaken by the Council. Since 2016, independent specialist consultants have been appointed to carry out the SA for the Council. They worked closely with the plan-making team in an iterative way such that the findings and recommendations from the SA were integrated into each developing stage of the Local Plan.
- 16 The SA of the Local Plan built upon the assessments carried out for the GCT JCS to ensure compatibility and continuity of assessments with more locally specific thresholds and criteria relevant to the Gloucester City area incorporated into the assessment for the GCP. The SA used the same SA

⁸ <https://www.gloucester.gov.uk/planning-development/planning-policy/gloucester-city-plan/>

⁹ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

Framework developed during the SA scoping process (2012, revised and updated 2016) as the basis for assessing the emerging GCP - and as explained in Section 2 of the submitted SA Report (July 2019). Relevant plans/programmes had been reviewed; baseline information regarding the character of the area and its likely evolution collated and analysed; and sustainability problems, issues and opportunities had been identified during the SA scoping to compile a Framework of Objectives and Sub-Objectives/Decision-Aiding Questions that seek to resolve the sustainability issues identified and relevant to the plan and the Gloucester City Council area. The assessment used both quantitative and qualitative assessments, including defined thresholds of significance, where possible.

- 17 The SA considered the likely significant effects of the implementation of the Local Plan on the sustainability objectives for the Gloucester City Council area. For each aspect of the GCP, the assessment against the SA Objectives was recorded with a narrative provided describing any significant effects identified, mitigation of any significant negative effects, and any suggestions for enhancing potential beneficial effects. In line with requirements of the SEA Regulations, the appraisal considered effects including short, medium and long term, permanent, and temporary, positive and negative, secondary, cumulative and synergistic, wherever possible and relevant. Any gaps or difficulties were also reported. The SA was informed by best available information and considered the effects of the policies of the GCP as a whole.
- 18 There is limited possibility for investigating strategic options through the Gloucester City Plan. The GCT JCS sets out the overarching strategy for growth and identifies a settlement hierarchy as the basis for the strategy for delivering growth targets, and the development of this strategic approach was tested through SA. For the GCP, potential site allocation options were investigated, tested through SA, and were presented in the SA Reports that accompanied the Initial Regulation 18 consultation (May – July 2013) and the revised Regulation 18 consultation draft GCP (January – February 2017). In this way, relevant alternatives have been tested through the SA process in an iterative and ongoing way to inform plan-making. The SA reported outline reasons for progressing or rejecting potential options for allocation. The findings and recommendations of the SA informed plan-making and were integrated into the development of the Local Plan - and as set out in the Submitted SA Report (July 2019).
- 19 Overall, the SA found that the Gloucester City Plan is likely to have positive effects for SA objectives on housing, employment/economy, and communities. Certain sites allocated for residential development are located within more deprived areas of the city and indicate significant positive effects as such new development can contribute to reducing inequalities. The selection and location/capacity of the site allocations, together with site-specific requirements - provide relevant mitigation measures to reduce potential negative effects and confirm possible positive effects. Provision of land for housing and employment will contribute to SA objectives for communities/population and health. Other policies also guide development for achieving positive results for local communities, include access to open space and recreational facilities, creating safe and well-designed

developments, and preventing negative effects associated with noise, air, and water pollution.

- 20 There is the potential for significant negative effects on transport, landscape/townscape, water management, protected and local biodiversity, and the historic environment. However, mitigation measures are provided through local policies and the specific location of site allocations selected to minimise negative effects. The SA made suggestions and recommendations for reducing uncertainty and potential negative effects, for example, with site-specific requirements for development proposals
- 21 The Equality Impact Assessment (EqIA) screening found that the Gloucester City Plan is unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqIA will not be required. The Habitats Regulations Assessment (HRA) found that the GCP is considered unlikely to have significant effects on any European sites, alone or in-combination with other plans and projects. However, it was noted that the JCS authorities and other local planning authorities, together with the Environment Agency and Natural England would continue to work to address the issue of increased recreational pressures on the Cotswold Beechwoods SAC and the Severn Estuary SAC/SPA/Ramsar. GCP Policy E2 sets out the requirements that proposed development must meet and the supporting text provides further guidance on internationally designated sites.
- 22 Following submissions to the examination and discussions at the hearings, proposed Main Modifications (MMs) to the GCP were prepared and subject to SA. Many amendments are for updating and to provide further clarity and as such are not significant for SA and HRA. Many of the MMs were refinements to improve the effectiveness of the policies, including site-specific deliverables for flood risk management and ecological enhancement, thus confirming certainty of implementation of such mitigation measures, and reaffirming previous SA findings for reducing negative effects to neutral/not significant. Other MMs reflected updating of site allocations, for example where planning permissions have now been received, where sites have been removed due to current unavailability, and where the potential capacity has changed.
- 23 These matters were explained and assessed in the SA Addendum Report (April 2022) accompanying the proposed Main Modifications to the Local Plan. Those MMs identified as potentially significant for SA/SEA were then appraised using the same methods and assessors as for the submitted SA Report. Overall, it was found that the previous findings of the SA/SEA remain relevant and valid. The refinements strengthen the mitigation measures embedded in the policies and thus confirm that there will be no significant negative effects and that positive effects have been optimised. The previous findings of the HRA remain relevant and valid - the GCP will not have adverse effects on the integrity of protected sites, alone or in combination.
- 24 The Inspector requested that the Council should undertake SA of an additional site – Land east of Winnycroft Lane. The site was tested through SA in a consistent and comparable manner as far as possible using the same SA

framework of objectives and published evidence. The site contains the nationally protected Scheduled Monument of Sneedham's Green moated site. As an earthwork, this monument is visible and can be comprehended as a heritage asset and appreciated within its historic setting. The setting of moated sites consists of their rural location and this link with the countryside provides a substantial part of the monument's significance. The SA found major negative effects likely from new development on the historic environment. Overall, the SA findings indicated that the site is not suitable for consideration as a site allocation in the GCP due to major negative effects on the historic environment and uncertainty about the effectiveness of any mitigation possibilities. The Inspector in her final report found that the quantum of housing development to be provided within Gloucester City is consistent with the urban capacity for Gloucester set out in the JCS and concluded therefore there was no requirement to revisit those sites which were not considered reasonable alternatives with the Strategic Assessment of Land Availability.

How the results of consultation have been taken into account

- 25 Consultation is an important aspect of SA and there was statutory and public consultation at each key stage of the Local Plan preparation and the SA as follows:

| GCP Stage and Documents Consultation | SA/SEA Stage and Documents Consultation |
|---|--|
| City Plan Scope Consultation 23 May – 23 August 2011 | |
| City Plan Part 1 (development strategy and key development principles) Consultation March – April 2012 | Sustainability Appraisal Statement February 2012 (undertaken by Gloucester City Council) Consultation March – April 2012 |
| City Plan Part 2 (development site options) Consultation 13 May – 12 July 2013 | Sustainability Appraisal Report May 2013 (undertaken by Gloucester City Council) Consultation 13 May – 12 July 2013 |
| Draft Gloucester City Plan Regulation 18 Consultation 16 January – 27 February 2017 | Sustainability Appraisal Report October 2016 (undertaken by Enfusion) Regulation 18 Consultation 16 January - 27 February 2017 |
| Pre-Submission GCP Regulation 19 Public consultation 7 November 2021- 14 February 2020 | SA Report (July 2019) Regulation 19 Public Consultation 7 November 2021- 14 February 2020 |
| Submission GCP Regulation 20 Submission to Secretary of State 20 November 2020 | SA Report Regulation 20 Submission to Secretary of State 20 November 2020 |

| | |
|--|--|
| Examination Hearings 11 May to 9 June 2021 | Examination Hearings 11 May to 9 June 2021 |
| Main Modifications Consultation 16 May - 4 July 2022 | SA Report (April 2022) Consultation 16 May - 4 July 2022 |
| Adoption of GCP January 2023 | SA Adoption Statement January 2023 |

26 SA and consultation responses have been considered in an iterative and ongoing way with the plan-making process and in accordance with the requirements of the SEA Regulations. Representations have been recorded and the responses made to issues and concerns raised have been published, including at key statutory stages, as follows:

- SA Scoping Report October 2011
- Appendix VI of Pre-Submission SA Report (July 2019) summarises SA representations to consultation and responses
- The SA Addendum Report (April 2022) outlines issues raised and discussed at the examination and resulting in the proposed Main Modifications

Consultation representations and responses are available on the Council's website under pages for the Gloucester City Plan¹⁰.

Reasons for choosing the Local Plan as adopted, in the light of other reasonable alternatives

27 The SEA Regulations require assessment of the likely significant effects of implementing the plan and "reasonable alternatives" taking into account the objectives and geographical scope of the plan; and the reasons for selecting alternatives should be outlined in the Report. The UK Government's planning practice guidance¹¹ states that "reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable".

28 There is limited possibility for investigating strategic options for the Gloucester City Plan as this was investigated through the preparation of the GCT JCS, including testing and reporting through SA. There are also limited possibilities for local sites in the Gloucester area. Potential site allocation options were investigated and tested through SA using the SA framework of objectives in a comparable and consistent manner. The findings were reported in the SA Report (July 2019) and detailed in Appendix IV (October 2016 and updated March-July 2019). The reasons for selecting and rejecting site options were outlined in Table 6.2 and in accordance with the requirements of the SEA

¹⁰ <https://www.gloucester.gov.uk/planning-development/planning-policy/gloucester-city-plan/>

¹¹ <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

Regulations. The reasoning for further amendments to the site allocations is discussed in the SA Addendum Report (April 2022) that accompanied the proposed Main Modifications to the Plan on public consultation.

- 29 The 'do-nothing' scenario is not an option for a Local Plan as councils are required to provide for their identified development needs. However, this was considered by the SA process and the SA reported that significant negative effects on environmental factors were likely without a plan and that positive effects for socio-economic factors were less likely to be implemented. Doing nothing is not a reasonable alternative for the GCP since an approach with locally relevant Policies and local (non-strategic) site allocations is required to avoid negative effects and ensure a sustainable delivery of the required development in the Gloucester area and as identified in the JCS (Policies SP1 and SP2).
- 30 Overall, the reasons for choosing the Gloucester City Plan as adopted include that the adopted Plan progresses the overall Vision and for high quality development in the Gloucester City area, contributes to meeting the identified needs for housing and employment whilst avoiding significant change to the intrinsic character of the area and securing the most benefits and the least negative effects for sustainable development.

Measures that are to be taken to monitor the significant sustainability/ environmental effects of the implementation of the Local Plan

- 31 The SEA Regulations require that the significant environmental effects of implementing the plan should be monitored with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action. Local Planning Authorities are required to produce Monitoring Reports¹² on the progress of Local Plans. Government Guidance on SA/SEA advises a pragmatic approach with shared monitoring for the SA/SEA and the Plan.
- 32 The GCT JCS includes Part 7 on Monitoring & Review, and Gloucester City Council undertakes various monitoring. It is considered that these indicators will be sufficient to identify any unforeseen adverse effects at an early stage and provide information on the predicted effects from the SA. No additional proposed monitoring that might be required as part of the SEA process was indicated from the findings of the SA.

¹² Gloucester City Annual Monitoring Reports available at: <https://www.gloucester.gov.uk/planning-development/planning-policy/annual-monitoring/>

This page is intentionally left blank

Gloucester City Plan 2011 - 2031
With Modifications

January 2023

Deleted text is struck through
~~Example~~

New text is bold and underlined
Example

| | |
|--|------------------|
| 1. INTRODUCTION AND OVERVIEW | 5 |
| What is the Gloucester City Plan?..... | 5 |
| Joint Core Strategy | 6 |
| Neighbourhood Development Plans..... | 7 |
| Evidence base..... | 7 |
| Sustainability appraisal | 7 |
| What has happened so far? | |
| Responding to the consultation..... | |
| What happens next? | |
| Structure of the Plan | 9 |
| 2. PLANNING FOR GLOUCESTER | 10 |
| Context..... | 10 |
| Vision..... | 14 |
| Key principles | 15 |
| 3. <u>DEVELOPMENT NEEDS AND STRATEGY</u> | <u>18</u> |
| 4. DEVELOPMENT MANAGEMENT POLICIES..... | 21 |
| A: HOUSING..... | 21 |
| Introduction and context | 21 |
| Policy A1: Effective and efficient use of housing , land and buildings | 23 |
| Policy A2: Affordable Housing..... | |
| <u>Policy A2: Houses in Multiple Occupation</u> | <u>27</u> |
| Policy A3: Estate regeneration | 28 |
| Policy A4: Student accommodation | 29 |
| Policy A5: Specialist housing | 31 |
| Policy A6: Accessible and adaptable homes | 33 |
| Policy A7: Self build and custom build homes | 35 |
| Policy A8: Static caravan sites | 36 |
| Policy A9: Extensions to existing dwellings..... | 37 |
| Policy A10: Annexes to existing dwellings..... | 38 |
| B: EMPLOYMENT DEVELOPMENT, CULTURE AND TOURISM..... | 39 |
| Introduction and context | 39 |
| Policy B1: Employment and skills plans | 40 |
| Policy B2: Safeguarding employment sites and buildings..... | 41 |
| Policy B3: New employment development and intensification and improvements to existing employment land | 43 |

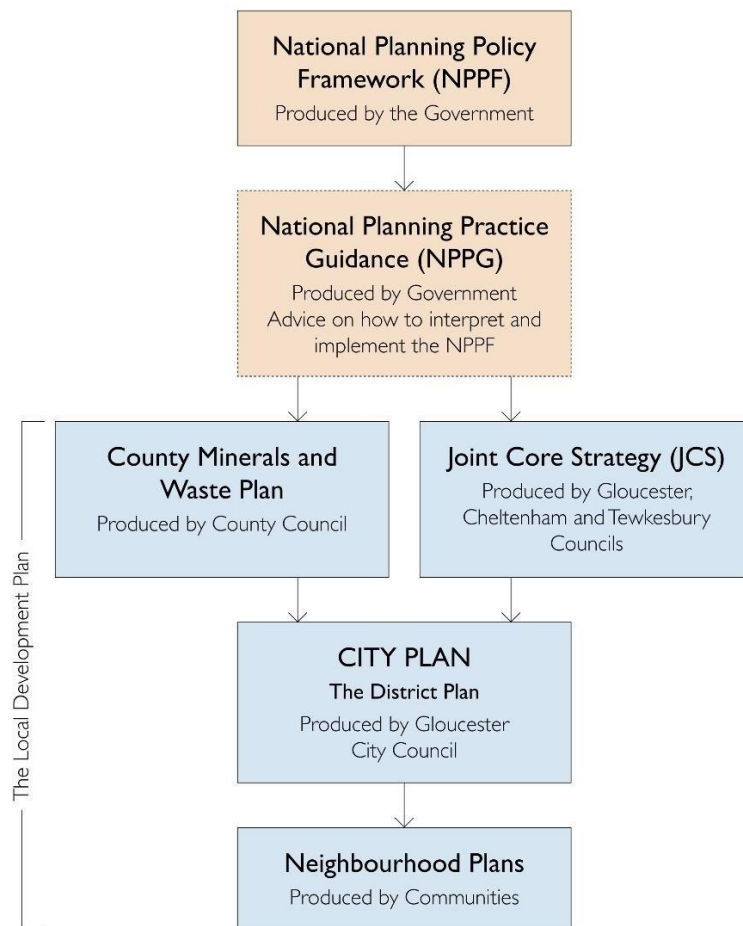
| | |
|--|----|
| Policy B4: Development within and adjacent to Gloucester Docks and Canal | 45 |
| Policy B5: Tourism and culture | 47 |
| Policy B6: Protection of public houses | 48 |
| C: HEALTHY COMMUNITIES | 50 |
| Introduction and context | 50 |
| Policy C1: Active design and accessibility | 51 |
| Policy C2: Allotments | 52 |
| Policy C3: Public open space, playing fields and sports facilities | 53 |
| Policy C4: Hot food takeaways | 55 |
| Policy C5: Air quality | 57 |
| Policy C6: Cordon sanitaire – <u>Netheridge Sewage Treatment Works</u> | 59 |
| Policy C7: Fall prevention from taller buildings | 61 |
| Policy C8: Changing Places Toilets | 62 |
| D: HISTORIC ENVIRONMENT | 63 |
| Introduction and context | 63 |
| Policy D1: Historic environment | 65 |
| Policy D2: Non-designated heritage assets | 68 |
| Policy D3: Recording and advancing understanding of heritage assets | 69 |
| Policy D54: Views of the Cathedral and historic places of worship | 70 |
| E: NATURAL ENVIRONMENT | 71 |
| Introduction and context | 71 |
| Policy E1: Landscape character and sensitivity | |
| Policy E21: Biodiversity and geodiversity | 73 |
| Policy E32: Nature Recovery Area | 75 |
| Policy E53: Green/Blue Infrastructure: Building with Nature | 76 |
| Policy E64: Flooding, sustainable drainage, and wastewater | 77 |
| Policy E75: Renewable energy potential of the River Severn and the canal | 82 |
| Policy E86: Development affecting Cotswold Beechwoods Special Area of Conservation | 83 |
| Policy E47: Trees, woodlands and hedgerows | 85 |
| F: DESIGN | 87 |
| Introduction and context | 87 |
| Policy F1: Materials and finishes | 87 |
| Policy F2: Landscape and planting | 89 |
| Policy F3: Community safety | 91 |
| Policy F4: Gulls | 92 |
| Policy F5: Open plan estates | 93 |

| | |
|--|------------|
| Policy F6: Nationally Described Space Standards | 93 |
| Policy D4F7 : Shopfronts, shutters and signs | 95 |
| G: SUSTAINABLE LIVING, TRANSPORT AND INFRASTRUCTURE | 97 |
| Introduction and context | 97 |
| Policy G1: Sustainable transport and parking | 100 |
| Policy G2 : Charging infrastructure for electric vehicles | |
| Policy G32 : Cycling | 104 |
| Policy G43 : Walking..... | 105 |
| Policy G54 : Broadband connectivity | 106 |
| Policy G65 : Telecommunications infrastructure..... | 107 |
| Policy G76 : Water Efficiency | 108 |
| Policy G87 : Review mechanism | 108 |
| 45. SITE ALLOCATIONS | 110 |
| Introduction and context | 110 |
| <u>Policy SA: Gloucester City Plan Site Allocations.....</u> | 113 |
| <u>Site allocation statements</u> | 115 |
| 6 MONITORING FRAMEWORK | 162 |
| 7 STRATEGIC POLICIES AND PROPOSALS IN THE JOINT CORE STRATEGY AND GLOUCESTER CITY PLAN..... | 167 |
| 8 SUPERSEDED POLICIES | 171 |
| 9 GLOSSARY..... | 176 |
| <u>Appendix 1 – Housing trajectory and five-year housing land supply calculation.....</u> | 183 |
| <u>Appendix 2 – Relationship with the Adopted Development Plan.....</u> | 186 |

1. INTRODUCTION AND OVERVIEW

What is the Gloucester City Plan?

1.1 The Gloucester City Plan (GCP), together with the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), the Gloucestershire Minerals and Waste Local Plans and any Neighbourhood Plans will, when adopted, comprise the statutory Development Plan for Gloucester up to 2031. Together, they set out the city’s policies and proposals for development and use of land. The GCP supports the delivery the Council Plan (2017 – 2020) and other strategies and plans. It is important the GCP is consistent with the objectives and principles of the JCS and the national content set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The diagram below shows the Development Plan for Gloucester City and its relationship with the NPPF and NPPG.



- All used to make planning decisions and inform plan making
- A tiered system where the information from the top flows all the way through all levels of plan making.

D:\001\15.4

- 1.2 Between 2011 and 2031, Gloucester has and will experience significant growth. The JCS identifies larger sites for housing and employment and deals with strategic issues such as major infrastructure delivery and transport. The GCP identifies additional site allocations for smaller scale growth and sets out detailed policies for development and how key assets will be protected, for example the historic environment, open spaces and sports facilities. The GCP does not seek to cover strategic issues that are addressed by the JCS or the subsequent review of the JCS. The map below shows the context Gloucester City Council and the GCP, in relation to the JCS area and Gloucestershire.



Joint Core Strategy

- 1.3 The Joint Core Strategy (JCS) is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. It is a **the** strategic plan that covers a twenty-year period between 2011 and 2031, addressing cross-boundary planning matters including housing need for each of the local authorities, the need for employment land and strategic site allocations. **The JCS provides strategic policies for the local authorities, in accordance with paragraphs 20 – 23 of the NPPF. The district plans provide non-strategic policies, which for Gloucester City is the Gloucester City Plan.**
- 1.4 The constrained nature of both Gloucester City and Cheltenham Borough and resulting lack of land to provide for future development needs, meant it was necessary for sites to be identified in Tewkesbury Borough to support the required levels of growth. This conforms with JCS strategy which is to maximizing urban capacity, alongside the identification of 'urban extensions' to the main urban areas of Gloucester and Cheltenham. This is so as to concentrate new development in and around the existing urban areas to meet their needs, to balance housing and employment needs, and provide new development close to where it

is needed and where it can benefit from the existing and enhanced sustainable transport network. The JCS was formally adopted by all three local authorities in December 2017. Together, the JCS and GCP form the Local Plan for Gloucester and should be read together when preparing planning proposals.

1.5 The review has now begun and an 'Issues and Options' consultation was held between November 2018 and January 2019. ~~This includes a focused and accelerated review of the retail and city/town centre policies which are already progressing.~~ **The next stage will be the Draft JCS Review (Regulation 18). At the time of writing the programme is being finalised, but it is anticipated the draft plan will be considered by the authorities by the end of 2022, followed by public consultation.** Further information is available on the JCS website at www.jointcorestrategy.org.

1.6 **The other Development Plan Documents for Gloucester City are the Gloucestershire Waste Core Strategy 2012 – 2027, and the Minerals Local Plan for Gloucestershire 2018 – 2032. For ease of use, each policy in the GCP is accompanied with a table that identifies other policies in the Development Plan where there is a direct relationship. A full schedule is provided at Appendix 2.**

Neighbourhood Development Plans

1.7 Neighbourhood planning was first introduced in the Localism Act 2011 and Gloucester City Council has a duty to support communities in making their Neighbourhood Development Plan, commonly referred to as a Neighbourhood Plan. Neighbourhood Plans must support the delivery of strategic policies within the GCP.

1.8 At present, there are no Neighbourhood Plans in Gloucester City. However, if these were to be progressed in the future, and where they are 'made' (adopted), the plan and its policies will become a part of the Development Plan (together with the JCS and GCP) and will be used to guide development and determine applications in the designated neighbourhood planning area. The City Council will welcome and support communities that wish to take forward a Neighbourhood Plan.

Evidence base

1.9 Development plans are required to be supported and evidenced by robust evidence. The Gloucester City Plan (GCP) is supported by a wealth of supporting information including sustainability appraisals, habitats regulations assessment, flood risk assessment, infrastructure needs and viability appraisal. The full evidence base is available to view from the City Council's website.

Sustainability appraisal

1.10 The Sustainability Appraisal and associated assessments are an integral part of the whole process, helping to shape by testing different policy options and potential site allocations for their contributions to ensure the plan is the most sustainable. The full sustainability appraisal assessment, for this and previous versions of the plan, are available to download from the City Council's website.

~~What has happened so far?~~

1.10 — This is the final stage in the preparation of the Gloucester City Plan (GCP) before it is submitted to the Planning Inspectorate for independent examination. The GCP has been prepared over several years and in different stages. At each stage, there has been engagement with the community and stakeholders on what the content of the GCP should be and to generate comments and debate on draft proposals as they emerge. The process to date has been as follows:

- **Scope — 2011:** This consultation set out the context for the plan and the key issues for Gloucester. It sought views on the types of planning policies that the GCP should contain and the areas that should be identified for development or protection.
- **Part 1 — 2012:** This stage of the plan took the scope further, providing further detail of the issues that Gloucester faces and setting out a number of ‘key principles’ that should be taken forward through the GCP.
- **Part 2 — 2013:** This stage of the plan focused on the development needs of the city and considered potential site allocations.
- **Draft Plan — 2017:** This stage of the plan pulled the previous stages of the plan together, drawing on the outcomes of the different consultations to set out a range of proposed site allocations and detailed policies.

1.11 — The City Council is now consulting on the final stage of the GCP, known as ‘Pre-Submission’. This is under Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2015. Between the Draft Plan and Pre-Submission version, changes have been made to reflect:

- Consultation responses;
- Changes made to the Adopted Joint Core Strategy through the examination process;
- Changes made by the Government to the National Planning Policy Framework and Planning Practice Guidance; and
- New evidence and new City Council strategies.

1.12 — Taken together, these changes have created a much more succinct plan and the number of policies has therefore reduced quite substantially. Policies relating to retail and city/town centres have been removed as they are now addressed through the Adopted Joint Core Strategy and are being taken forward as part of the Review.

Responding to the consultation

1.13 — The City Council is consulting on the Pre-Submission Gloucester City Plan for a period of six weeks between 7 November and 20 December 2019. Responses (known as ‘representations’), can be made via the consultation portal at www.gloucester.gov.uk/cityplan. Alternatively, you may email your response to cityplan@gloucester.gov.uk or write to: Planning Policy Team, Gloucester City Council, PO BOX 3252, Gloucester, GL1 9FW.

1.14 — Copies of this document are available at all libraries within Gloucester City, the Gloucester City Council ‘Hub’ on Westgate Street and the Guildhall. Responses submitted to the consultation will be considered by an Independent Planning Inspector at a public examination. The role of the Inspector will be to examine whether the GCP is ‘sound’ and complies with the legal requirements. More information on the examination procedure has been produced by the Planning Inspectorate and is available from their website.

1.15 — If you wish to make a representation seeking a change to the GCP, in your response you

should explain why the Plan is not sound and/or legally compliant. Where possible you should provide evidence to support your representation and make clear what changes need to be made as a result.

- 1.16 — Please note that your representation cannot be treated as confidential. As well as being sent to the Secretary of State, copies of all representations will be made available on the Council's website. Your name and organization (if applicable) will be viewable. However, your contact details will be removed. If your representation is anonymous it cannot be taken into account.

What happens next?

- 1.17 — Once the Pre-Submission consultation has ended, the responses and other required documentation will be submitted to the Planning Inspectorate. The timing of this will depend on the number of responses received to the consultation but it is expected this will happen before the end of 2019.
- 1.18 — As many of the strategic planning issues have already been addressed through the adopted Joint Core Strategy, it is hoped that the examination process for the Gloucester City Plan will not be lengthy; however, the exact timescale cannot be defined.

Structure of the Plan

- 1.11 The GCP is structured as follows:

- Section 1: Introduction and overview of the GCP, it's wider links with the JCS;
- Section 2: Planning for Gloucester: Vision and key principles;
- Section 3: Development needs and strategy
- Section 4: Development Management policies, organised under key themes such as 'housing' and 'healthy communities';
- Section 5: Site allocations;
- Section 6: Monitoring framework;
- Section 7: Strategic policies and proposals in the Joint Core Strategy and Gloucester City Plan;
- Section 8: Superseded policies;
- Section 9: Glossary;
- Appendix 1: Housing trajectory and five-year housing land supply calculation; and
- Appendix 2: Relationship with the Adopted Development Plan.

2. PLANNING FOR GLOUCESTER

Context

- 2.1 The Gloucester City Plan (GCP) delivers the Joint Core Strategy (JCS) locally and addresses local issues and opportunities. The City Plan Vision statement, key principles policies have been informed by the Council Plan (2017 - 2020), City Vision: A City ambitious for its future and proud of its past (2012 – 2022), other relevant strategies and plans, community and stakeholder consultation, and evidence around the issues and opportunities that exist in the city. The following section provides a summary of the city, based on the above, highlighting some of the issues and opportunities, which then feed into the subsequent Vision and Key Principles..

Gloucester today, Gloucester tomorrow – A portrait of the city

- 2.2 Gloucester is a small city located in the south west of England. The city is bound by the River Severn to the west with the Forest of Dean beyond. To the east lies the Cotswold escarpment with the Cotswold Areas of Outstanding Natural Beauty (AONB) beyond. It is strategically located with excellent links by road, rail and waterways, and is near Gloucestershire, Bristol, Birmingham and Cardiff airports.
- 2.3 The city's population in 2018 was estimated to be 129,285 and is growing year on year¹. Gloucester will experience the greatest population growth of all the district authorities in Gloucestershire over the coming years, with an expected growth of 20.1% between 2010 and 2035². It is a diverse city, with a wide range of different ethnicities, cultures and backgrounds.
- 2.4 The population of Gloucester is relatively young with 24.86% of people being under the age of 19, the highest of all Gloucestershire districts, the South West and UK. This is set to increase with the number of children and young people predicted to grow by over 16.4% between 2010 and 2035³. By 2035 Gloucester is expected to have 6,000 people over the age of 85. The GCP needs to ensure that it plans for the housing needs of this older population as well as meeting the needs of those with specific housing needs.
- 2.5 There are around 55,690 homes in Gloucester⁴ and recent evidence shows there has been significant growth in new homes. The JCS identifies a need of 14,300 new homes for the city between 2011 and 2031. Approximately 35% of these new homes will be provided in locations on the edge of the city, outside of the City Council's administrative area. However, it is important that sufficient sites are identified within the city itself to provide the amount and type of new homes that the community needs and, given the limited amount of developable land, it has been necessary to consider all possible development sites on both greenfield and brownfield land and to ensure that the very best use is made of these sites.

¹ NOMIS Mid-2018 Population Estimates, Office for National Statistics

² Gloucester Regeneration and Economic Development Strategy 2016 - 2021

³ Mid-year population estimates, Office for National Statistics

⁴ Centre for Cities

- 2.6 Most homes in the city are owner-occupied⁵, the highest levels of home ownership are found in the wards of Abbey, Elmbridge, Grange, Hucclecote and Longlevens (more than 80%). The lowest levels of home ownership are in Kingsholm and Wotton, Podsmead and Westgate. Privately rented homes are most common in Westgate, Kingsholm and Wotton and Barton and Tredworth. It is important a mix of new homes is delivered to meet the needs of our existing and future communities.
- 2.7 Gloucester has a strong and growing economy, being the main economic driver in the county along with Cheltenham, and there are aspirations for major economic growth over the coming years⁶. Gloucester is well represented from a strong finance and insurance sector, as well as a growing number of information security, web hosting, IT and defence communications and security businesses⁷. The creative community has also grown rapidly in recent years, with Blackfriars and Westgate Street becoming established as a hub for creative businesses⁸. The city has a substantial stock of existing employment land which provides for the needs of businesses and offers growth potential; it is important to protect and make the best use of this employment land. The JCS identifies a need for 192 hectares of 'B Class' employment land across the three local authority areas. The strategic allocations provide for a significant quantum of this need, but it is important that additional suitable land is identified within the urban area to support the economy.
- 2.8 Tourism plays an increasingly important role in the city's economy, generating around 5.9 million visitor trips to Gloucester each year, with an annual spend of approximately £207m. There are major plans to grow this in future years, capitalising on the city's unique and in many cases world class heritage and culture. Venues such as the Guildhall and Gloucester Rugby provide music, arts and cultural events, however the city lacks a major permanent cultural venue that could regularly hold major events⁹. The Docks and canal are assets unique to Gloucester and a major tourist attraction, but which could be capitalised on further, particularly use of the waterspace¹⁰.
- 2.9 Within the city centre, the council is working with partners to deliver a strong regeneration programme. This has seen the delivery of a new transport hub and plans are afoot for the redevelopment of the wider King's Quarter area to provide a wide range of different uses, including commercial units and offices, and a high-quality arrival point into the city centre. The Regeneration and Economic Development Strategy (2016 – 2021) sets out a number of priority regeneration schemes and smaller development sites, along with objectives that seek to deliver significant improvements to the city centre, jobs, growth, community benefits and an enhanced cultural offer.
- 2.10 Gloucester city centre has a good range of shops, services and facilities. However, evidence also shows that there continues to be a poor perception from shoppers around the quality of the environment and the range of shopping available. It further shows that there is a lack of choice from some types of product, particularly fashion / clothing, and that there are a limited number of independent retailers¹¹. The city centre has lost trade to other competition centres over recent years, as well as increased competition from out-of-centre

⁵ ONS, Town and Cities, 2011 Census

⁶ Gloucestershire Strategic Economic Plan (SEP) March 2014

⁷ Ibid

⁸ Gloucester Regeneration and Economic Development Strategy, 2016 - 2021

⁹ Gloucester's Cultural Vision and Strategy, 2016 - 2026

¹⁰ Gloucester Waterspace Strategy (2019), Canal and River Trust

¹¹ Joint Core Strategy Retail Study: Phase 1, 2011

retailing and the internet¹². Gloucester Quays opened in 2009 and now offers a wide-range of discount retailing and a leisure quarter including a multiplex cinema, restaurants, café and bars. In the future, it is important that further investment is secured in the city centre and that it capitalises on the success of key visitor attractions in the city, including Gloucester Quays, the Cathedral and Gloucester Rugby. Equally, that new retail and leisure development is planned to complement and not compete with or undermine the city centre.

- 2.11 There are pockets of significant deprivation in the city and in some cases, these are worse than the national average. It is estimated that around 20% of children in the city live in poverty. Life expectancy is also lower than the rest of the country. From a public health perspective there are challenges and inequalities around issues such as inactivity, obesity, alcohol related harm, diabetes and drug misuse, suicide and attempted suicide, all of which are at higher levels than the national average¹³. Planning for and developing strong, healthy and vibrant communities are vital in ensuring the physical and mental well-being of the city's residents.
- 2.12 Half of people in Gloucester aged between 16 and 64 are educated to at least NVQ3 level and above. However, 8.1% of the population have no qualifications¹⁴. The city has several high performing schools and is home to the University of Gloucestershire, satellite campuses for the University of the West of England and Gloucestershire College. Hartpury College is located approximately 5 miles to the north east of the city but a substantial number of its student live in the city during term-time. A key issue for the GCP is to create a positive environment to allow the college and universities to grow and attract students.
- 2.13 Gloucester is actively engaged in sport and has many sports clubs, particularly in football, rugby union and cricket, but with growing participation in rugby league, American football, Gaelic football and gymnastics¹⁵. Overall, participation in formal sports is increasing. There are a large number playing pitches and sporting facilities - but there are shortages in some areas. Evidence shows that many playing fields and sports facilities are poor quality but have been improving¹⁶. An expanded multi-sports hub has recently been completed in the north at Oxstalls Sports Park and the University of Gloucestershire, including two full-sized 3G artificial surfaces and a large indoor sports hall with stadium seating. The City Council is also working with partners to bring forward a Sport and Community Hub at 'Blackbridge' in Podsmead.
- 2.14 Car ownership and car use continues to dominate, and there are significant congestion issues on some roads, particularly at peak hours¹⁷. However, a high number of people live and work within an acceptable commutable area, which means there are opportunities for increased use of sustainable transport modes. A new modern bus station has recently been delivered as part of Phase 1 of the King's Quarter regeneration project. Funding has also been secured through the Local Enterprise Partnership for substantial improvements to the adjacent railway station; this will have a positive impact in encouraging people to use alternative forms to transport to the private car. There is a lack of cycle lanes between Gloucester and Cheltenham. It is important that the GCP, together with the JCS, creates a

¹² Joint Core Strategy Retail Study 2015, February 2016

¹³ **Gloucestershire Health and Wellbeing Strategy 2019 - 2030**

¹⁴ NOMIS official labour market statistics

¹⁵ Gloucester Playing Pitch Strategy, 2015 – 2025, Gloucester Built Sports Facilities Strategy (2019)

¹⁶ Ibid

¹⁷ Local Transport Plan, 2015 – 2031, Gloucestershire County Council

positive framework that supports the delivery of the Gloucestershire Local Transport Plan¹⁸ and a move towards increased use of more sustainable modes of transport, including active travel.

- 2.15 There are 48 formal play areas in Gloucester and over £1m of investment was made by the City Council in upgrading these between 2009 and 2015. However there remain shortages in open space in some parts, both in terms of quantity and quality¹⁹. There are numerous informal leisure and recreational assets including for example Robinswood Hill Country Park and Alney Island, both of which have received recent investment and subsequent increases in visitor numbers. As the population of the city grows it is important to protect open spaces, to invest in improving facilities and reduce recreational damage from increased usage.
- 2.16 Climate change is the greatest long-term challenge facing human development. The Gloucester Climate Change Strategy (2010) identifies that even in the 'best-case scenario' Gloucester is likely to experience winters up to 42% wetter, more frequent flooding, worsening summer air pollution, drier summers and loss of wildlife habitats and species. Planning can make a major positive contribution to tackling climate change by shaping new and existing developments in ways that reduce carbon emissions and positively build community resilience to problems such as weather events and flood risk. The JCS and GCP contain policies that will require new development to be designed in ways that promote the **efficient use of resources and waste reduction, greater** use of sustainable transport, generate energy from renewable sources, provide tree planting, create and connect to public open spaces and multi-functional green infrastructure, make use of Sustainable Urban Drainage Systems and opportunities to improve flood risk and manage it better, and to deliver improvements and net gains to biodiversity.
- 2.17 Gloucester is characterised by the River Severn, which runs along the western edge of the city and there are various tributaries that run into it. As a result, some areas are subject to flood risk, particularly to the north, west and south west. It is important therefore that the necessary policy framework is in place to ensure this is adequately assessed and addressed through new development, both for today and factoring in the predicted effects of climate change.
- 2.18 Gloucester has a unique and rich heritage formed by historic buildings, street patterns, archaeological remains, landscape and other physical remnants of its past. A city of intense urban activity for nearly two thousand years, it has a special legacy of nationally significant heritage from all historic periods. Heritage is a central component in the identity of Gloucester and defines much of what is locally distinctive and impacts on how residents and visitors feel, use and perceive the city. This has wide reaching implications on the image of the city, the economy, tourism and the health and wellbeing of residents, as well as providing distinctive character and landmarks. The Gloucester Heritage Strategy (2019) sets out projects and opportunities to deliver, enable, engage and support conservation and recreation of heritage.

¹⁸ Ibid

¹⁹ Gloucester Open Space Strategy, 2014 - 2019

Vision

- 2.19 The GCP aims to be aspirational but also to be realistic. The NPPF requires local authorities to take a positive approach that delivers sustainable development, reflecting the three central considerations; environmental, social and economic.
- 2.20 The GCP Vision to 2031 has evolved throughout the process and the starting point is the City Vision, which is, 'Gloucester will be a flourishing, modern and ambitious city, which all residents can enjoy.' This is then taken further through five 'key aims', which are; (1) A flourishing economy and city centre which meets the needs of our residents, businesses and visitors; (2) A vibrant evening economy; (3) A city which improves through regeneration and development; (4) A city where people feel safe and happy in their community; and (5) A healthy city with opportunities available to all.
- 2.21 This has been taken further to reflect the Council plan, strategies, plans and evidence around issues and opportunities in creating a Vision for the GCP, which is as follows:

Between 2011 and 2031 the city Council, together with its partners, stakeholders and the community will work together in positively delivering the Joint Core Strategy and Gloucester City Plan.

During this time significant progress will have been made in the regeneration of the City Centre and elsewhere within Gloucester. The city will be a flourishing, healthy, modern and ambitious City, where people feel safe and happy in their community and are proud to live and work.

Gloucester will grow as an economy and make a significant contribution to the wider economy of Gloucestershire, building on its strengths as a business location, whilst supporting business growth and expansion within the city itself.

A significant number of new decent homes will have been delivered in a way that reflects the type and tenure needed by the local community and that supports economic growth.

Health and wellbeing will be improved through the protection and provision of active streets, open and green spaces, woods and trees, playing fields, community infrastructure, environmental quality, connectivity and access.

New development will be built to the highest possible standard of design, focused on protecting the quality and local distinctiveness of the city, whilst responding to **and building resilience and adaptability to** the implications of climate change.

Gloucester's unique heritage, culture, and natural environment will be safeguarded and enhanced to create a highly attractive place that all residents and visitors can enjoy.

Key principles

2.22 To deliver the City Plan Vision, a set of 13 key principles have been identified. These feed into the policies and ensure the Vision is met.

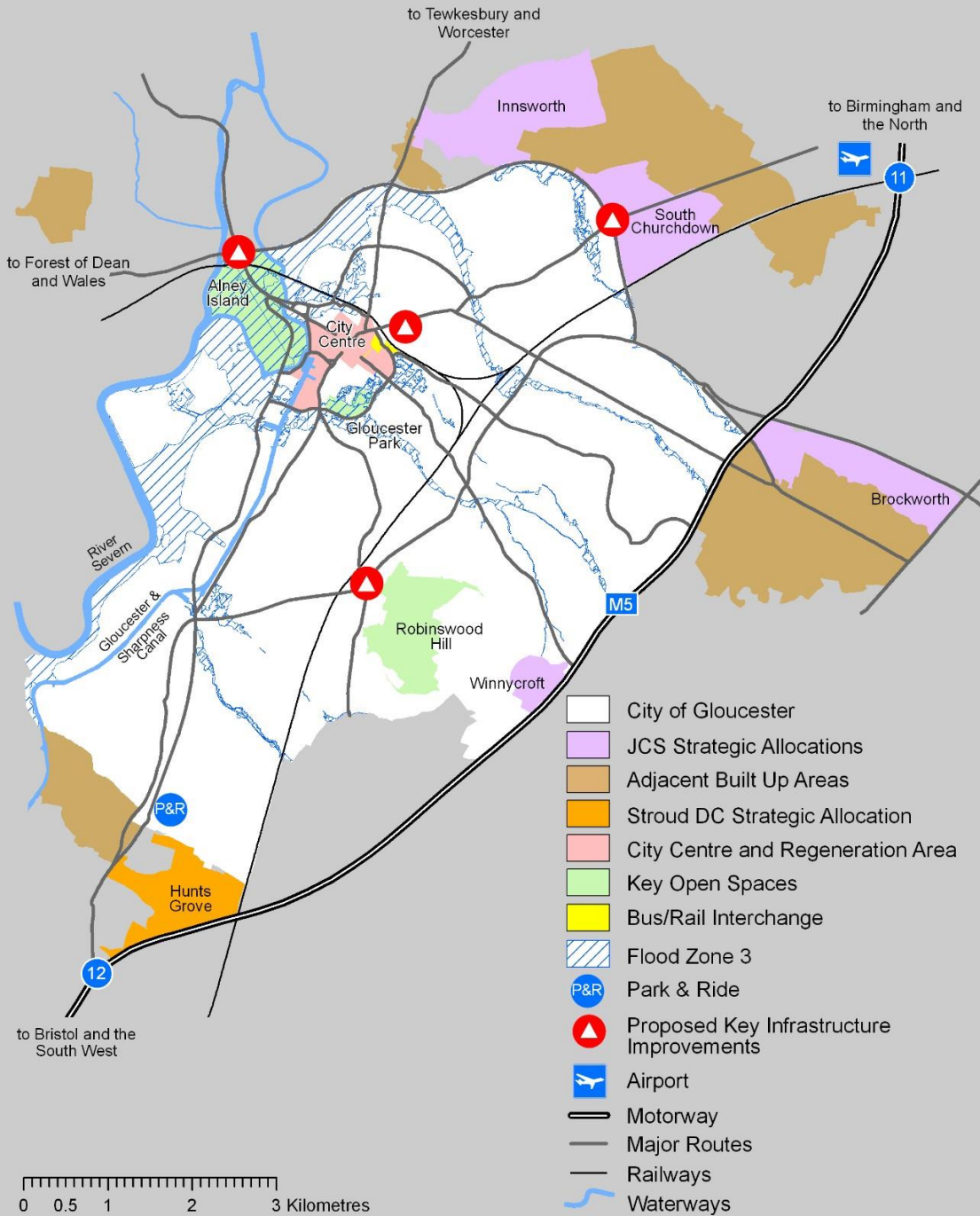
1. Ensure that new development contributes to the delivery of a transforming, **low carbon** city which **is resilient and adaptable to a changing climate**, brings regeneration benefits, promotes sustainable development, **incorporating measures to reduce waste, and** makes the most efficient use of brownfield land and the reuse of vacant **and underused** buildings and space.
2. Ensure that new development is supported by the necessary infrastructure.
3. Regenerate and develop the city centre and other areas of the city in a way that responds to and meets the needs of the 21st century and builds on strengths such as heritage and the waterside location.
4. Build on existing strengths to create a distinctive, diverse and innovative cultural, arts, tourism and sporting offer.
5. Encourage a vibrant and safe evening and night-time economy that appeals to all age groups and interests and encourages more overnight visitors.
6. Provide a balanced mix of new homes that provide for the needs and aspirations of existing and future communities.
7. Encourage and facilitate inward and homegrown investment, attract innovative growth sectors, create high and stable levels of economic growth and productivity, and increase jobs and skills development opportunities.
8. Improve educational attainment, skills and learning opportunities.
9. Protect and enhance the city's leisure, recreation and environmental assets, including the historic environment, public open spaces, woodlands and trees, allotments, areas of nature conservation, sensitive landscapes, playing fields and sports facilities.
10. Deliver development that achieves high quality design and layouts that integrates new and existing communities, reduces crime and the fear of crime, builds positively on local distinctiveness and contributes to the creation of an active, connected and sustainable city.
11. Ensure that development responds, mitigates and minimises its impact on climate change through sustainable design and construction, addressing flood risk and encouraging the use of sustainable forms of transport, making the most of existing infrastructure.
12. Improve the health and wellbeing of communities through good design that promotes and prioritises active travel and active lifestyles, by providing access to

good quality open spaces, playing fields, multi-functional green infrastructure and community facilities.

13. Tackle poverty and deprivation and the worst affected areas of the city.

2.23 The following key diagram shows Gloucester City within the context of JCS growth and key constraints. It shows the key JCS growth area to the north and east, located within Tewkesbury Borough, as well as development to the south of the city's boundary in Stroud District.

Key Diagram



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
 © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2016.

3. DEVELOPMENT NEEDS AND STRATEGY

3.1 The NPPF requires that local authorities should positively plan to deliver development needs. For Gloucester, these development needs are set by the strategic level Joint Core Strategy (JCS), which was adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council **in December 2017**. Between 2011 and 2031, the development needs for **Gloucester** are **set out by the following JCS policies**.

- Policy SP1 – The need for new development’: **at least** 14,359 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, **at least** 192 hectares of B-Class employment land to support approximately 39,500 new jobs.
- Policy SD2 – Retail and City / Town Centres’: 45,500 sq m (net) of comparison goods retail floorspace and 3,600 sq m (net) of convenience goods floorspace.
- Policy SD13 – ‘Gypsies, Travellers and Travelling Showpeople’: This policy sets out a criteria-based policy for the assessment of planning applications for these communities. The supporting text sets out accommodation needs arising from the Gloucestershire Gypsy and Traveller Accommodation Assessment (2016~~7~~). For Gloucester **City**, it identifies a need of two Gypsy pitches and 16 Travelling Showpeople plots arising from Gloucester’s existing communities. In relation to transit pitches for those members of the community travelling through the area, the GTAA recommends that there is no need for such provision and that the authorities should instead consider the use of ‘temporary tolerated stopping places’.

3.2 Policy SP2 ‘Distribution of new development’ of the JCS, sets out the delivery strategy, which is ~~the delivery of~~ development that maximises urban capacity, alongside the identification of urban extensions (strategic allocations) to the main urban areas of Gloucester and Cheltenham. This is so as to concentrate new development in and around the existing urban areas of Cheltenham and Gloucester to meet their needs, to balance employment and housing needs, and provide new development close to where it is needed and where it can benefit from the existing and enhanced sustainable transport network.

3.3 Most strategic allocations are in Tewkesbury Borough; this reflects the fact that Gloucester has a very limited land supply and in order to meet development needs, it has been necessary to work in partnership with Tewkesbury Borough Council to identify urban extensions within that local authority area. One strategic allocation, Winnycroft, is located within the administrative area of Gloucester City.

Housing

3.4 Gloucester city’s housing delivery position, as of 31st March ~~2019~~ **2021**, is summarised in the table below.

| | Gloucester City | Tewkesbury Borough |
|---|------------------|--------------------|
| JCS Strategic allocations (Tewkesbury Borough) | - | 4,895,331 |
| Winnycroft Strategic allocation (Gloucester City) | 620 | - |
| Completed | 3,993,070 | |
| Planning consents (commitments) | 2,339,769 | - |
| ‘Windfall allowance’ | 640,512 | - |
| Gloucester City Plan allocations | 972,920 | - |

| | | |
|---------------------|---------------|---------------|
| Other supply | 92 | - |
| TOTAL | 13,459 | 13,314 |

3.5 Further information is available from the housing monitoring report (~~September 2019~~ **October 2021**), available to download from the City Council's website.

3.6 Gloucester City has a shortfall of sites to provide for identified housing needs from 2028 to 2031; this amounts to ~~900~~ **1,045 dwellings as of the end of the monitoring period to March 2021**. This ~~A~~ shortfall is acknowledged and accepted within the JCS Policy REV01 'Gloucester and Tewkesbury Housing Supply Review' states the need for an immediate review of housing supply and that 'The review will cover the allocation of sites to help meet any shortfall in housing supply against the JCS housing requirements for the respective authorities'.

~~The JCS Review has already commenced with an 'issues and options' consultation taking place during November 2018 and January 2019. Further information is available from the JCS website.~~

3.7 Further details of Gloucester City's housing trajectory and five-year housing land supply is provided at Appendix 1.

Employment land

3.8 **Employment development is considered on a JCS-wide basis. Across the JCS area, through both strategic and non-strategic allocations, provision has been made for at least 192 hectares of traditional employment land. At the JCS examination, evidence was provided to demonstrate that there was a capacity of 7ha of employment land in the city²⁰. The GCP allocates** From an employment perspective, a total of 14.6 ~~8.1~~ hectares is allocated, either as 100% 'B Class' employment sites or as part of wider mixed-use schemes. **Together with recent commitments, such as those at King's Quarter, there is the opportunity for a substantial amount of floorspace to be delivered over the plan period.** ~~Together, they will deliver a substantial amount of employment floorspace. Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed proposals to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council's website.~~

Retail and city / town centres

3.9 Policy SD2 'Retail and City / Town Centres' provides the current JCS position. However, the policy is subject to an immediate review criterion 7 of the policy states 'Following adoption of the JCS, this policy will be subject to an immediate review. The single-issue review will take approximately two years to complete. It will cover strategic planning matters relating to the three JCS authorities including issues such as a revised assessment of retail, market share between different designated centres, city / towncentre boundaries, site allocations, primary and secondary shopping frontages and locally defined impact thresholds.' As mentioned above, this review has already commenced with an 'issues and options' consultation held between November 2018 and January 2019.

Consultants have been appointed to undertake the necessary evidence and support the JCS authorities in taking forward the emerging plan.

²⁰ **EXAM180 'JCS Economic Update Note'**

Gypsy and traveller communities

- 3.10 As identified above, there is a need for additional permanent Gypsy and Travelling Showpeople accommodation to meet the needs of Gloucester's existing communities. **The Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 identifies an overall need for two Gypsy/Traveller pitches and 16 Travelling Showpeople plots, between 2016 and 2031.** The City Council has reviewed all possible site opportunities, including their own land assets and those submitted through 'call for sites', and it has been concluded there are none that are suitable, available and viable within the city. A request has been submitted to all neighbouring authorities, under the 'duty to cooperate', for help in identifying deliverable sites. **Further details of the five-year housing land supply requirement for Travelling Showpeople plots is provided at Appendix 1.**
- 3.11 **Notwithstanding this, Policy SD13 'Gypsies, Travellers and Travelling Showpeople' and Policy SD11 'Housing mix and standards' set out a positive policy mechanism to deliver sites for both travelling and non-travelling households, where consistent with other policies in the Development Plan.**

Windfall development

- 3.12 **The JCS Review (now called the Joint Strategic Plan) is underway. This will consider the quantum of development required and the overarching spatial strategy moving forward, including the identification of development sites. Notwithstanding this, in the context of Gloucester's current development requirements as set out in the adopted JCS, relating to general housing needs, employment land and accommodation for Gypsies, Travellers and Travelling Showpeople, the City Council will take a positive approach to proposals for additional development over and above those allocated within the development plan where they are consistent with the development strategy of the JCS and policies of the Development Plan as a whole.**

4. DEVELOPMENT MANAGEMENT POLICIES

A: HOUSING

Introduction and context

- 4.1.1 There is a significant shortage of housing in the UK and this problem has persisted for decades. Not enough homes are being built to meet current or future needs and Gloucester is certainly not immune from this major social and economic issue. Gloucester's population is growing, but the city is physically constrained by the M5 to the east and floodplain to the west and is not able to meet its housing needs without formal cooperation with its neighbouring authorities. Through the adopted JCS the urban extensions to Gloucester (geographically in Tewkesbury Borough) will make an important contribution to meeting housing needs up to 2031. However, further allocations are made through the GCP and it is important that the most effective use of these sites is made of these development opportunities and that residential development delivers the range of housing required to meet the city's needs. ~~Further information on the city's housing requirement, delivery and site allocations made through the GCP is provided at Section 4 – Site allocations.~~
- 4.1.2 **Policy SP1 'The need for new development' of the adopted JCS sets a housing requirement of at least 14,359 new homes over the plan period of 2011 – 2031. Table SP2b of the JCS apportions the district capacity in the urban area at 7,772 homes, taken from different sources of supply. This figure does not represent a cap on capacity and, as highlighted elsewhere in the GCP, the City Council takes a positive approach to development proposals, where consistent with the development strategy of the JCS and policies contained in the Development Plan as a whole.**
- 4.1.3 **The supporting text to Policy SD13 'Gypsies, Travellers and Travelling Showpeople' identify needs relating to the Gypsy, Traveller and Travelling Showpeople community. At the time of writing, there are no deliverable sites for these needs in Gloucester City. However, the Council continues to explore opportunities within its administrative area and work proactively with neighbouring local authorities to meet these needs. Furthermore, Policy SD13 and Policy SD11 'Housing mix and standards' are enabling policies that support the delivery of suitable sites, where in accordance with the development plan, should they come forward as windfall proposals.**
- 4.1.4 **Appendix 1 provides the housing trajectory and five-year housing land supply calculation as of the end of March 2021. In addition, it appears from limited evidence available²¹ that as of 1 April 2022, the Council will be able to demonstrate a five-year supply of deliverable housing on adoption of the GCP.**
- 4.1.5 When people have decent, affordable and secure housing this acts as a foundation for healthy and happy communities and stable family lives. Ideally good housing needs to be close to schools, healthcare and public transport links. Good housing improves

²¹ **In December 2021 the City Council was subject to a cyber incident that removed access to systems used to manage planning applications, and which records information necessary to complete monitoring and a five-year supply calculation. The Council has undertaken a headline assessment, using predicted figures in the existing housing trajectory, and will prepare a full statement in due course.**

environmental and economic wellbeing and helps to create stronger communities and places that can act as a draw to investment and skilled workers.

- 4.1.6 The policies in this chapter specifically reflect City Plan Key Principles 1, 3, 6 and 10. The GCP aims to create a policy framework whereby the needs of all types of households are met. The plan seeks to support families, single people, students, self-builders, the elderly ~~and~~ those with disabilities or particular special needs, **and Gypsies, Travellers and Travelling Showpeople**. Based on the NPPF, Policy A1 provides the overall driver which seeks to use land and buildings effectively and efficiently. If this is achieved, then there is a greater prospect of a. achieving higher densities which will increase the supply of homes and b. protecting and preserving sites which need to be protected for their natural environmental value.
- 4.1.7 Further information in relation to policies in this section is provided in the Housing Background Paper, available to download from the City Council's website.

Policy A1: Effective and efficient use of housing, land and buildings

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|--|
| <u>A1: Effective and efficient use of housing land and buildings</u> | <u>SP2: Distribution of New Development</u> <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> <u>SD14: Health and Environmental Quality</u> |

Development **will be permitted where it** proposals are required to makes effective and efficient use of land and buildings. Development proposals should:

1. Result in overall improvements to the built and natural environment; and
2. Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, ~~or the amenities enjoyed by the occupiers of the neighbouring properties~~ **and the living conditions of neighbouring occupiers or future residents**; and
- ~~3. Not lead to a saturation of intensified properties within the area; and~~
3. Provide adequate off-street parking, access, covered and secure cycle storage which provides for the existing and proposed use; and
4. Not prejudice the potential for the comprehensive development of adjacent land; and
5. Provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development; and
6. Provide adequate, well designed, appropriately located and accessible bin storage areas; **and**
7. **Be well-designed to create and support healthy living conditions.**

Mixed-use developments and the re-use of vacant floors above commercial premises will be supported where it can be demonstrated that the uses are compatible and will result in safe and healthy living conditions.

4.1.8 Gloucester is a growing city which is constrained by several physical boundaries. Land is a precious resource and it is imperative that development maximises the number of homes and jobs provided, whilst safeguarding and improving the built and natural environment, and creating safe and healthy living conditions.

4.1.9 The National Planning Policy Framework (NPPF) encourages local authorities to make the most effective use of land in meeting the need for new homes and other uses. More specifically, the NPPF states that where there is an existing or anticipated shortage of land for meeting identified housing needs, planning policies should avoid homes being built at low densities, developments make the optimal use of each site and that authorities consider the use of minimum density standards for city and town centres and other locations that are well served by public transport.

4.1.10 When considering the potential capacity of site allocations within the GCP, the City Council has identified those sites where higher densities are more appropriate in respect of their location and character. These are near the bus and rail interchange and within or adjacent to

the city centre. Elsewhere, the indicative capacity has been determined based on a higher-level suburban density consistent with locations within the main urban area and in accordance with the Strategic Assessment of Land Availability (SALA) methodology.

- 4.1.11 However, it is not considered appropriate to set minimum densities for Gloucester City. This is because of the sensitive historic context within this area, with over 700 Listed Buildings and almost total coverage by different Conservation Areas, each with its own special character and distinctiveness. The most appropriate approach therefore is for applications to seek the most efficient use of land on a case-by-case basis, in the context of its location and character.
- 4.1.12 Developments will contribute to overall improvements to the built and natural environment of the city, including where appropriate its heritage. This includes ensuring that the scale of the development is befitting of the site and its wider locality and not cramped, awkward or 'squeezed' in appearance. This can be achieved by a proper site analysis and full understanding of the character of the area. In this regard, the Gloucester Townscape Character Assessment (2019) will be a particularly important consideration in determining appropriate densities and forms of development.
- 4.1.13 To increase density developers are encouraged to move away from smaller homes on smaller plots with less storage and amenity space, as this approach can often result in a cramped appearance and reduce mental wellbeing. Developers are encouraged to consider a range of innovative products and solutions that can compete with standard housing products. This could include apartments that are designed to be more desirable than a standard sized two- or three-bedroom house. This could be achieved by providing a higher quality of living environment through maximising natural light, which can provide views and a feeling of space and mental wellbeing, useable balconies, higher ceiling heights, increased storage, larger room sizes, additional reception or bedroom spaces, excellent standards of sound insulation, and architectural design that is more appealing than a standard two or three bedroom house. Three or more-bedroom apartments are encouraged and may appeal to smaller families and 'down-sizers' freeing up valuable family homes. An additional bedroom is often appealing to down-sizers as it allows for carers, visitors, or hobbies and interest to be pursued.
- 4.1.14 Improvements to the natural environment will be proportionate to the scale of development and could range from SUDs systems that extend the Green Infrastructure network to smaller scale biodiversity support and habitat creation through green roofs, tree planting, bat boxes, bird boxes and the like.
- 4.1.15 Within the City Centre evidence, including the Heritage Strategy (2019), points to many vacant floors above the commercial uses that operate at ground floor level. These vacant floors represent an opportunity for conversion to active uses including residential and office repopulating the city centre and bringing back into positive use heritage assets. Residents and workers in the city centre create activity and help to support its viability and vitality. This enlivens the area and helps to reduce crime and the fear of crime by providing natural surveillance, particularly in the evenings.
- ~~3.1.13 Where it is proposed to intensify an existing building (by conversion into flats or large House in Multiple Occupation) it is important to ensure that the proposal would not have a significant adverse impact on neighbouring properties or the wider area including its character. When assessing whether a proposed intensification of a dwelling would impact the character of the area consideration will be given to the number of existing of~~

intensifications in the area. Applications that would result in a saturation of family homes converted into flats or HMOs will not be permitted. Saturation is deemed to be reached if:

1. ~~It would result in any residential property (C3 use) being 'sandwiched' between two intensified properties; or~~
2. ~~Intensified properties represent more than 10% of households within a 100-metre radius of the application property.~~

- 4.1.16 Careful consideration will be given to the design and location of the proposal as well as to amenity space, parking, servicing and access arrangements. Any residential development, including the intensification of an existing dwelling, will be required to provide a suitable housing mix in accordance with SD11 Housing Mix and Standards of the JCS.
- 4.1.17 The City Council operates bin and kerbside recycling facilities. Recycling is an important part of the Council's commitment to sustainability. New developments will need to demonstrate how they can comfortably provide space for the various bins required so that residents can easily access all of the recycling and collection services.
- 4.1.18 Good design is necessary in this area to encourage use of the service, to aid refuse collection, maintain a visually attractive streetscene and to ensure that the highway is kept safe and free from obstruction. It is important that bin storage is accessible but also discreet and not located directly under openable windows. Communal collection facilities for new streets are aspirational as this can often take up less space and make bin storage more discreet.

Policy A2: Affordable Housing

~~On residential sites of 10 dwellings or more, or sites with a gross site area of 0.5 hectares or more, 25% affordable housing is required on all residential sites within Gloucester City.~~

~~The City Council will support grant aided schemes that deliver greater than 25% affordable housing, and tenure and house types, that meet the city's needs. The occupation of affordable housing will be limited to people in need of affordable housing and shall be secured in perpetuity.~~

~~Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the pro-rata percentage of affordable housing sought will apply to the larger area as a whole.~~

- 3.1.17 ~~Gloucester has a significant need for more affordable homes. JCS Policy SD12 sets out the overarching strategic policy position; 'Outside of the strategic allocations, on sites of 11 dwellings or more, or sites with a maximum combined floorspace of greater than 1,000 sq m; a minimum of 20% affordable housing will be sought on developments in Gloucester City...' This policy reflects the fact that the evidence underpinning the JCS identified value areas within which different levels of affordable housing could be achieved. This evidence has been strengthened through the Viability Appraisal prepared in support the GCP, and this demonstrates that a 25% figure can be supported residential developments in the city.~~

Please note that since the JCS was adopted, the Government has amended the affordable thresholds as reflected in the policy above.

- ~~3.1.18 Affordable housing is defined within the NPPF as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers), including (a) affordable housing for rent (b) starter homes (c) discounted market sales housing (d) other affordable routes to home ownership such as shared ownership.~~
- ~~3.1.19 In accordance with the adopted JCS, affordable housing should be provided on-site and seamlessly integrated and distributed through the development scheme. Developments should also include a balanced mix of dwelling sizes, types and tenures to meet the future housing needs of the area, including affordable rent, and the design and price of homes should ensure they are genuinely affordable and fit for purpose.~~
- ~~3.1.20 The density, layout and type/tenure mix of a site can impact on viability and therefore the ability to deliver affordable housing. Applicants should design schemes to ensure the most efficient and effective use of land, whilst being consistent with other policies in the JCS and GCP, for example in relation to design and heritage.~~
- ~~3.1.21 In exceptional circumstances where an applicant may be able to provide robust evidence to demonstrate an inability to meet the affordable housing requirement, evidence must be provided in the form of a viability appraisal. This will be independently assessed for the City Council by a third party and this will be paid for by the applicant. Clarity as to the particular circumstances that have given rise to the development's reduced viability or non-viability will be established through either an open-book valuation or through an independently commissioned assessment using the Homes and Communities Agency 'Development Appraisal Tool' or other equivalent tools, to be agreed with the City Council in advance of the assessment.~~
- ~~3.1.22 Where it can be demonstrated through viability that a development cannot support the required 25% affordable housing, the applicant is expected to seek, in accordance with JCS Policy SD12, public funding or other public subsidy in order to support the required level of affordable housing. Equally, the applicant should consider the mix and design of a scheme (whilst according with other relevant policies in the JCS and GCP) in order to reduce costs and maximise the delivery of affordable housing.~~
- ~~3.1.23 The City Council will support schemes that deliver levels of affordable housing greater than 25%, through public subsidy or other mechanisms.~~
- ~~3.1.24 In some circumstances, vacant building credit may apply to developments that would bring vacant buildings on a site back into lawful use, or where such buildings are demolished as part of a development. If the site in question is eligible, this would reduce the expected affordable housing contribution from a site.~~
-

Policy A2: Houses in Multiple Occupation

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|--|
| <u>A2: Houses in Multiple Occupation</u> | <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> <u>SD14: Health and Environmental Quality</u> |

Planning permission for the creation of a House in Multiple Occupation (HMOs) will be permitted where:

1. The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and
2. The development would not result in the creation of more than two adjacent properties in HMO use; and
3. HMOs, including the proposed development, would represent no more than 10% of properties within a 100-metre radius of the application property.

- 4.1.19 HMOs are residential properties that were originally intended for a single household and have since been converted into a large HMO (Sui Generis) requiring planning permission.
- 4.1.20 Whilst HMOs can provide a valuable housing option for many, high concentrations can have a negative impact on the character of an area, and the amenities enjoyed by existing residents. To ensure an appropriate balance HMOs will be required to provide a suitable housing mix in accordance with SD11 Housing Mix and Standards of the JCS and accord with the other policies of the GCP.
- 4.1.21 The number of properties will be calculated using the Council's GIS (Geographic Information Systems) mapping software. Each property has a unique location point defined on the National Land and Property Gazetteer (NLPG) and the location point of the proposed HMO will be the centre of the 100m radius. The number of residential properties falling within the 100m radius of the proposed HMO will be assessed by totalling the location points falling within that defined radius. Properties that fall partly within the 100m radius will only be included if the location point, as depicted on the NLPG, falls within this buffer.
- 4.1.22 For the purpose of this approach, dwellings that are either within purpose-built blocks of flats, or within houses that have been sub-divided into separate flats, are all counted as one single property, and only the first address point is counted. This will avoid counts becoming 'skewed' by a high proportion of flats in one small area. Where a property is in mixed use, the first residential address point is counted.

4.1.23 In an area with an Article 4 Direction small HMOs (Use Class C4) will also be counted as intensified properties. Outside of an Article 4 direction, small HMOs will not be counted as intensified properties as they do not require the benefit of planning permission.

Policy A3: Estate regeneration

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---------------------------------------|---|
| <u>A3: Estate regeneration</u> | <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> <u>SD14: Health and Environmental Quality</u> <u>INF3: Green Infrastructure</u> <u>INF4: Social and Community Infrastructure</u> |

There is a general presumption to support the regeneration of housing estates where the following criteria are met:

1. The physical condition of the housing stock is poor (i.e. the dwellings are substandard, or demonstrably not fit for purpose in the short-medium term); and/or
2. There is an area-specific socio-economic justification for re-development led regeneration, considered alongside alternative options for re-modelling or refurbishment;

If the criteria above are met, proposals must then meet the following:

3. The proposal has been properly master-planned; and
4. The existing strengths of the locality, both the built and natural environment and the community assets, are identified and positively improved upon as part of any regeneration; and
5. The local community has been actively engaged in shaping the proposals; and
6. The proposal provides suitable type and tenure housing choices to meet the needs of existing residents and the needs of the wider city; and
7. The proposal promotes strong and thriving communities by providing community facilities, open spaces, retail and other economic opportunities at an appropriate level to meet the needs of the existing and expanded community; and
8. The proposal can demonstrate that development led regeneration delivers positive socio- economic benefits for existing residents; and
9. The proposal helps to maintain and promote independent living and improves health and well-being.

4.1.24 There are several former local authority housing developments in Gloucester of varying age. The City Council supports the regeneration of housing estates such as these where it can be demonstrated that the physical condition of this housing stock is considered not fit for purpose and alternative options have been robustly considered. Any redevelopment to provide new accommodation must meet the needs of existing and future residents and, as

with all other planning applications, be compliant with other policies within the JCS and GCP.

- 4.1.25 These established housing areas often have existing assets both in terms of the built and natural environment, but also in terms of residents and the communities they have created. It is important that the positive aspects of past housing developments are not lost and that any regeneration initiatives genuinely enhance the neighbourhoods and the communities involved. The council would encourage the use of independent community advisors and community builders throughout the process.
- 4.1.26 The redevelopment of affordable housing provides an opportunity to improve community infrastructure, health and wellbeing, and access to jobs and services.
- 4.1.27 The City Council ~~is in the process of preparing~~ **has produced** Supplementary Planning Documents for the areas of Matson and Podsmead. These SPDs provide additional guidance to support any future regeneration in these areas and should be considered as part of future planning applications.

Policy A4: Student accommodation

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|--|
| <u>A4: Student accommodation</u> | <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> <u>SD14: Health and Environmental Quality</u> |

Proposals for new purpose-built student accommodation must satisfy the following criteria:

1. The proposal will provide for an identified need of a further educational establishment located in Gloucestershire, for students attending ~~full time~~ courses for one academic year or more; and
2. The developer has entered into a formal agreement with the further education establishment; and
3. The proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution(s); and
4. The location is well served by sustainable transport modes **to the educational establishment**; and
5. Rooms and facilities are of an appropriate size for living and studying.

The Council will seek appropriate controls to ensure that, within academic terms, the approved schemes are occupied solely as student accommodation for identified institution(s).

Proposals for purpose-built student accommodation will not be supported on sites allocated for housing elsewhere in the GCP.

The permanent loss of purpose-built student accommodation will only be supported where it can be demonstrated that the accommodation is surplus to the current and future requirements of relevant further education establishments, or equivalent or better replacement provision is made in a suitable location.

- 4.1.28 There are several further education establishments in Gloucester City; namely the University of Gloucestershire, the University of the West of England and Gloucestershire Royal Hospital. Hartpury College and University is also located a short distance to the north of the city.
- 4.1.29 The City Council is keen to support the growth of these establishments, and others should they choose to locate campuses within the county, and recognise the important contributions that students living in the city make to the local economy. At the same time, over recent years the Council has received speculative planning applications for student accommodation that have not since come forward.
- 4.1.30 In support of the GCP, consultation with the current further educational establishment has been undertaken to understand current and future needs for purpose-built student accommodation. It concludes that current built supply of accommodation, plus an element of those units with planning consent, are adequate to provide for current needs, and those anticipated in the short to medium term.
- 4.1.31 The Council is keen to ensure that the best possible use of made of its finite land supply and will support planning applications for new purpose-built student accommodation where there is a proven need and it would deliver a quality living environment for future students. For the same reason, the Council is keen to protect from the loss of existing student accommodation to alternative uses. In support of planning applications, applicants will be expected to provide written evidence from the further education establishment, demonstrating the need the proposal would provide for, as well as evidence of a formal agreement between the developer and that further education establishment.
- 4.1.32 Outside of term time, student accommodation can provide an important source of accommodation in support of tourism, events and festivals. The City Council strongly supports the use of purpose-built student accommodation in this way.

Policy A5: Specialist housing

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--------------------------------------|--|
| <u>A5: Specialist housing</u> | <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> <u>SD12: Affordable Housing</u> |

Development proposals for specialist housing must be **Specialist housing developments will be permitted where they:**

1. **Are** supported by evidence of the demonstrable need for this form of housing within Gloucester City;
2. **Are** suitable for the intended occupiers in relation to the affordability, quality, design and type of facilities with, if appropriate, the provision of support and/or care ~~supported by a sustainable business model;~~
3. **Are** accessible to local shops and services, public transport and community facilities appropriate to the needs of the intended occupiers; and
4. ~~In a location that avoids excessive concentration of such housing within any one street or small area.~~ **Will not lead to harm through over concentration in the local area, including but not limited to:**
 - a. **Levels of activity that cause excessive noise and disturbance to local residents**
 - b. **Excessive demand on social infrastructure, such as health and social care and police services**
 - c. **Significantly reducing housing choice in the local area, preventing the existence of a mixed and balanced community.**

Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester ~~in accordance with Policy A2.~~

If development, including change of use, would involve a net loss of specialist residential floorspace, this will only be permitted where appropriate replacement specialist housing accommodation will be made that satisfies the above policy or it is demonstrated that there is no local need for the floorspace to be retained for the current or last use.

4.1.33 The UK has an ageing population and meeting the needs and aspirations of older, frail and disabled people is a priority. National and locally there is evidence that such housing should focus on the provision of well-designed adaptable, care-ready, HAPPI, general needs accommodation that meets identified needs and is suitable in terms of location, design and affordability. The accordance with the JCS, the City Council expects applications to support the delivery of inter-generational living and mixed and balanced communities in the city.

4.1.34 Specialist housing is defined as housing designed and designated for occupation by older people, disabled people, and vulnerable people with specific housing needs. Such provision will include an element of care and support needed to allow residents to live as independently as possible. Specialist housing includes the following types of provision:

- Sheltered housing
- Residential care and nursing homes
- Extra-care housing
- Shared homes
- Cluster units
- Respite, rehabilitation and convalescent accommodation
- Hostel accommodation
- Accommodation for the homeless.

4.1.35 The council will work closely with Social and Health Care commissioners to assess needs and develop strategies that will help inform development proposals. Early engagement with relevant commissioners by developers is essential to ensure there is a need for the form level and type of accommodation proposed.

4.1.36 Design is a critical element of any development or dwelling housing but has a particular relevance to specialist housing and older persons' housing: for example, space and flexibility, daylight in the home and in shared spaces, balconies and/ functional high-quality outdoor space, adaptability and 'care ready' design. Proposals for specialist housing will be expected to reflect existing and or emerging best practice in relation to the proposed occupants.

4.1.37 Older persons households, and disabled persons households often have a limited income. **Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Gloucester.** Therefore, ~~applications will need to demonstrate how the housing costs and related service charges are sustainable in relation to local earnings and incomes of the specific group for which the housing is designed.~~ A scheme's eligibility to be treated as 'exempt accommodation' for Local Housing Allowance purposes is not an indication that the provision is affordable housing, merely that the residents housing costs are benefit supported. Consideration will need to be given to future needs of residents and whether benefit dependency undermines longer term personal development, care, or housing needs.

4.1.38 Given that specialist housing often provides housing for vulnerable persons, the safeguarding of their health and wellbeing is a key issue. Proposals will need to demonstrate that the landlord and service providers are either on a relevant procurement framework and/or can demonstrate that they are a fit and proper organisation to deliver the proposed scheme. ~~Legal agreement will allow for the substitution of landlords or service providers whose business model risks long term delivery of the housing or the support/services, or the management of the scheme or provision of support/services are deemed inadequate by the Council and /or Social /Health Care commissioners.~~

4.1.39 **Proposals should support the building of mixed and balanced communities and the over concentration of specialist housing in an area may lead to harm, for example through a significant adverse impact on the amenity of occupiers in the local area, and/or excessive demand on social infrastructure.**

Policy A6: Accessible and adaptable homes

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--|
| <u>A6: Accessible and adaptable homes</u> | <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> |

In order to create accessible homes that meets the needs of an aging population, frail and disabled persons, and to meet the City Council’s duty under the Equalities Act, the following accessible and adaptable homes standards will be met:

1. ~~50~~**25%** of housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) ‘accessible and adaptable dwellings’ to be met; and
2. 4 (four) % of the affordable housing component of every housing development should meet Building Regulations requirement M4 (3) ‘wheelchair user dwellings’ ~~to be wheelchair accessible or be easily adapted for residents who are wheelchair users.~~

4.1.40 Accessible homes support the changing needs of residents from raising children through to mobility issues faced due to frailty, old age or through disability. The standards allow people to live independently maintaining their health and wellbeing for as much of their life as possible, either in their existing home or in alternative accommodation to meet their changing needs and aspiration within their neighbourhood or local area. This helps to promote safe, accessible environments that promote inclusion and community cohesion.

4.1.41 Homes built to M4 (2) standards have design features that have been tailored to foster accessible living, helping to accommodate old age, injury, disability, pregnancy and pushchairs or enable future adaptation to accommodate this diversity of use. **Developers are encouraged to provide M4(2) dwellings across all type and tenure to meet identified need in the city.**

4.1.42 **Homes built to M4(3) 2 (b) standard are sufficient to meet the needs of occupants who are wheelchair users.** The National Planning Practice Guidance states that local plan policies for wheelchair accessible homes (M4 (3)) should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. In the interest of mixed and balanced communities, the Council would also encourage developers to build wheelchair accessible market homes, and Policy A7: Self build and custom build homes also supports provision of such homes. **4% of affordable homes should be wheelchair accessible to meet identified need on the City Council’s Housing Register. Provision shall comprise of affordable rented homes to which the City Council will allocate households.**

4.1.43 Evidence shows a significant need for accessible and adaptable homes in Gloucester during the GCP period to meet the needs of an ageing population and those with a disability.

Habintec 'Towards accessible housing: A toolkit for planning policy', provides a methodology for calculating the number of wheelchair user households with unmet housing needs. To support this policy the toolkit has been applied and it demonstrates that 4% of affordable housing needs to be wheelchair accessible to meet unmet and future wheelchair housing need.

- 4.1.44 In terms of adaptable housing, an analysis has been undertaken to understand likely needs. It demonstrates an under-supply of existing homes and a future requirement for homes that meet this standard. Further information is available in the Housing Background Paper, available to download from the City Council's website.
- 4.1.45 ~~Developers of Specialist Housing may wish to increase the level of M4(3) category homes to reflect the needs of the intended occupants.~~ **In complying with this policy, developers, and in particular those delivering specialist housing, may wish to increase the proportion of properties which meet the higher M4 (2) and M4 (3) standards, including the provision of wheelchair accessible housing.**
- 4.1.46 Compliance with the criteria should be demonstrated in the Design and Access Statement submitted with the planning application and conditions will be applied to any consent granted to ensure the standards are complied with. **Exceptions will only be made where the applicant can clearly demonstrate why, given the particular site-specific circumstances of a development, the standards cannot be met. This could, for example, be where the structure of an existing building would preclude its conversion to housing in a manner consistent with the standards.**

Policy A7: Self build and custom build homes

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--|
| <u>A7: Self-build and custom build homes</u> | <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> |

For all housing sites* either allocated in this plan or which come forward as windfall developments, and which comprise 20 or more ~~dwelling~~ **houses**, a ~~minimum of 5% of the net developable area shall be set aside as serviced plots.~~ ~~The~~ serviced plots shall be offered for sale to self and custom builders, subject to demand being identified on the Council's Self & Custom Build Register.

Self and custom build plots which come forward through this policy shall be made available and appropriately marketed for a minimum of 12 months from grant of planning permission, **or a shorter period if agreed by the City Council**. Marketing should be directed at those on the Council's Self and Custom Build Register as well as the general public. If, after **the agreed set marketing period** ~~a 12-month period~~, the plots have not been sold it will be for the developer to consider whether the plots continue to be marketed as self / custom build opportunities or if they will be built out by the developer. Evidence of sustained marketing will need to be submitted to the Council.

Elsewhere, windfall sites for self-build and/or custom build housing will be supported where they meet other policies within the JCP and GCP.

* Excluding sites and applications for flats/apartments.

- 4.1.47 Self-build housing is where the individual or group has a high degree of autonomy and involvement in house design and construction. Custom-build housing involves an individual or a group commissioning specialist such as architects and/or builders to assist with the project.
- 4.1.48 The Self-Build and Custom Housebuilding Act 2015 requires the Council to keep, and have regard to, a register of people who have expressed an interest in self-build / custom build projects in the Local Authority area. Based on evidence of demand from the Self and Custom Build Register, the Act also requires the Council to put in place policies to support the delivery of planning permissions to meet the demand.
- 4.1.49 Developers are expected to liaise with the Council to ensure that plots available for self and or custom build are marketed to those on the register as well as to the general public. Further information to support this policy is provided in the Housing Background Paper, available to download from the City Council's website.

Policy A8: Static caravan sites

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--|
| <u>A8: Static caravan sites</u> | <u>SD10: Residential Development</u> <u>SD11: Housing Mix and Standards</u> |

Existing static caravan sites shown on the policies map are protected for their current use and proposals for alternative development on these sites will not be supported, unless it can be demonstrated the need for this form of accommodation no longer exists.

- 4.1.50 For some people living in a static caravan is a choice and a way of life and static caravans provide a type of affordable accommodation. There are four large static caravan parks in the city and their loss would place a considerable burden on alternative affordable provision. Sites could not easily be replaced within the city. Existing sites will therefore be protected from alternative development proposals.

Policy A9: Extensions to existing dwellings

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|---|
| <u>A9: Extensions to existing dwellings</u> | <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> |

Well-designed extensions of residential properties, and/or the erection of outbuildings incidental to the enjoyment of the dwelling, will be granted planning permission where they satisfy all of the following criteria:

1. The plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site. Proposals that result in an inappropriate increase in the scale, form or footprint of the original building will not be permitted; and
2. The height, size, design and the external facing materials of the extension or outbuilding are in keeping with the scale and character of the existing dwelling and its wider setting; and
3. The living conditions of neighbouring occupiers are not unduly harmed by the proposal as a result of overlooking, overshadowing, or overbearing development.

- 4.1.51 A well-designed home extension can be a good way of providing additional accommodation and an improved living environment. An extension can improve the overall quality and efficiency of a home, as well as improving its flexibility to enable for example, working from home, better access, space for growing or extended families and allow residents to remain in their home and community even if their circumstances change.
- 4.1.52 The City Council seeks a high standard of design to house extensions to ensure that the extension is appropriate in terms of the character of the existing property, the surrounding street scene, and causes no unreasonable harm to those living in or around the property and to their enjoyment of their homes.
- 4.1.53 Further guidance can be found in the Supplementary Planning Document 'Home Extension Guide' and any subsequent iteration.

Policy A10: Annexes to existing dwellings

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|---|
| <u>A10: Annexes to existing dwellings</u> | <u>SD4: Design Requirements</u> <u>SD10: Residential Development</u> |

Annexes to existing dwellings will be granted planning permission where it can be demonstrated that there is a clear need to accommodate a relative, dependant or full-time carer and the proposal meets the following criteria:

1. There is a functional link with the principal dwelling; the accommodation provided within the annexe is ancillary and there remains a reliance on the connection with the main dwelling; and
2. Is of a subservient design and scale to the existing dwelling; and
3. Is in the same ownership as the principal dwelling; and
4. There will be no boundary demarcation or sub-division of garden areas between the proposed annexe and the principal dwelling.

- 4.1.54 Residential annexes are a common form of development that allows a relative or dependent to live with their family. The accommodation is ancillary to the main dwelling and is sited within the residential curtilage. The resident of the annex should be clearly associated with the occupants of the principal dwelling house e.g. dependent relatives or domestic staff working for the residents of the principal dwelling. The annex should form part of the same “planning unit” by sharing the same access, parking area and garden.
- 4.1.55 The City Council will normally seek to add a planning condition to any permission to secure its continued use as an annex ancillary to the main dwelling. This is in order to avoid the development being later used by an unrelated occupant or as an independent dwelling.
- 4.1.56 Concerns can exist in respect of flood risk to vulnerable occupiers of ground floor annexes proposed in Flood Zones 2 and 3. Where there is no internal door linking an annex with the rest of an existing house a Flood Risk Assessment appropriate for a new dwelling will be needed to assess flood risk to occupiers of the annex.

B: EMPLOYMENT DEVELOPMENT, CULTURE AND TOURISM

Introduction and context

- 4.2.1 Gloucester has a strong, diverse and growing economy, being the main economic driver in Gloucestershire, along with Cheltenham. Overall, the Gloucester economy supports 68,000 jobs and 3,425 businesses. Key sectors include manufacturing, energy, finance and insurance services and overall, the City has high rates of economic participation. Evidence shows that the city has a good range of different types of employment sites, supporting a diverse economy and with high occupancy rates.
- 4.2.2 Limited land supply within the administrative area of the City Council means that the strategic growth must take place in neighbouring authorities and the City Council must work with those authorities in realizing growth aspirations.
- 4.2.3 **Employment land is considered on a JCS-wide basis, providing** The JCS provided an employment strategy for the JCS and strategic land release at urban extensions, aligned with the Strategic Economic Plan (SEP). **Across the JCS area, through both strategic and non-strategic allocations, provision has been made for at least 192 hectares of traditional employment land. At the JCS examination, evidence was provided to demonstrate that there was a capacity of 7 ha of employment land in the city (20). The GCP allocates 8.1ha, either as 100% traditional employment or as part of wider mixed-use schemes. Together with recent commitments, such as those at King's Quarter, there is the opportunity for a substantial amount of floorspace to be delivered over the plan period.**
- 4.2.4 ~~That said,~~ The GCP plays its part in allocating sites for additional employment land, in whole or in part, at the following locations; SA07 Lynton Fields (Land East of Waterwells Business Park); SA08 King's Quarter; SA09 Quayside House; SA17 Land South of Triangle Park; and SA21 Part of West Quay, The Docks; ~~and SA22 Land adjacent to Secunda Way Industrial Estate.~~ Further information is available in Section 45 of this plan – Site allocations.
- 4.2.5 It is important that the city protects existing employment land and buildings for the benefit of existing and future business, including small and medium size business (SMEs) and 'start-ups', and that opportunities are taken to support business growth and the attractiveness of employment stock. Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports ~~proposed~~ **proposals** to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council's website.
- 4.2.6 At the same it is important to support the economic potential of tourism and cultural development. For this reason, the GCP supports proposals to make better use of key assets including the Docks and Canal and develop ~~with~~ **their** tourist and cultural base.
- 4.2.7 These policies link with several key principles, but particularly (7) 'Encourage and facilitate inward and home-grown investment, attract innovative growth sectors, create high and stable levels of economic growth and increase jobs and skills opportunities' and (4) 'Build on existing strengths to create a distinctive, diverse and innovative cultural, arts, tourism and sporting offer.'

- 4.2.8 The JCS provides retail and city centre policies for the city at Policy SD2. However, this policy is subject to an immediate review. The review will cover, amongst other things, a revised assessment of retail floorspace needs and a strategy for each of the ~~designed~~ **designated** centres. It covers all designated ‘town centres’, i.e. the city / town centres, district centres and local centres. Further information is available on the JCS website.
- 4.2.9 The policies in this section should be read in conjunction with JCS policies SP1 ‘The need for new development’, SP2 ‘Distribution of new development’, SD1 ‘Employment – Except retail development’ and SD2 ‘Retail and City / Town centres’.

Policy B1: Employment and skills plans

| | |
|---|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>B1: Employment and skills plans</u> | <u>SD1: Employment – Except Retail Development</u> |

For housing development of 10 or more units and major commercial development of 1,000 sq. m or more of new internal floorspace, applicants will be required to submit an Employment and Skills Plan (ESP). The ESP will be proportionate to the scale of the proposal and identify opportunities for the employment and skills development of local people ~~through~~ **during the implementation** ~~implementation~~ **construction and operational stages** of the proposal.

~~The ESP should address priorities identified and agreed at an early stage through consultation with the City Council and local employment and skills agencies. The ESP will have targets reflecting industry standard benchmarks, setting out the outcomes expected from the development.~~

- 4.2.10 There is a need for a focused improvement in educational attainment and skills in Gloucester. In order for local people to get jobs it is obvious that they need the right education and skills in order to be aligned with the needs of employers. But employers also need to play their part in giving opportunities to suitably qualified people from the local area. In the long term it is not socially or environmentally sustainable for people to travel long distances to work so employers should be encouraged to recruit locally.
- 4.2.11 The Gloucester Economic Growth Strategy 2019 (EGS) takes a strategic approach to encouraging employment and skills development, seeking to;
- Enable more people to enter the labour market with the skills, knowledge and attitudes required to make them employable;
 - Develop a larger and more skilled workforce in line with local employer/labour market needs;
 - Increase the number of apprenticeships available; and
 - Help facilitate a reduction in the number of unemployed and economically inactive people of working age.

4.2.12 In terms of planning and development, the EGS seeks to:

- Insist that major regeneration schemes in which the Council has a financial interest create employment and skills opportunities for local communities and business opportunities for local suppliers.
- Require applicants seeking planning consent for major housing development and major commercial development to produce Employment and Skills Plans, identifying opportunities for the employment and skill development of local people.

4.2.13 The ESP should address priorities identified **by relevant local industry groups, such as the Construction Industry Training Board (CITB)** and be agreed at an early stage through consultation with the City Council and local employment and skills agencies. The ESP ~~should~~ **will** have targets reflecting industry standard benchmarks, setting out the outcomes expected from the development.

4.2.14 **The City Council will further support proposals within the ESP that seek to deliver the employment and skills aims of the EGS during the operational stage of the development.**

4.2.15 **The City Council will keep the effectiveness of the policy under review through regular dialogue with housebuilders and through liaison with the Gloucestershire Employment and Skills Board, which includes industry representatives alongside learning and skills providers.**

4.2.16 Further guidance in relation to the preparation and implementation of Employment and Skills Plans is available on the City Council’s website.

Policy B2: Safeguarding employment sites and buildings

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|---|
| <u>B2: Safeguarding employment sites and buildings</u> | <u>SD1: Employment – Except Retail Development</u> |

Employment sites and buildings will be safeguarded for ~~B-class employment uses~~ **offices, research and development, light industrial, general industrial and storage and distribution**, and change of use/redevelopment to ~~non-B class~~ **other** uses will generally be resisted. Such proposals will only be supported where the following criteria are met:

- a. The site or premise is redundant or no longer fit for purpose or capable of meeting employment needs; ~~and~~ **or**
- b. **Alternative local employment facilities of an equivalent standard can be provided without adversely impacting on the operation of the existing business and its accessibility to existing employees; and**
- c. The proposal would not adversely impact on the continued use of adjacent employment uses; **and**
- d. The proposal would bring significant benefits to the local economy and/or community that would demonstrably outweigh the loss of employment land.

- 4.2.17 Gloucester is a small urban authority with a limited supply of employment land. Evidence from the City Council's Employment Land Review (2019), Economic Growth Strategy (2019) and Strategy Options for the City of Gloucester (2017) point to an excellent supply of existing employment sites and premises within the city, which overall are well occupied and meets the needs of and is attractive to the business community. The city provides a good range of different forms of employment space, from high profile business parks through to lower quality options, but which nevertheless provides the range of quality, type, size and price of accommodation to provide for the needs of businesses.
- 4.2.18 Gloucester is a primary focus for economic activity in the county and it is important this ~~is~~ is maintained. In order to achieve this, existing sites and premises are protected from redevelopment to alternative uses, unless the proposal can meet the criteria outlined in the above policy. Where opportunities exist, the City Council will support proposals to intensify and improve the quality and offer of existing employment sites – see Policy B3 below.
- 4.2.19 For the avoidance of doubt, this policy covers sites and buildings currently in employment use, as well as extant consents. This is because the existing urban capacity of employment land is an important component in meeting the quantum of employment land required in the JCS.
- 4.2.20 In demonstrating compliance with criteria a) of this policy, the City Council will normally expect the submission of a Marketing Appraisal, prepared by a suitably qualified person, demonstrating that the site or premises have been marketed for a reasonable period of time, details of any expressions of interest received and expert opinion of why the site was not acquired/leased.
- 4.2.21 ~~For the avoidance of doubt, This policy applies to all employment falling into Class B of the Town and Country Planning (Use Classes) Order 1987 (as amended) including Class B1 (a, b and c), B2 and B8. It applies to all existing employment land and premises, consented employment land and premises, and allocations made in the GCP.~~

Policy B3: New employment development and intensification and improvements to existing employment land

| | |
|---|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>B3: New employment development and intensification and improvements to existing employment land</u> | <u>SD1: Employment – Except Retail Development</u> |

Development proposals for new ~~'B' class employment development,~~ **offices, research and development, light industrial, general industrial, and storage and distribution,** and/or to improve the quality of accommodation, the environment and intensify the use of existing employment sites will be supported where the following criteria are met:

1. Any increase in traffic can be accommodated by the transport network; and
2. Satisfactory vehicular access, parking and manoeuvring space can be provided; and
3. The proposal would not result in significant adverse impact on the amenity of neighbouring uses, particularly residential properties **and it would not place unreasonable operational restrictions on adjacent existing or allocated land uses;**and
4. The scale and design of the proposal is compatible with the character of the location; and
5. It would not result in unacceptable adverse environmental impacts, ~~for example~~ **interms of noise, air, water, soil or light pollution; and**
6. **Provision is made for the delivery of efficient and effective commercial waste collection services.**

Proposals for limited ~~non-B class~~ **development outside these** uses will be supported where they are genuinely ancillary / complementary to the primary use of the site ~~for B class uses~~. Where such uses are defined as 'main town centres uses', they will be considered in the context of Adopted JCS Policy SD2 'Retail and City / Town Centres'.

- 4.2.22 Policy SP2 of the Adopted Joint Core Strategy (JCS) identifies a need for 192ha of new employment land across the JCS area. Gloucester is a small urban authority with a finite supply of land and therefore the opportunity to allocate land within the administrative area is limited. Most new employment land therefore has to come forward through the adopted JCS on strategic allocations outside of the City Council's administrative area. JCS Policy SD1 further supports employment development at locations allocated for employment development within Gloucester City and for the redevelopment of existing sites or the change of use from non-B class employment to B class where of an appropriate scale and character. This policy goes a step further in specifically supporting the intensification of existing employment sites where they meet set criteria.

- 4.2.23 The city's existing employment stock makes an important contribution to the economy of the city and the wider county and region and, in light of the above, it is fundamentally important that the very best use of made of existing employment stock, whilst ensuring the impacts of doing so are adequately considered and addressed.
- 4.2.24 The City Council's Employment Land Review (2019), Economic Growth Strategy (2019) and Strategy Options for the City of Gloucester (2017) point to an excellent supply of existing employment land within the city, which overall meets **the needs** of and is attractive to the business community. However, it also identifies that there are opportunities for environmental improvements and/or intensification that could support increased productivity/economic growth and the needs of growing businesses. This is particularly true within the city centre where concerns around the quality of the environment has been identified as an issue in attracting businesses to the area.
- 4.2.25 In some circumstances additional uses within employment areas can provide an important local service within employment areas. In order to maintain the primary function of B use class employment sites, these will be genuinely ancillary to and, where constituting 'main town centres uses', assessed in accordance with the sequential test and impact test.
- 4.2.26 **With regards to waste collection from employment sites the City and County Council wish to see high quality facilities which support the implementation of the waste hierarchy and encourage the practices of resource efficiency and waste reduction.**

Policy B4: Development within and adjacent to Gloucester Docks and Canal

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|---|
| <u>B4: Development within and adjacent to Gloucester Docks and Canal</u> | <u>SD1: Employment – Except Retail Development</u> <u>SD2: Retail and City / Town Centres</u> <u>SD8: Historic Environment</u> <u>SD14: Health and Environmental Quality</u> |

Development proposals within, or adjacent to the docks and canal that facilitate accessibility and recreational use of the historic docks, waterspace and the wider canal network will be supported where they satisfy the following criteria:

1. The development will not infill or reduce the depth of water of docks/canal waterspaces to the extent where it would limit the range of boats and other craft that could safely navigate and/or operate within the waterspaces; and
2. ~~The development would not adversely affect, and where possible enhances the historic built character, features and setting of the open waterspaces; and~~
2. **Development will be expected to respond to the significance of the historic docks conservation area and other individual heritage assets, ensuring new development makes a positive contribution to its character and distinctiveness; and**
3. There will be no significant adverse impact on the ~~environmental~~ amenity of local residents, visitors, workers or other recreational users of the waterspace; and
4. The development will not adversely affect existing, and where possible makes appropriate provision for future management and maintenance of public realm, movement routes, waterspaces and quaysides, moorings or waterway infrastructure and utilities. Where appropriate, opportunities should be taken to improve or reinstate the canal towpath; and
5. **The development would not adversely affect the functioning of existing businesses; and**
6. Development provides net biodiversity gain and facilitates ~~its role as~~ **delivery of** multifunctional green and blue infrastructure (including water quality).

Where development could have an impact on internationally designated sites a Habitats Regulations Assessment is required.

4.2.27 Gloucester Docks and the canal side is a major cultural and historic asset for the city, and already represents a major tourist attraction with the National Waterways Museum, Soldiers

of Gloucestershire Museum and various festivals and events. **The docks are also home to both commercial and leisure moorings as well as other commercial uses, including a successful working boatyard which add heritage value and visual interest to both the dockside and waterspace.**

4.2.28 However, the waterspace is generally underutilized and represent an opportunity to attract further investment, generate footfall within the city centre and encourage physical activity and improved health and wellbeing. The Canal and River Trust has prepared a Waterspace Strategy for Gloucester Docks, which aims to increase the recreational use of the Docks and canal, **whilst retaining and supporting existing uses.**

4.2.29 The whole of the Docks and part of the Gloucester & Sharpness canal is located within conservation areas, and within the main Docks basin, there are 14 Listed warehouses. Furthermore, the city's successful regeneration programme over recent years has resulted in the creation of a new residential and business community within the docks and wider area. It is important that increased use of the waterspaces does not lead to a significant adverse impact on local amenity or lead to an erosion of the special historic character within the area.

4.2.30 It is also important that land-based development does not have an adverse impact on or prevent the use of the waterspace and that new water-based activities do not impede the use of the waterspaces by boats, water craft and vessels.

4.2.31 Development that could come forward to support greater use of waterspaces includes, but is not limited to, the following:

- Floating pontoons for canal boat mooring, boat hire, water taxis and buses;
- The provision of utilities and services to the quayside edge to enable/facilitate recreational activity (and reduce the reliance on generators, petrol engines, dock vehicular traffic etc).
- Installation of stepped dockside structures to gain access at water level;
- Feature lighting installations that assist in animating the dock and quaysides (waterspaces should remain dark);
- Proposals that enhance the interpretation of the cultural heritage and archaeology of the historic dockland environment; and
- Water sports activities.

4.2.32 Applicants are encouraged to discuss proposals with the Canal and River Trust at the earliest possible opportunity.

Policy B5: Tourism and culture

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|--|
| <u>B5: Tourism and culture</u> | <u>SD2: Retail and City / Town Centres</u> <u>INF4: Social and Community Infrastructure</u> |

The City Council will support proposals that deliver the Cultural Strategy and Vision (2016–2026), or any future iteration. This includes proposals for the provision of new creative workspaces and for the improvement and/or extension of existing tourism, arts and cultural workspace and facilities.

Where the proposal includes ‘main town centre uses’, the applicant must demonstrate compliance with the sequential test and impact test, as set out at Policy SD2 of the adopted Joint Core Strategy.

- 4.2.33 Gloucester has a strong and unique culture and tourism offer, with Gloucester Cathedral, the Docks, over 700 Listed buildings, Roman heritage, Gloucester Rugby, thriving festivals and events, museums and cultural venues such as the Guildhall. At the same time, it is recognized that the city lags other cities and towns of a similar size or status. In response to this, the City Council and the Gloucester Culture Trust have ambitions to build on current strengths and develop and cultural and arts offer of the city further. **The Gloucester Cultural Strategy and Vision Update 2021 – 2026 sets out a range of objectives and actions that seek to embed culture into the city’s future plans, build cultural and creative industries, activities, festivals and events, and empower young people to participate in culture.** Further opportunity is identified in the City Council’s adopted Heritage Strategy (2019) in terms of the role that the historic environment can play in underpinning the delivery of quality places, tourism and culture.
- 4.2.34 The City Council will therefore support proposals that seek to deliver the tourism and cultural offer of the city. Applicants should have regard to other relevant policies in the adopted JCS and GCP, for example in relation to development affecting designated and non-designated heritage assets and accessibility for all.
- 4.2.35 Where a proposal is for a main town centre use outside of the city centre boundary, the applicant will need to apply the sequential test and impact test in accordance with the Joint Core Strategy.

Policy B6: Protection of public houses

| | |
|--|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>B6: Protection of public houses</u> | <u>SD2: Retail and City / Town Centres</u> <u>INF4: Social and Community Infrastructure</u> |

Development proposals for the redevelopment or change of use of public houses or buildings last used as public houses will only be permitted where it can be demonstrated that:

1. All reasonable efforts have been made to keep the pub in viable use and it can be demonstrated that its continued use would not be feasible or practical. ~~or~~
This will include:
 - a) **The submission of a comprehensive sustained marketing campaign (agreed in advance by the Council), offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;**
 - b) **The agreed marketing campaign will be run for a period of at least six months before the planning application is submitted;**
 - c) **The public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;** or
2. There is an existing public house within a reasonable walking distance that meets the needs of the local community; or
3. A replacement public house **that meets the needs of the local community** will be provided on part or all of the site, or within **reasonable** walking distance of the site.

4.2.36 Local pubs can be an important focal point within the local community. The City Council therefore seeks to protect pubs from unnecessary loss and will seek evidence ~~to~~ from an applicant to demonstrate that all reasonable efforts have been made to retain the pub in viable use. ~~In order to satisfy the requirements of this policy, applicants will normally be expected to submit evidence demonstrating the following:~~

- ~~a) A comprehensive sustained marketing campaign (agreed in advance by the Council) has been undertaken, offering the public house for sale as a going concern and using an agreed realistic valuation of the premises;~~
- ~~b) The marketing campaign has run for a period of at least six months before the planning application is submitted;~~
- ~~c) The public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;~~
- ~~d) Extensive engagement with the local community to demonstrate the acceptability of existing provision within a reasonable walking distance for the community, or alternative replacement provision.~~
- ~~e) Opportunities have been explored for the public house to be taken forward through a community ownership initiative.~~

4.2.37 **To demonstrate that the alternative or proposed public house meets the needs of the**

local community evidence of extensive engagement will be required. As well as seeking the views of the community on their needs and the suitability of alternative or proposed provision, the community consultation shall also make the community aware of community ownership initiatives.

C: HEALTHY COMMUNITIES

Introduction and context

4.3.1 Across the city there are significant health inequalities which result in people living a poorer quality of life and having reduced life expectancy. In 2016 life expectancy was 13.9 years lower for men and 12.5 years lower for women in the most deprived areas of Gloucester than in the least deprived areas. Key Principle **14 12** of this plan seeks to improve the health and wellbeing of communities through good design that promotes and prioritises active travel and active lifestyles, by providing access to good quality open spaces, playing fields, multi-functional green infrastructure and community facilities.

4.3.2 Most health issues have a strong preventable component that is significantly influenced by the places and spaces in which people live. For example reducing inactivity could prevent up to 40% of many common long term conditions, such as diabetes.

“If being active was a pill we would be rushing to prescribe it. Physical activity is essential for health and reduces the risk of many preventable diseases and conditions from cancer to depression.” Public Health England, Everybody Active, Every Day (PHE, 2014).

4.3.3 Local authorities have a statutory duty to improve the health of their residents through the Health and Social Care Act 2012. Directors of Public Health are statutory chief officers tasked with developing and supporting delivery of strategies to address local priorities to improve health and reduce inequalities. The City Council will continue to work closely with Public Health to ensure developments which contribute to the reduction of health inequalities across the city.

4.3.4 The NPPG highlights the importance of developing a healthy community which:

- Supports healthy behaviours
- Supports reductions in health inequalities, and
- Enhances the physical and mental health of the community

4.3.5 The environments in which people live, work and play influence their choices and behaviour. Planning, in being able to shape the urban environment and provide the infrastructure required for a healthy lifestyle, has a significant role to play in the creation of healthier places.

4.3.6 The following policies have been included to ensure new development does not harm human health and takes all available opportunities to provide our residents with healthy active choices. **More widely, the GCP supports the creation of healthier communities. This is reflected in many other policies, for example those relating to heritage, good design and creating a sense of place in new development, the delivery of new homes that meet the needs of communities and sustainable transport.**

Policy C1: Active design and accessibility

| | |
|--|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>C1: Active design and accessibility</u> | <u>SD4: Design Requirements</u> <u>INF1: Transport Network</u> |

Development proposals must clearly demonstrate **meet the highest possible standards of accessible and inclusive design, so that:**

- ~~1. A layout that fully accords with the principles of Active Design outlined by Sport England, or any future iteration:~~
- ~~2. The proposal meets the highest possible standards of accessible and inclusive design, meeting the following principles:~~
 1. The development can be used safely, easily and with dignity by all regardless of ability, age, gender, ethnicity or economic circumstances; and
 2. The development is convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment; **and**
 3. **The development will support healthy active lifestyles by facilitating participation in physical activity by:**
 - a) Creating the conditions for active travel between all locations within the development and to the wider local shops, services, built and natural surroundings.**
 - b) Prioritising active travel through safe integrated walking, running and cycling routes separate from vehicular activity.**
 - c) Locating new facilities in the best location for those walking, cycling or using public transport.**
 - d) Providing multifunctional spaces to create opportunities for sport and physical activity.**
 - e) Creating a network of streets and spaces that are well enclosed by buildings and/or structural landscaping.**
 - f) Creating a clear hierarchy of principal and secondary streets; and**
 - g) Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.**

4.3.7 The location, accessibility, layout and design of developments have the potential to either positively or negatively impact on the extent to which people can make healthy choices and lead active lives.

4.3.8 Cycling and walking is often more cost effective and therefore brings opportunities for access and inclusion across a wider number of income groups. Gloucester is a relatively flat and compact city making it ideal for walking and cycling. Applicants will be expected to maximise all viable options to improve the opportunities for walking and cycling in and around proposed developments.

4.3.9 Active design promotes healthy lifestyles that are made easy through: the pattern of

development, providing access to local services and facilities, good levels of connectivity, green spaces and green routes, safe places for active play, and spaces for food growing. All of which will be accessible by walking ~~or~~ **and** cycling. Developers **should have regard to** ~~will be required to demonstrate how their proposals accord with the 10 Principles of Active Design outlined by Sport England in “Active Design: Planning for Health and Wellbeing through Sport and Physical Activity”, ‘Building for a Healthy Life’ (Birkbeck, D., Kruczkowski, S. with Jones, P., McGlynn, S. and Singleton, D. June 2020),~~ or any future iteration, **in developing proposals.**

~~3.3.10 Cycle parking, cycle storage, accessibility and walking distances shall meet the guidance provided in Manual for Gloucestershire Streets and any subsequent amendments from the Highways Authority.~~

4.3.10 Good design should reflect the diversity of people who use it and not impose unnecessary barriers of any kind. People of all ages, genders, ethnicity, economic circumstance, those with both physical and learning disabilities in our community should be able to access, **use** and feel safe in all new developments. This includes extensions to all public buildings and the design and layout of public open spaces and playgrounds.

Policy C2: Allotments

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|---|
| <u>C2: Allotments</u> | <u>INF3: Green Infrastructure</u> <u>INF4: Social and Community Infrastructure</u> |

Existing allotments are protected from redevelopment to alternative uses, unless alternative provision is made by the developer, of equivalent or better quality, in an accessible and appropriate location to the community where the loss would occur.

Provision of new allotments will be supported where they would meet identified need within a community.

4.3.11 Gloucester is a small urban authority with an increasing population and finite land supply. Allotments are an incredibly important resource, supporting local food growth, physical activity and health and wellbeing. Within the city there are public allotments sites which collectively provide 652 individual allotments on 16 hectares of land. At the time of writing, there are waiting lists for all of the allotment sites. It is therefore important to protect against the loss of city’s existing allotments sites.

4.3.12 Opportunities for new allotments are limited, however where demand arises and the proposal is in a suitable location to meet that demand, they will be supported by the City Council.

Policy C3: Public open space, playing fields and sports facilities

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|---|
| <u>C3: Public open space, playing fields and sports facilities</u> | <u>INF3: Green Infrastructure</u> <u>INF4: Social and Community Infrastructure</u> |

Existing public open spaces, playing fields and built sports facilities will be protected from redevelopment to alternative uses, in whole or in part, unless ~~it can be demonstrated that~~ **the following criteria are met:**

1. **For public open spaces, an assessment demonstrates the site is of low value and of poor quality, with no opportunities for improvement and is surplus in terms of all functions that open space can provide.**
2. **For playing fields and sports facilities, an assessment demonstrates** there is an excess of provision in the local area, there is no current or planned future demand for such provision, **or** that there would be no overall shortfall **in provision.**

If the criteria above cannot be met:

3. The open space, playing field or facility can be replaced by alternative provision of an equivalent or better quality and quantity in an accessible and appropriate location to the community where the loss would occur; **or**
4. The proposal is ancillary development that would enhance existing facilities and not reduce or prejudice its ongoing use; **or**
5. The proposal affects land that is not suitable, or **is** incapable, of forming an effective part of ~~the~~ **an** open space, playing field or facility and its loss would not prejudice the ongoing use of the remainder of the site for that purpose.

The need for ~~New~~ **new** open space, ~~and~~ playing fields **and built sports facilities** within new development will be ~~determined~~ **provided** in accordance with **to meet** the **needs of the local area** ~~aims and recommendations of the City Council's Open Space Strategy and Playing Pitch Strategy.~~

Development proposals to enhance ~~or provide new~~ open spaces, playing fields or built sports facilities will be supported where they **meet the evidenced needs of the local area** ~~deliver the aims and recommendations of the Council's Open Space Strategy, Playing Pitch Strategy and Built Sports Facilities Strategy, or any future iterations.~~

- 4.3.13 Gloucester is a small urban authority with an increasing population, increasing participation in sports and physical activity and finite land supply. This will further increase with population growth through the delivery of new homes. The Council's Open Space Strategy, Playing Pitch Strategy and Built Sports Facilities Strategy identify the need to:

- Protect existing site from alternative uses;
 - Make the best use of existing spaces and facilities should be made through improving quality and facilities to provide for the needs of communities and;
 - Where possible, require new provision through new development to provide for the needs of new residents.
- 4.3.14 At the same time, evidence shows that Gloucester has higher levels of inactivity than the national and regional averages (Sport England Active Lives 2017 – 2018) and, unsurprisingly, higher levels of health issues as a result. There is an opportunity within the city therefore to increase participation in formal sports and physical activity more generally.
- 4.3.15 Policy INF4 of the Joint Core Strategy sets out that where new residential development will create, or add to, a need for community facilities, including open space, it should be met as on-site provision and/or as a contribution to facilities or services off-site. In satisfying this requirement, applicants should have regard to the aims and recommendations of the strategies identified in the paragraph above. Normally, new on-site open space will be expected on sites of 35 homes or greater.
- 4.3.16 To achieve this, the site allocations within this plan identify specific opportunities for new provision where there is a shortfall in quantity, quality and accessibility, namely;
- Land rear of St Oswalds Retail Park;
 - Land at Great Western Road Sidings; and
 - Land at The Wheatridge (should it come forward for residential development)
- 4.3.17 Furthermore, site allocation SA06 allocates land at ‘Blackbridge’ in Podsmead for a sports and community hub. This forms a key part of the Council’s Playing Pitch Strategy, which seeks the delivery of two multi-functional sports hubs in Gloucester; one in the north and one in the south of the city. The northern hub, located at Oxstalls Sports Park and the University of Gloucestershire, was complete in 2018.
- 4.3.18 **The Council has set out in its adopted Open Space Strategy (OSS), Playing Pitch Strategy (PPS) and Built Sports Facilities Strategy (BSFS), the needs of the local area both in terms of the provision and the necessary enhancements required to improve the provision. These documents, or any future iterations, provide the detailed background evidence to support the delivery of the Council’s aims and recommendations for new and enhanced open space, playing pitches, and built sports facilities.**
- 4.3.19 **The Council’s strategies also provide an assessment of the public open spaces, playing pitches and built sports facilities within the local area. These approved assessments, or any future update to them, will be used when assessing criterion 1 and 2 of this policy. It is recommended that the scope and methodology of any third-party assessments are approved in advance.**
- 4.3.20 The location and extent of open spaces and playing fields is identified on the policies map. Where new development delivers additional open spaces and playing fields that ~~aren’t~~ **are not** shown on the policies map, these will be afforded the same level of protection. In terms of protecting against the loss of built sports facilities, for the avoidance of doubt, these include sports halls, swimming pools, squash courts, the athletics track, indoor bowls and indoor tennis. It also includes village, community and parish halls, albeit they have a wider function within the community.

3.3.20 Where new development affects land currently or previously used as a playing field (within the last five years), Sport England will be consulted as statutory consultee and the applicant will be required to demonstrate compliance with their exception tests.

Policy C4: Hot food takeaways

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|---|
| C4: Hot food takeaways | SD14: Health and Environmental Quality |

Proposals for hot food takeaways, including mobile catering units must satisfy the following criteria:

1. The design of the unit, including its ventilation and bin storage would not have a significant adverse impact on the visual amenity of the area; and
2. There would not be a significant adverse impact on the amenities of occupants of neighbouring **nearby** properties ~~within a reasonable distance of the proposed location~~ in terms of noise, traffic disturbance, odour, litter, light or hours of operation; and
3. There would not be an **unacceptable** severe impact on the surrounding highway network, traffic safety or create unacceptable parking issues; and
4. The proposal incorporates adequate waste storage and disposal facilities; and
5. There should be a minimum of two non-**hot food takeaway units** ~~-A5 units~~, or at least 10 metres, between the units, whichever is greater.
6. Outside of the city centre, district centres and local centres, that the proposal is not within 400 metres of **any access to** a secondary school or college.

4.3.22 Planning can influence the built environment to improve health and reduce obesity and excess weight in local communities. Local planning authorities have a role in enabling a healthier environment by supporting opportunities for communities to access a wide range of healthier food production and consumption choices.

4.3.23 Gloucester has several health issues connected with obesity that need to be addressed. Public Health England (PHE) reports that in ~~2017/18 66.3% of adults and 36.8% of children in Year 6 were overweight.~~ **2018/19 25.9% of 4 – 5 year olds and 36.9% of 10 – 11 years olds in Gloucester City are an excess weight (overweight or obese). These figures are significantly higher than national and county averages. Furthermore, 5.4% of 10 – 11 year olds are affected by severe obesity and this level is one of the highest in the South West region.** Reducing obesity, particularly among children, is one of the priorities of (PHE and the government’s ‘Childhood Obesity Plan’). Being overweight increases a person’s risk of developing cancer, heart disease and type 2 diabetes.

4.3.24 To help tackle childhood obesity through supporting healthy behaviours, hot food takeaways will not be permitted within 400 metres of **any access to** a secondary schools or colleges. Primary schools have been excluded as children in this age group are normally restricted from leaving the school premises at breaktimes.

- 4.3.25 The policy also aims to control the clustering of hot food take-aways in order to retain a balanced mix of shops and services within local centres and to preserve the amenity of the local environment by controlling the noise, smells and general disturbance generated from the use.
- 4.3.26 **Hot food takeaways can often generate significant levels of local litter and waste. The Council will expect efficient and effective commercial waste collection services that support the implementation of the waste hierarchy and encourage resource efficiency and waste reduction.**

Policy C5: Air quality

| | |
|---|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>C5: Air quality</u> | <u>SD14: Health and Environmental Quality</u> |

Proposals for major development must demonstrate compliance with EU limit values and achieving national objectives for air pollutants. Proposals must:

1. Not create a new “street canyon”, or a building configuration that inhibits effective pollution dispersion; and
2. Minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads, or directing combustion generated pollutants through well sited vents or chimney stacks; and
3. Use green infrastructure, trees and hedgerows, to absorb dust and other pollutants; and
4. Provide infrastructure that promotes modes of transport with low impact on air quality; and
5. Control dust and emissions from construction, operation and demolition.

Within the city’s Air Quality Management Areas (AQMAs) and in areas near schools and hospitals, development which reduces tree cover, hedges and other forms of vegetation will be expected to make provision for a net gain in vegetation onsite and/or within the relevant buffer zone. The use of green roofs and walls in these areas will be strongly supported along with other suitable measures to increase vegetative cover.

- 4.3.27 Air pollution is a major threat to the health and wellbeing of people living in urban settings. In the UK it has been estimated that the mortality burden of long-term exposure to particulate matter (PM2.5) in 2008 was equivalent to nearly 29,000 premature deaths in those aged 30 or older. The Public Health Outcomes Framework data tool shows the fraction of mortality attributable to air pollution by local authority (range 2.7 - 8.3%, average for England 5.4%). It is likely that removing exposure to all PM2.5 would have a bigger impact on life expectancy in England and Wales than eliminating passive smoking or road traffic accidents. The economic cost from the impacts of air pollution in the UK is estimated at £9-19 billion every year which is comparable to the economic cost of obesity (over £10 billion). In 2013, the International Agency for Research on Cancer has identified outdoor air pollution as causing lung cancer, without identifying the specific pollutants that are the carcinogenic component.
- 4.3.28 Local authorities have a wide remit and their responsibilities touch on many aspects of our lives. To achieve their objectives, they need to draw on many different resources, some statutory, and some that rely on cooperation with others. Good air quality is one such objective, where many players can affect the outcome through actions taken in different places and sometimes over long periods of time as one development succeeds another.
- 4.3.29 Determining one application in isolation may not achieve good air quality on its own. This is often achieved through many decisions made in different circumstances guided by a mosaic

of policies that implemented together will create better air quality. Gloucester City Council currently has three Air Quality Management Areas (AQMA's) as identified by breaches of the average annual mean action levels. The M5 motorway also runs along the eastern edge of the city and creates impacts in terms of air and noise pollution.

Mitigating impacts through planting

- 4.3.30 There is evidence that increased urban vegetation can help to reduce the impacts of air pollution, but distinction should be made between reductions in concentrations of particulate matter and gaseous pollutants. In terms of gases, certain types of vegetation can remove small amounts of pollutants from urban air by deposition, but in terms of particulate matter, the planting of trees can redistribute particulates but not remove them. However reduced air temperature as a result of tree planting is believed to improve air quality because emissions of many pollutants and/or ozone-forming chemicals are temperature dependent - <https://laqm.defra.gov.uk/laqm-faqs/faq105.html>
- 4.3.31 In terms of trees, it is important to note that the level of effectiveness of any planting will depend on the season, the number of trees, the species, the siting, the canopy density and the prevailing wind direction in the particular street. NPPF Paragraph ~~81~~ **186** states that in tackling air pollution green infrastructure provision and enhancement should be considered along with other initiatives.
- 4.3.32 AQMAs have been targeted for action for obvious reasons but the policy also targets areas around the city's schools and hospitals. This is due to the fact that these areas generally have high levels of vehicular traffic combined with the congregation of large numbers of people who are particularly vulnerable to air pollution. Close proximity in the context of this policy means within 50 m of the site boundary identified in the buffer zones on the policies map.

Policy C6: Cordon Sanitaire – Netheridge Sewage Treatment Works

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--|
| <u>C6: Cordon Sanitaire: Netheridge Sewage Treatment Works</u> | <u>SD14: Health and Environmental Quality Gloucestershire Waste Core Strategy 2012 – 2027: Core Policy WCS11 – Safeguarding Sites for Waste Management</u> |

~~Development likely to be adversely affected by smell from Netheridge Sewage Works, within the Cordon Sanitaire defined on the policies map, will not be permitted.~~

Planning permission will be granted for development within the Cordon Sanitaire, as shown on the policies map, where it can be clearly demonstrated through a robust odour assessment that:

- 1. The users/occupants of the proposed development will not be adversely affected by odour nuisance; and**
- 2. The introduction of the proposed use will not adversely affect the continued operation of the Netheridge Sewage Treatment Works.**

4.3.33 Severn Trent Water PLC (Severn Trent) is responsible for sewerage and sewage disposal. They operate Netheridge Sewage Treatment Works (NSTW) south of Hempsted, a facility that processes a significant amount of waste from Gloucester City and beyond. The fields adjoining Netheridge are used for sludge disposal that, in addition to the works itself, create unavoidable smell problems within the area. In order to reasonably prevent development that would be adversely affected by smell, a cordon sanitaire area is shown on the proposals map within which development will not be permitted **which is a strategic regional/subregional waste facility, processing permitted and non-permitted waste, for sewerage/sludge, domestic waste and trade waste. In order to prevent development that would be subject to odour nuisance and to prevent unreasonable constraints on the operation of NSTW, a Cordon Sanitaire is shown on the policies map. Development within the Cordon Sanitaire will not be permitted unless it can be shown that odour nuisance risk is negligible to future occupiers of that development.**

4.3.34 NSTW is identified in the Gloucestershire Waste Core Strategy 2012 under Core Policy WCS11 ‘Safeguarding Sites for Waste Management’, which states:

‘Existing and allocated sites for waste management use will normally be safeguarded by local planning authorities who must consult the Waste Planning Authority where there is likely to be incompatibility between land uses. Proposals that would adversely affect, or be affected by, waste management uses will not be permitted unless it can be satisfactorily demonstrated by the applicant that there would be no conflict.

The Waste Planning Authority will oppose proposals for development that would prejudice the use of the site for waste management.’

~~4.3.35 To support this Policy C6, an assessment of odour nuisance arising from NSTW has been undertaken and has informed the boundary on the policies map. The study is informed by a review of odour complains, odour surveys, a detailed dispersion model assessment and a review of a previous model assessment. Severn Trent were engaged in the review process in order to understand currently and future operations, including plans for any proposed future infrastructure improvements to accommodate additional waste and/or to reduce the impact of odour on the surrounding area. It categorises likely odour nuisance on the basis of odour contours from the sewage works.~~

~~4.3.35 The extent of the cordon sanitaire has been drawn on the basis the area most likely to be affected by odour nuisance, within the 3 – 5 odour contour area. This boundary does not represent the absolute limit of the area where smells can be detected but is drawn so as not unreasonably to constrain development in the existing built-up area.~~

4.3.36 The Cordon Sanitaire is necessarily conservative as there is uncertainty as to how odorous emissions from NSTW might alter over the plan period –for example from the intensification of waste facilities at the site due to new development and/or from the closure of nearby facilities, or from a reduction in odour emissions from NSTW through the introduction of new technology.

4.3.37 If development is proposed within the Cordon Sanitaire, whose occupants/users are likely to be sensitive to odours from NSTW, then applicants will be required to undertake appropriate assessments to show that odour nuisance would not occur, or the new use poses a risk to NSTW's operation.

4.3.38 Without Policy C6, an increase in nuisance impacts on new development within the Cordon Sanitaire could unduly prejudice NSTW's operation, requiring it to pursue changes to its operation that would entail excessive cost; which would be contrary to Core Policy WCS11.

4.3.39 Development proposed within the Cordon Sanitaire must be supported by an appropriate odour assessment in line with the Institute of Air Quality Management (IAQM) guidance. Planning applications for residential development and similarly sensitive uses must be supported by comprehensive and detailed odour dispersion modelling, and appropriate source monitoring and ground-based observations. It is strongly advised that the scope of any such odour assessment is agreed with the City Council in advance.

Policy C7: Fall prevention from taller buildings

| | |
|---|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>C7: Fall prevention from taller buildings</u> | <u>SD4: Design Requirements</u> |

On buildings or structures above 12 metres in height, planning permission will be granted where mitigation measures have been taken to help prevent suicide and accidental falls.

Where mitigation measures are used, such as anti-climb methods, fences, barriers and rails, these will be well designed and integrated into the overall design of the building.

- 4.3.40 Suicide is a national and local health priority. In Gloucestershire suicide kills approximately 60-67 people a year. When compared to deaths from road traffic accidents, which were 29 in 2014, suicide is responsible for twice as many deaths. During a six-month period in 2019 Gloucestershire Constabulary dealt with 67 incidents of people attempting or threatening to attempt to jump from tall buildings across the city. Whilst not all suicides and attempted suicides can be prevented through mitigation measures in the urban environment, it is the Council's responsibility to do all that in can to keep people safe. In planning terms, a simple thing that can be done is to make sure that where there is public access to tall buildings, that these buildings are designed in a way that restricts the access or the possibility of jumping or falling from the upper floors. This accords with the government's objective to reduce access to the means of suicide.
- 4.3.41 Retrofitting schemes can be expensive, cumbersome and poorly designed, as such it is considered appropriate to deal with this issue from the outset to ensure safe and well-designed buildings. It is known that falls from more than four storeys are more likely to result in life changing injuries or death. Falls can occur accidentally, through misadventure or suicide. The average floor to floor height for an office building is 3.9 meters per storey. Residential buildings tend to have floor to floor heights of about 3.1 meters. Therefore, where buildings or structures are proposed above 12 metres developers will be required to provide a statement within the Design and Access Statement outlining how they have considered this policy.
- 4.3.42 The statement should outline what public access there will be to any roof, open element, or structure above 12 metres and what measures will be integrated into the design of the building to reduce the opportunities for suicide and falls. This could be as simple as ensuring that there is no public access to roof top spaces or designing out open sides above 12 metres on a car park for example. Where public access to an open roof top or element is possible, over 12 metres, suitable well-designed suicide prevention measures will be required to be incorporated into the design of the building. These will be subtle and cohesive to the architectural design.
- 4.3.43 Further guidance can be found in 'Preventing suicides in public places; A practice resource' published by Public Health England.

Policy C8: Changing Places Toilets

| | |
|------------------------------------|--------------------------------------|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>C8: Changing Places Toilets</u> | <u>SD4: Design Requirements</u> |

Where ~~possible~~ appropriate, **major non-residential developments and minor developments for community, cultural, leisure, sport and civic uses where a new or refurbished public toilet or changing facility is proposed, shall include a fully accessible and equipped toilet** applications for retail, sports venues, cultural and leisure developments that propose to provide toilets will provide at least one toilet to the 'Changing Places' standard.

- 4.3.44 The NPPF requires local planning authorities to put in place policies that create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users.
- 4.3.45 People with profound and multiple learning disabilities, as well as other disabilities that limit mobility, cannot often use standard accessible toilets. People may be limited in their own mobility and require equipment to help them, or the space to have support from one or more carers. Standard accessible toilets (or “disabled toilets”) do not allow for both right-hand and left-hand side transfers, provide changing benches or hoists and most are too small to accommodate more than one person. Without ~~Changing Places~~ **fully accessible and equipped** toilets, the user is put at risk, and carers are forced to risk their own health and safety by changing their loved one on a toilet floor. This is potentially dangerous, unhygienic and undignified. Everyone has a right to live in the community, to move around within it and access all its facilities. For some people the lack of a fully accessible toilet is denying them this right.
- 4.3.46 At present, none of the public toilets in the city ~~meet this standard~~ **are fully accessible**, although a 'Changing Places' toilet is proposed within the refurbishment of Kings Walk Shopping Centre. The City Council will actively encourage developers to provide enhanced accessible toilets within schemes. This is considered especially important for those uses that are accessed by the public. This ~~reduces the~~ **will help to improve the** accessibility of the city and its enjoyment for some of our residents and visitors. The Council endorsed the use of “Changing Places: the practical guide” which can be found at http://www.changing-places.org/install_a_toilet.aspx.
- 4.3.47 **A fully accessible and equipped toilet includes space for two carers to change an adult with all of the necessary equipment required to do this with ease and in comfort.**

D: HISTORIC ENVIRONMENT

Introduction and context

- 4.4.1 Gloucester has a unique and rich heritage formed by historic buildings, street patterns, archaeological remains, landscape and other physical remnants of its past. A city of intense urban activity for nearly two thousand years, it has a special legacy of nationally significant heritage from all historic periods. Gloucester's heritage is a central component in the identity of the city. It defines much of what is locally distinctive about the city and that impacts on how the city's residents and visitors feel, use and perceive the city. This has wide reaching implications on the image of the city, the economy, tourism, legibility and the health and wellbeing of the city's residents.
- 4.4.2 The historic environment, consisting of archaeological remains, historic buildings, townscapes and landscapes, including locally significant assets and their settings in addition to designated and statutorily protected features, will be valued, protected, preserved, enhanced and managed for its contribution to character, local distinctiveness and sustainability. New development should seek to safeguard, and where possible enhance, heritage assets and their settings. Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported.

Gloucester Heritage Strategy

- 4.4.3 The City Council has recently adopted a new Heritage Strategy (HS) for the city. It sets out that Gloucester's historic environment, is a powerful resource for economic development, regeneration, supporting business and enterprise, competitiveness, tourism, and attracting people to live, work, visit and invest. It also provides volunteer opportunities and helps foster local identity and pride.
- 4.4.4 The overall aim of the HS is 'To achieve effective and sustainable conservation, regeneration and management of Gloucester's heritage, so as to fully realise its economic, community and cultural potential.' It sets out projects and opportunities to deliver, enable, engage and support conservation and recreation of heritage.
- 4.4.5 **The HS was delivered through the Great Place scheme, funded by the Heritage Fund and Arts Council England. The Great Place scheme places a strategic focus on enhancing Gloucester's heritage for all and embeds a culture of developing an holistic approach to the regeneration of the city centre through the development of a heritage strategy which will in turn aid proactive working with developers, members, stakeholders and partners, whether professional or residents of the City over the next ten years and beyond.**
- 4.4.6 **Heritage is a key component in the effective delivery of sustainable growth. It contributes to the creation of a competitive City Centre, support for the diverse needs of local communities, and the creation and maintenance of a high quality and sustainable environment. The historic environment is an integral part of the wider regeneration, economic development, tourism and cultural aspirations of the City of Gloucester.**

- 4.4.7 A background document has been created which informs the Gloucester Heritage Strategy 2019-29 titled "Gloucester Heritage Strategy Background Document - Evidence, Analysis, Engagement". It comprises an evidence base and summary of stakeholder engagement and provides the foundation on which the strategy has been formulated. In addition to being the evidence base for the heritage strategy, it provides evidence for the Gloucester City Local Plan and includes evidence and analysis of Gloucester's heritage resources, including the nature of the resource, economic value and key issues. Analysis of key projects and development involving or affecting Gloucester's heritage, with a particular focus on design quality and economic impact. An overview of other local plans and strategies relevant to heritage. A summary of the outcomes of stakeholder and community engagement. Details of local stakeholders from across the sectors and a section on possible funding sources.
- 4.4.8 The Heritage Strategy has been written as a collaboration between local and national heritage organisations, including the City Council, Gloucester Civic Trust, Gloucester Historic Buildings Trust, Gloucester Heritage Forum and Historic England. The delivery of the key actions will require collaboration and close working between those partners to draw upon each other's strengths and to attract the necessary resources to maximise the 10-year vision the strategy puts forward.

High Street Heritage Action Zone – Cathedral Quarter

- 4.4.9 The City Council has also been successful in achieving High Street Heritage Action Zone (HSHAZ) status for the Cathedral Quarter, located around Westgate Street. Westgate is one of the oldest and best-preserved areas of Gloucester and the main commercial route linking the cathedral to the rest of the city. One of four original Roman routes, Westgate links the spectacular medieval cathedral to the rest of the city. Its array of stunning historic buildings includes the 15th century timber-framed Fleece Inn and Antiques centre, both of which are on Historic England's Heritage at Risk register. Despite its strong historic character, proximity to the cathedral and good location, Westgate Street is underperforming. Westgate's retail environment has changed dramatically in recent years. It once had a strong mix of independent businesses whose owners embraced the street's historic buildings, but many have moved on and prospective new owners feel the properties are expensive to run and difficult to convert. The street scene is tired, with poor paving, inconsistent signage, and general clutter. Many retail units stand vacant. Locals perceive the area in a negative light and of the thousands of visitors to the cathedral, few are attracted into Westgate Street.
- 4.4.10 The Heritage Action Zone will capitalise on Westgate's untapped potential and boost the number of people living, working and taking pride in the area. The award of up to £1.9m to Gloucester City Council will invest in Westgate Street's beautiful historic buildings, repairing buildings and historic shopfronts and converting vacant upper floors for new uses. There will be advice and support for businesses in historic properties, and the streetscape will be improved with new signage and branding. The area will be vibrant with cultural activities, from community archaeology to performing arts, and will become known for its attractive evening and night-time offer. The Heritage Action Zone will help Westgate thrive again by bringing a modern business approach to an outstanding historic environment.
- 4.4.11 The JCS and GCP have a strong role in delivering the aims and objectives of the HS and Cathedral Quarter HZAZ. The policies that follow in this section quite obviously have a direct link in that they seek to conserve and enhance the historic environment. However, the HS is a golden thread that has informed and will be delivered by different policies,

including for example Policy A1, which supports the reuse of vacant floors above commercial units to support the reuse of historic buildings and repopulation of the city centre. There are also important implications for some of the site allocations, particularly SA08 King’s Quarter, SA10 Former Fleece Hotel & Longsmith Street Car Park and SA21 Park of West Quay, The Docks.

- 4.4.12 Given the importance of heritage and the benefits it can bring to the economy, the following policies meet several of the of the GCP key principles. Of note is (3) in relation to heritage and regeneration, (4) in building on existing strengths to create a diverse and innovative cultural, tourism, arts and sporting offer and (9) which seeks protect and enhance environmental assets.
- 4.4.13 **A Townscape Character Assessment (TCA) has been undertaken for every part of the City. The TCA identifies the morphology of Gloucester identifying form and origins, building types, past and present uses, trees and greenspaces, grain, density and plot coverage, and architectural qualities including periods, detailing and materials and colour palettes for each character area. The TCA can be used to inform an understanding of character and local distinctiveness.**
- 4.4.14 **The Public Realm Strategy SPD provides further guidance relating to the high-quality design of streets, squares, parks, green spaces and other outdoor spaces required in the historic core of the City.**
- 4.4.15 This policy should be read in conjunction with Policy SD8 ‘Historic Environment’ of the JCS.

Policy D1: Historic environment

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|---|
| <u>D1: Historic environment</u> | <u>SD8: Historic Environment</u> |

Development proposals must conserve the character, appearance and significance of designated and non-designated heritage assets and their settings. Proposals should demonstrate:

1. The protection and enhancement of existing heritage assets and their settings in proportion with the significance of the asset; and
2. The conservation of features that contribute to the significance of a heritage asset, including structures forming part of the curtilage; and
3. The proposed use of the heritage asset is compatible with the preservation ~~the preservation~~ **sustaining** or **enhancement** of its significance; and
4. The proposal conserves and enhances the character, appearance and architectural quality of the area and wider setting in terms of siting, scale, form, proportion, design and materials; and
5. The use of high quality and locally distinctive materials following traditional building methods and detailing, where appropriate; and
6. Retains important views into or out of the Conservation Area.

Great weight will be applied to the conservation of designated heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm will require clear and convincing justification.

Development involving substantial harm to, or the loss of designated heritage assets will only be granted in very exceptional circumstances. The condition of an historic building resulting from deliberate damage and neglect will not be considered in any decision.

The historic core of the city contains extensive archaeological remains of the highest significance. Sites of similar importance are found in more localised areas throughout the wider city. Great weight will be given to the preservation of any such remains, whether designated or undesignated.

- 4.4.16 This policy sets out a clear and positive strategy for the conservation, enjoyment and enhancement of Gloucester’s historic environment and should be considered in conjunction with guidance provided in the National Planning Policy Framework (NPPF), the adopted JCS Policy SD8 Historic Environment and Gloucester Heritage Strategy 2019-2029 (2019). Development will be required to respect and respond positively to heritage assets and their settings, avoiding loss or harm to their significance. The NPPF defines significance as ‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’ It further defines designated heritage assets as ‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’ (Annex 2: Glossary).
- 4.4.17 The historic environment consists of archaeological remains, historic buildings, townscapes and landscapes these add value to heritage-led regeneration, improving health and well-being and attract economic investment and tourism. They are also a source of significant local pride, contributing to local identity, acting as a valuable cultural and educational resource by improving our understanding and appreciation of Gloucester’s past. Heritage is a key component in the effective delivery of sustainable growth. It contributes to the creation of a competitive city centre, supports the diverse needs of local communities, and a high quality and sustainable environment. The City Council’s adopted Heritage Strategy (2019 – 2029) highlights a range of evidence / information on the city’s designated assets, and identifies opportunities for heritage to support wider regeneration, economic development, tourism and cultural aspirations. It will further be used to inform conservation and enhancement measures, public engagement and interpretation. The strategy and background document are available to download from the City Council’s website.
- 4.4.18 In addition to this, the historic environment is a finite and non-renewable resource and its protection is therefore an essential element in ensuring a sustainable future. The reuse of historic buildings can contribute to sustainability through retaining rather than wasting embodied energy and avoiding use of energy and materials for new build. Where demolition is required that includes, or is adjacent to, a built heritage asset, the City Council will require the consolidation of that asset prior to demolition proceeding.

4.4.19 Equally the preservation of archaeological remains, especially those of the highest significance, is an objective of the NPPF. Preserving archaeological remains in-situ, rather than excavating them is also more economically viable and represents a more sustainable approach for the city (Preserving Archaeological Remains Decision-taking for Sites under Development, Historic England 2016).

Describing the significance of heritage assets

4.4.20 Where planning applications are submitted for sites with archaeological interest:

- Applicants should seek early discussion with the City Council Archaeologist prior to the submission of an application in order to establish the likely level and scope of supporting information required.
- In the first instance applications on sites of archaeological interest may be required to provide an archaeological desk-based assessment. This assessment should be:
 - Informed by a search of the Gloucestershire Historic Environment Record;
 - Produced in accordance with a brief from the City Archaeologist; and
 - Where possible, assess the impact of the proposed development on archaeological remains.
- Following receipt of the desk-based assessment the City Council Archaeologist may judge that archaeological evaluation is required in order to understand the potential impact of the development proposals on the significance of any archaeological remains. Any evaluation will be:
 - Outlined in a brief produced by the City Council Archaeologist;
 - Undertaken in accordance with a Written Scheme of Investigation (approved by the City Council Archaeologist); and
 - Outlined in a report to be submitted in support of the planning application.

Where applications are likely to affect a built heritage asset, conservation area or its setting:

- Applications should be supported by a description of the asset's historic, architectural and archaeological significance with an appropriate level of detail relating to the likely impact of the proposal on that interest. A site analysis identifying the qualities which contribute to local character, including development patterns, history, its landscape and views, and how these can contribute to the quality and sustainability of the proposed development should also be provided. An assessment of the character of the local area with reference to the adopted conservation area appraisal and management recommendations should also be included where necessary. This may include:
 - Built heritage assessment;
 - Assessment of significance;
 - Character appraisal and photomontages; and
 - Setting assessment; and an impact assessment.

4.4.21 Applicants should seek early discussions with officers prior to the submission of an application to establish the scope and nature of the supporting information required.

Policy D2: Non-designated heritage assets

| | |
|---|--------------------------------------|
| Gloucester City Plan policy | Other Development Plan policy |
| D2: Non-designated heritage assets | SD8: Historic Environment |

Where development affects a non-designated heritage asset, it is necessary to satisfy the following criteria. Development proposals should:

Development affecting a non-designated heritage asset, or its setting, should protect and where appropriate enhance its significance. Where harm is likely to occur, the scale of the impact and the significance of the heritage asset will be considered. Development proposals should:

1. Be of high quality and designed sympathetically to preserve the historic, architectural and archaeological interest.
2. Respect the surrounding landscape and its setting.
3. Seek to enhance the character of the non-designated heritage asset.

Proposals for demolition or total loss of non-designated heritage assets will be subject to a balanced assessment taking into account the significance of the asset, the scale of harm or loss, and that all reasonable steps have been taken to retain the asset, including an assessment of alternative uses.

- 4.4.22 A building or monument which is identified as being of national importance for its 'special architectural or historic interest' are known as statutory Listed Buildings or scheduled monuments and are given special protection by law. There are, however, many heritage assets (for example buildings, structures, monuments, landscapes and spaces) which, while not satisfying the national criteria, have strong local interest or appearance and contribute significantly to the distinctive character of Gloucester's Historic Environment. These are identified as non-designated heritage assets. All archaeological remains should be considered as non-designated heritage assets.
- 4.4.23 Gloucester City Council ~~does not have a formal~~ **is in the process of creating a** Local List of non-designated heritage assets, **using a criteria for the** ~~but the council have developed criteria for the identification of undesigned heritage assets, which may be suitable for inclusion on a future local list and this is available from the City Council website. These criteria have been developed following Historic England Guidance 'Local Heritage Listing: Historic England Advice Note 7', which is available to download from the Historic England website.~~
- 4.4.24 Non-designated heritage assets will continue to be identified as part of the planning application process, Gloucestershire Historic Environment Record and the Gloucester Townscape Character Appraisal (2019), will be given appropriate consideration and may be added to ~~any future~~ **the** Local List.

Policy D3: Recording and advancing understanding of heritage assets

| | |
|---|--------------------------------------|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>D3: Recording and advancing understanding of heritage assets</u> | <u>SD8: Historic Environment</u> |

Where development reveals, alters or damages a heritage asset, the City Council will require developers to record and advance the understanding of the significance of that asset prior to, and/or during development. The method used will be dependent on the nature of the impact and upon the significance of the asset. The developer will be responsible for the dissemination of any record created.

4.4.25 The heritage of the city belongs to everyone who lives, works or visits Gloucester. As custodians of the historic environment it is important to ensure that an accurate record of Gloucester's Heritage is documented and maintained through the Gloucestershire Historic Environment record, and that this information is made public and can be freely used by the City Council and its residents.

4.4.26 Mitigation will be undertaken in accordance with a 'Written Scheme of Investigation' approved by the City Council. Mitigation may include (but is not restricted to):

- Historic building recording;
- Archaeological watching brief;
- Archaeological evaluation;
- Archaeological excavation; and
- Preservation in situ by design.

4.4.27 All new information gathered from investigations and mitigation will be appropriately disseminated and any archive material deposited with the Museum of Gloucester or other appropriate repository. Opportunities will be sought for community engagement, education and outreach activities to be integrated into any mitigation works. Dissemination may include (but is not restricted to):

- Public engagement and outreach;
- Interpretation and public art;
- Submitting of reports to the Historic Environment Record;
- Publication of results in appropriate journals; and
- Deposition of archives in appropriate repositories.

Policy D54: Views of the Cathedral and historic places of worship

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--------------------------------------|
| <u>D4: Views of the Cathedral and historic places of worship</u> | <u>SD8: Historic Environment</u> |

Development proposals should not harm any key views of the Cathedral and other historic places of worship.

- 4.4.28 Views of key historic landmark buildings act as way finders and improve the legibility of the city. They also contribute to the city's identity and sense of place. They make Gloucester unique and are a special distinctive part of the skyline. Further guidance is available in the City Council's 'Heights of Buildings' Supplementary Planning Document or any future iteration.

E: NATURAL ENVIRONMENT

Introduction and context

- 4.5.1 The protection of the natural environment and the fight against climate change has never been higher up the political agenda. In January 2018 the Government published an ambitious '25-year plan to improve the environment' which set several challenging targets. **In May 2019, the UK parliament declared a climate and ecological emergency.** In June 2019 the Government announced that it was committing the UK to net zero greenhouse gas emissions by 2050, the first country in the world to do this. At the strategic level, the JCS includes policies SD6 'Landscape', SD9 'Biodiversity and Geodiversity', INF2 'Flood Risk Management' and INF3 'Green Infrastructure'.
- 4.5.2 At a local level the Gloucester City Plan (GCP) seeks to make a difference. The policies in this chapter specifically reflect Key Principles 1, 9 and 11. **In July 2019, the City Council declared a climate emergency, committing to make the city carbon neutral by 2050 and the Council's activities by 2030.** All the policies aim, directly or indirectly, to address climate change. With effective implementation on the ground, these policies will make a difference locally even if the results seem small when weighed against the global climate change scenario. There is a push to protect our most valued natural environments and species and to green our urban neighbourhoods with more trees and more green roofs/walls. In doing this we cool the city, create more attractive places, encourage wildlife and tackle air pollution and associated health problems. The plan seeks better quality green/**blue** infrastructure in Gloucester and areas where nature can recover and thrive.
- 4.5.3 **Part of the area covered by the Gloucester City Plan lies within the South West Marine Plan area. Decisions on any development likely to affect this area should take the South West Marine Plan, and the Marine Policy Statement, into account in accordance with s58 of the Marine and Coastal Access Act. The Marine Management Organisation (MMO) should be consulted as appropriate. Also see the requirement in the supporting text for Policy E5 'Renewable energy potential of the River Severn and canal'.**
- 4.5.4 The NPPF strongly promotes the concept of 'biodiversity net gain' through development. This is specifically reflected in Policy E2 and several other policies in the plan.
- 4.5.5 Gloucester is at risk of serious flooding and this situation will be exacerbated as the climate changes. Policy E6 is detailed and robust and has been written on the basis of collaboration and the latest advice from the Environment Agency and Severn Trent Water.

~~Policy E1: Landscape character and sensitivity~~

~~Development proposals in areas of Gloucester outside of the Joint Core Strategy (JCS) Landscape Characterisation and Sensitivity Analysis (supporting JCS Policy SD6) will be judged on their own merits. Applicants will be expected to adopt a balanced approach, providing for housing, employment and/or other needs whilst seeking to protect and enhance features of the local landscape which contribute to a sense of environmental quality and local distinctiveness.~~

Trees, hedgerows and areas of green (not otherwise protected) but which contribute to local landscape character should, where at all possible, be retained and utilised to enhance development. Applications should make clear how retained features will be effectively managed and maintained in the future.

For major development proposals, a Landscape Visual Impact Assessment will be required where it is considered that the local landscape is particularly sensitive.

- 3.5.6— This policy has clear links to JCS Policy SD6 Landscape and the associated evidence base namely the report: Landscape Characterisation Assessment and Sensitivity Analysis. This evidence focused the sensitivity analysis on the fringes of the city but excluded those within the urban area.
- 3.5.7— This policy is focused on development sites in their wider landscape context; it's focus is on the wider setting, character and sensitivity which can be important even when assessing small schemes.

Policy E21: Biodiversity and geodiversity

| | |
|---|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>E1: Biodiversity and geodiversity</u> | <u>SD9: Biodiversity and Geodiversity</u> |

Development proposals must demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network. Potential adverse impacts on natural environment assets including the connectivity of the ecological network, must be avoided or satisfactorily mitigated ~~in line with the objectives of the Gloucestershire Local Nature Partnership or a future equivalent body.~~

In exceptional circumstances, where an impact cannot be avoided or mitigated on site, compensatory measures, including the use of biodiversity offsets will be considered as a means to provide an overall net gain.

1. Internationally designated sites:

Development proposals will only be permitted in localities that could have an impact upon designated Special Protection Areas (SPAs), Special Areas of Conservation (SAC) and Ramsar Sites, where it can be demonstrated that:

- a) There will be no significant effect, alone or in combination, considering the site's conservation objectives; or
- b) Any adverse effect on the site's integrity can be mitigated.

Where an adverse effect (or effects) on integrity cannot be mitigated, further tests will apply in order to decide whether permission can be granted.*

2. Nationally designated sites:

Development proposals will only be permitted in localities that could have an impact upon designated Sites of Special Scientific Interest (SSSI), where it can be demonstrated that:

- a) There will be no conflict with the conservation, management and enhancement of a designation; and
- b) Any potentially harmful aspects of development can be satisfactorily mitigated; and
- c) There would be no wider indirect and/or cumulative impact on the national network of SSSIs; or where the benefits of development clearly outweigh the potential adverse impacts upon the key features of any designation.

3. Locally designated sites:

Development proposals on local sites that include Local Nature Reserves (LNR), Gloucestershire Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS) and in localities that could have an impact upon such designations will be permitted where it can be demonstrated that:

- a) The development would not have an adverse impact on the registered interest features or criteria for which the site was listed; or
- b) The importance of the development significantly and demonstrably outweighs the harm and the harm can be mitigated through appropriate measures and a net gain in biodiversity is secured.

Development proposals that could adversely affect legally protected species will only be permitted where it can be demonstrated that suitable safeguarding measures will be provided.

- 4.5.6 Gloucester is a growing and regenerating city, but this need not be at the expense of protected and valued geodiversity and biodiversity. Open natural areas in and around the city, even those that are seemingly small or obscure, play an important role in supporting wildlife of many varieties and form part of a wider ecological network. Enhancing biodiversity can also lead to significant reductions in various forms of pollution and positive impacts for health and wellbeing.
- 4.5.7 In accordance with the NPPF, the City Council seeks to protect and enhance the ecological network, improving the biodiversity of sites by achieving net biodiversity gains from development. Developers should demonstrably follow the mitigation hierarchy, which should be designed to maintain and, where possible, improve the connectivity of the network. ~~The appropriate type and level of provision will be a matter for the City Council in consultation with bodies such as the Local Nature Partnership (LNP).~~
- 4.5.8 The NPPF states that local wildlife-rich habitats and wider ecological networks should be mapped and taken account of through the planning process. The LNP are in the process of mapping the ecological network for Gloucestershire; identifying existing habitat, restoration opportunities (in terms of ecological opportunities), key existing connectivity and the strategic locations for increasing connectivity.

- 4.5.9 If the City Council considers that no on site mitigation is practical or possible, measures should be implemented as ‘biodiversity offsetting’ in the nearest Green Infrastructure (GI) project as set out in the JCS Green Infrastructure Strategy, or if this isn’t possible, in Gloucester’s designated Nature Recovery Area (NRA) as detailed at Policy E32 of the GCP.
- 4.5.10 For the avoidance of doubt, please note that ‘Local Wildlife Sites’ were previously known as ‘Key Wildlife Sites’.
- 4.5.11 The River Severn, Severn Estuary and tributaries provide a route for migratory fish forming part of the reasons for the Severn Estuary’s designation as a Special Area of Conservation and Ramsar Site. The Severn Rivers Trust has been established to promote projects to improve fish passage along the Severn and to develop greater use of the rivers Severn and Teme by locals and visitors. Development that may have direct and indirect impacts on watercourses used by the SAC and Ramsar species will be subject to a Habitats Regulations Assessment (HRA).
- 4.5.12 Similarly, areas of land within the city such as Alney Island Nature Reserve provide refuge land for bird species designated as part of the Severn Estuary Special Protection Area (SPA). Development that may have direct or indirect impacts on such ‘functionally linked land’ used by SPA bird species will be subject to a Habitats Regulations Assessment (HRA).

***Habitats Regulations Assessment. Conservation of Habitats & Species Regulations 2017 (As amended) – Paragraph 63 & 64. See also adopted JCS Policy SD9 and Policy E6 of this Plan.**

Policy E32: Nature Recovery Area

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|--|
| <u>E2: Nature Recovery Area</u> | <u>SD9: Biodiversity and Geodiversity</u> |

The Severn Vale Nature Recovery Area (NRA) as shown on the policies map has been identified as an area for biodiversity offsetting as part of achieving biodiversity net gain when proposals cannot deliver enhancements on site or at priority Green Infrastructure projects.

Development proposals within the NRA, or in an area ecologically related to it, should identify the biodiversity constraints and opportunities. Applicants should show how the proposal will help to achieve net gain for biodiversity in keeping with **identified** the species and habitat priorities ~~identified in consultation with the Local Nature Partnership (LNP) or future equivalent body.~~

- 4.5.13 The Severn Vale Nature Recovery Area (NRA) lies to the west of Gloucester in the floodplain of the River Severn. The NRA (within Gloucester City) is just a small part of a much larger strategically important ecological network. Improvements and enhancements in the NRA will be part of a long-term strategy whereby the City Council, working with a range of stakeholders, will work to realize the potential of a Regional park or similar for the Severn Vale.

4.5.14 Target species currently identified for the Severn Vale NRA are: Brown Hare, Otter, Water Vole, Reed Bunting, Farmland Birds, Curlew, Herring gull, True Fox Sedge, Bullfinch, Bewick Swan, all bat species, Great Crested Newt, Lesser Spotted Woodpecker, House Sparrow, Starling, Noble Chafer, Mistletoe Marble Moth and the Harvest Mouse. The priorities may be subject to change due to ongoing renewal of evidence and will be determined by the LNP.

4.5.15 Target habitats for the Severn Vale NRA are:

- Lowland Meadows - management, restoration and creation
- Coastal and Floodplain Grazing Marsh - management, restoration and creation
- Traditional Orchards - management, restoration and creation
- Ponds - management, restoration and creation (particularly of pond complexes)
- Wet Woodland - management and creation
- Hedgerows - management and restoration
- Arable Field Margins - management and creation
- Reed bed - creation
- Coastal Saltmarsh and Intertidal Mudflats - creation
- Lowland Mixed Deciduous Woodland – management and restoration

4.5.16 This list is not exclusive, and priorities may be subject to change due to the ongoing renewal of evidence and will be determined in partnership with the LNP or future equivalent body.

Policy E53: Green/Blue Infrastructure: ~~Building with Nature~~

| | |
|---|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>E3: Green / blue infrastructure</u> | <u>INF3: Green Infrastructure</u> |

Development must contribute towards the provision, protection and enhancement of Gloucester’s Green/Blue Infrastructure Network. Contributions should be appropriate and commensurate to the proposal. Major development proposals will be designed in accordance with ‘Building with Nature’ **recognised** standards.

4.5.17 JCS Policy INF3 and the associated JCS Green Infrastructure ~~Plan (GIP)~~ **Strategy** (GIS) seek to connect the urban areas of Gloucester with the high-quality green/blue infrastructure (~~GI~~) assets of the Cotswold’s AONB and the Severn Vale. ~~GI~~ **Green/blue** infrastructure and **their** ~~and its~~ associated corridors and links are a vital component of maintaining and enhancing health and wellbeing. **They** ~~it~~ ~~has~~ **have** functions regarding biodiversity, connecting the ecological network, surface water management, climate change adaption and amenity value. Importantly, ~~it~~ **local green/blue infrastructure** also contributes to mitigating recreational impacts on European designated sites, including Cotswold Beechwoods.

4.5.18 **Waterside areas, or areas along known flood routes, can act as Green Infrastructure, being used for recreation, amenity and environmental purposes, allowing the**

preservation of flow routes and flood storage, and at the same time providing valuable social and environmental benefits contributing to other sustainability objectives.

- 4.5.19 Development should contribute towards this objective, and to the broader network of **green/blue** corridors and assets across the city using SuDS, open space, green roofs and walls and tree planting. **It is important that blue infrastructure such as rivers, streams, canals, lakes, ponds, wetlands and floodplains are fully considered as important assets.**
- 4.5.20 Development has the potential to block corridors resulting in the isolation of habitats from the ecological network which is a concern in an urban area such as Gloucester. The rivers, brooks, disused railway corridors, footpaths and open spaces form important corridors linking communities within the city and habitats to the wider countryside. These vital corridors need to be protected and where possible enhanced for their biodiversity value and as pedestrian/cycle routes through the city.
- 4.5.21 For major developments, the Council will expect developers to **design schemes in accordance with recognised standards, for example Building with Nature or the National Design Guide** ~~use 'Building with Nature' standards to inform development.~~ Compliance should be demonstrated through the Design and Access Statement and/or a site-based green infrastructure strategy.
- 4.5.22 'Building with Nature' was developed by the Gloucestershire Wildlife Trust in partnership with the University of the West of England and MHCLG. It promotes a new benchmark for the design and maintenance of green infrastructure in housing and commercial development. Further information on Building with Nature is available at www.buildingswithnature.org.uk.

Policy E64: Flooding, sustainable drainage, and wastewater

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|---|
| <u>E4: Flooding, sustainable drainage and wastewater</u> | <u>INF2: Flood Risk Management</u> |

Development shall be safe from flooding and shall not lead to an increase in flood risk elsewhere. In accordance with the National Planning Policy Framework, ~~flood risk betterment shall be sought through the development process~~ **opportunities provided by new development should be used to reduce the causes and impacts of flooding in the area and beyond, through the layout and form of development, the appropriate application of sustainable drainage systems and, where appropriate through the use of natural flood management techniques.**

Planning permission will not be granted for any development in the functional flood plain (Flood Zone 3b) except for development with 'water compatible' and 'essential infrastructure' flood risk vulnerability development classifications.

The sequential test (flood risk) and exception test will be evaluated in line with government planning guidance.

All development will be expected to incorporate Sustainable Drainage Systems (SuDS) to reduce surface water discharge rates and address water quality, unless it can be shown, to the satisfaction of the City Council, that this is not feasible.

The most up to date Environment Agency and Local Lead Flood Authority climate change guidance shall be used in the evaluation of fluvial flood risk and for the design of drainage / SuDS.

Development proposals shall facilitate watercourse restoration, exploiting opportunities to open culverts, naturalise river channels, and protect and improve the floodplain, buffer strips and adjacent terrestrial habitats and water quality, as well as the heritage value. Development proposals to impound and narrow waterways will be refused.

An 8 metre riparian buffer strip, measured from the top of bank to each side of the watercourse or the outside edge of any culverted watercourses where is necessary for the culvert to remain in situ, shall be kept free of development. As well as for flood risk reasons, this is to facilitate maintenance access and to act as a green corridor for ecological benefit.

Applicants shall demonstrate that all surface water discharge points have been selected in accordance with the principles laid out in within the SuDS/drainage hierarchy. That is, where possible, connections to the public sewerage systems, and in particular the combined sewer network, are to be avoided. Wherever possible, foul drainage from development shall connect to the mains public sewer.

Where necessary, financial contributions towards flood risk management infrastructure will be sought through the development process.

- 4.5.23 Proposals for new development must be in accordance with: the NPPF; Planning Policy Guidance; JCS Policy INF2; Gloucester’s Strategic Flood Risk Assessment Level 1 and Level 2; Gloucestershire County Council’s SuDS Design and Maintenance Guide; Gloucester City Council’s Sustainable Drainage Design and Adoption Guide, or any future iterations.

Flooding

- 4.5.24 Gloucester has been identified as a ‘Flood Risk Area’ by the Environment Agency following a preliminary flood risk assessment for river, sea and reservoir flooding, carried out to meet the requirements of the European Floods Directive (2007/60/EC) (transposed into the Flood Risk Regulations (2009)). Flood Risk Areas are where the risk of flooding is likely to be significant at a national scale for people, the economy or the environment (including cultural heritage). As such, it is particularly important that Gloucester has robust policy with respect to flooding, sustainable drainage, watercourses and wastewater. All of Gloucester’s watercourses are considered to lack capacity during design rainfall events; any increase in surface water discharge from development sites therefore represents an increase in flood risk. **Flood risk should be considered at an early stage in deciding the layout and design of a site to provide an opportunity to reduce flood risk within the development.**

- 4.5.25 Proposals should have specific regard to the design principles outlined in the National Planning Practice Guidance, including a sequential approach to site layout, ensuring safe access is available for the lifetime of the development (i.e. incorporating climate change) and that it is supported by suitable flood warning and evacuation plans.

Sequential Test & Exception Test

- 4.5.26 The area of search for the flood risk sequential test shall generally be the whole of the Gloucester City - unless it can be demonstrated that there is a specific need in a specific location. The City Council's aspiration to redevelop a redundant brownfield site may be considered in the evaluation of the sequential test.
- 4.5.27 Sleeping accommodation shall not be permitted where the floor level is below the design flood level. For the purposes of the exception test, the design flood level is that with a return period of 1% (100 year probability) with the appropriate allowance for climate change.

Sustainable Drainage Systems (SuDS)

- 4.5.28 Gloucester City Council actively seeks blue-green infrastructure through the development process, to mitigate against flood risk, by building with nature.
- 4.5.29 All development proposals will be required to manage surface water through SuDS and reduce the existing discharge rate on previously developed sites. For brownfield sites, the post-development discharge rate shall be as close to the greenfield rate as possible and, as a minimum, at least 40% lower than the pre-development discharge rate. The 40% reduction is used across all districts in Gloucestershire and is cited in the Lead Local Flood Authority (LLFA) 'SuDS Design & Maintenance Guide'. This figure reflects a consensus view amongst district drainage officers, and the consultant engaged to write the SuDS guide, about what is 'reasonably practicable'. Additionally, the LLFA and districts have been successfully applying this standard to development since November 2015, thus demonstrating that it is a viable requirement. For greenfield sites, in the absence of long-term storage, flows shall be attenuated to QBar (mean annual flood). Where parts of a brownfield site do not have an existing on-site positive drainage system, these areas shall be treated as greenfield for the purposes of the surface water discharge rate calculations.
- 4.5.30 Above ground SuDS (for example attenuation basins and swales), offer significant benefits over below ground systems, including water quality, biodiversity and amenity, and shall be incorporated where practicable. Larger developments will be expected to incorporate SuDS for source control (for example water butts and green roofs) and conveyance (for example swales), as well as for attenuation.
- 4.5.31 The design of SuDS shall be considered at the earliest possible stage. If an adequate level of SuDS cannot be provided on site, there will be a requirement for a contribution to off-site measures.
- 4.5.32 None of Gloucester's watercourses, currently assessed under the Water Framework Directive, have reached the targeted 'good' status. In order to achieve 'good' status by the target date of 2027, surface water discharge from developments must address water quality issues. The preferred option for addressing water quality is through the installation of SuDS, but where this is not practicable, demonstrably effective proprietary devices may be used.

Development should address the water quality guidelines set out in the most up to date version of the CIRIA SuDS Manual (C753).

Upstream Natural Flood Management

- 4.5.33 Upstream Natural Flood Management (NFM) may be appropriate in some circumstances as this can achieve the complementary benefits of effective flood risk management and habitat creation. Watercourses in greenspaces, the rural/urban fringe and in appropriate designated areas should be considered.**

Climate Change

- 4.5.34 In calculating the attenuation volume requirements, the uplift on rainfall to allow for climate change shall be 40%, unless it can be demonstrated that the site is likely to revert to greenfield prior to 2070. It is expected that the Environment Agency climate change guidance will be updated in 2019/20 to incorporate the UK Climate Projections 2018 data (UKCP18). This is likely to increase the 40% requirement, and developments will be expected to adhere to the latest guidance, including any future upgrades to climate change guidance during the plan period.
- 4.5.35 For calculating the climate change uplift for river **both tidal and fluvial** flows (i.e. to determine the design flood level for **the appropriate lifetime of** a development which influences ~~the~~ **its design/layout** of the development including floor levels, flow routes, floodplain compensation and safe access and egress arrangements), developers should refer to the latest Environment Agency climate change guidance. Developers are encouraged to assess the Upper End allowances (currently 70% for the Severn River Basin District based on 100 years lifetime of development). Major regeneration projects and infrastructure development are expected to ~~be designed to~~ **incorporate** this level **as part of any mitigation measures**.

Watercourses & culverts

- 4.5.36 Gloucester's waterways and watercourses are multifunctional assets. They provide transport and recreation corridors, green infrastructure, a series of diverse and important habitats, a unique backdrop for important heritage sites, landscapes, views, a backdrop for cultural and community activities, as well as drainage, flood and water management, and urban cooling functions.
- 4.5.37 Gloucester City Council supports the Environment Agency in terms of culvert improvement; culverts shall be improved in accordance with the following hierarchy of betterment options; (1) open the culvert (2) replace the culvert (3) leave the culvert in open space for future to open up. All the above options need to incorporate 8 metre buffer strips to allow for access. Each option will still require riparian owners to undertake their responsibilities with regards to maintenance and upkeep of the culvert. It will need to be demonstrated that options higher up the hierarchy are not practicable for them to be discounted. Applicants should contact the Environment Agency and the Lead Local Flood Authority at the earliest opportunity to understand the constraints and opportunities of culverted watercourses for their proposals **and because Land Drainage Consent may be required**.
- 4.5.38 Development proposals shall not remove or interrupt the continuity of existing natural or manmade drainage features, unless agreed with the eCity Council. Where watercourses or dry ditches are present within a development site, these should be retained and, where

possible, enhanced. Enhancement measures could include removing redundant structures, improving fish passage and restoring watercourses to more natural alignments by improving hydro-morphology. All measures can contribute to achieving 'good' status as required under the Water Framework Directive. Access to drainage features for maintenance should be retained and ownership of land clearly defined as part of the site maintenance plan. The removal of natural drainage features may result in an increased need to connect to the public sewerage network, and therefore be contrary to the SuDS / drainage hierarchy.

Wastewater

- 4.5.39 The existing sewerage network is known to have areas with capacity issues and network constraints and in some cases improvements to the network may be required for new development to connect. Applicants should contact Severn Trent at the earliest opportunity to understand if improvements to the network are required.
- 4.5.40 Surface water run-off discharge points should be as high up the hierarchy of drainage options as possible; (1) into the ground (infiltration) (2) to a surface water body (3) to a highway drain (4) to another drainage system and (5) to a combined sewer.
- 4.5.41 The creation of an overall masterplan for the development will enable strategic infrastructure serving multiple developments to be designed appropriately, providing wider benefits and efficiencies that would not otherwise be possible. The masterplan should outline key milestones that need to be achieved for critical infrastructure. This will help to align programmes between different stakeholders.

Financial contributions towards flood risk management infrastructure

- 4.5.42 **For all developments in areas with known flooding issues, appropriate mitigation and construction methods will be required including, where appropriate, contributions towards maintenance of existing defenses that benefit the site, development or maintenance of existing flood warning services, developments of future flood alleviation projects and/or provision of upstream rural SuDS projects.** ~~Where appropriate, in partnership with the Environment Agency and other flood risk management bodies, the Council will seek financial contributions towards flood risk management infrastructure.~~ The advice within paragraph 56 of the NPPF relating to planning obligations shall be key to determining appropriateness. Such instances would be rare but could include cases where the safety of a development and/or the ability to access the development safely, relies upon flood defences, the Environment Agency's Flood Warning System, or other flood risk management infrastructure.
- 4.5.43 The Environment Agency has experience of working with developers and Councils in Gloucestershire to secure financial contributions in such cases. Money secured through such planning obligations can be used towards maintenance and improvements of flood defences, provision and upkeep of river gauges (which support the Flood Warning Service), and other flood risk management projects. **Where appropriate, money will be secured through the appropriate funding mechanism for upstream Natural Flood Management.**

Policy E75: Renewable energy potential of the River Severn and the canal

| | |
|---|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>E5: Renewable energy potential of the River Severn and the canal</u> | <u>INF5: Renewable Energy/Low Carbon Energy Development</u> |

Development proposals that utilise the renewable energy potential of the River Severn and the Gloucester and Sharpness Canal will be supported providing there will be no adverse impacts on commercial and leisure uses and on the biodiversity of watercourses and riparian habitats.

- 4.5.44 All forms of renewable energy generation are increasingly important as globally, nationally and locally, mitigation and adaption measures are needed to combat climate change. According to the Canal ~~and~~ & River Trust the water flowing through the UK's waterways contains enough energy to produce approximately 640 MW of energy.
- 4.5.45 Gloucester benefits both from a major river and a broad canal running through parts of the city. Through the use of heat exchange technologies there is the potential for significant benefits in terms of the heating and cooling of existing or future buildings. All applications proposing any water generated renewable energy generation (be this for heating, cooling or electricity generation) should consult with the Canal & River Trust and Natural England and the Marine Management Organisation. Decisions on applications affecting the marine area must consider the South West Marine Plan and Marine Policy Statement in accordance with the Marine and Coastal Access Act.
- 4.5.46 Development that may have direct and indirect impacts on watercourses used by the Special Areas of Conservation (SAC) and Ramsar species, ~~which~~ will be subject to a Habitats Regulations Assessment (HRA).

Policy E86: Development affecting Cotswold Beechwoods Special Area of Conservation

| | |
|--|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>E6: Development affecting Cotswold Beechwoods Special Area of Conservation</u> | <u>SD9: Biodiversity and Geodiversity</u> |

Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) (alone or in combination), and the effects cannot be mitigated.

In order to retain the integrity of the SAC, and to provide protection from recreational pressure, all development that results in a net increase in dwellings will be subject to Habitats Regulations Assessment for likely significant effects. Any development that has the potential to lead to an increase in recreational pressure on the SAC will be required to identify any potential adverse effects and provide appropriate mitigation. This will be in accordance with the SAC mitigation and implementation strategy or through a Habitats Regulations Assessment.

Development which is likely to generate road traffic emissions to air, which are capable of affecting the SAC, will be screened against the Habitats Regulations Assessment Framework ~~in line with Natural England's guidance 'Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)', or any future iteration.~~

- 4.5.47 There is planned growth in housing development in districts surrounding the Cotswold Beechwoods Special Area of Conservation (SAC), which could lead to an increased level of recreational pressure resulting from people visiting the site. Due to the extent of the Beechwoods and the fact that visitors travel a significant distance to visit the site, a Gloucestershire wide approach is required in order to successfully mitigate any likely adverse impacts.
- 4.5.48 The Gloucestershire planning authorities commissioned a visitor survey, carried out over the summer of 2019, in order to better understand the recreational pressures on the SAC. The survey results will form part of the evidence base leading to the production of a mitigation strategy. This will identify what measures need to be put in place to mitigate the impact of new development and ensure the protection of the site. The evidence may also assist in determining when a development may be likely to have an adverse impact depending on factors such as distance from the SAC. ~~The mitigation strategy is expected to be available in early 2020.~~
- 4.5.49 In order to comply with the Habitats Regulations 2017, and specifically to address uncertainties regarding the effects of recreation pressure from new housing in Gloucester City, it is important to provide a policy approach to ensure effective mitigation. The above policy ensures this by requiring that, where residential development is likely to have an

adverse impact on the SAC through increased recreational pressure, these impacts are mitigated. Mitigation should be undertaken as per the SAC mitigation strategy or through a bespoke Habitats Regulations Assessment for the development.

4.5.50 Appropriate mitigation measures may include:

- On-site measures, including for example the provision of open and green space where this can be accommodated.
- Where this is not possible, financial contributions towards off-site measures such as green infrastructure, habitat management, access management, residential travel plans, visitor infrastructure and publicity and awareness raising.

4.5.51 Any mitigation measures should take account of and integrate with:

- Adopted JCS Policy INF3: Green Infrastructure and the associated JCS Green Infrastructure Strategy.
- City Plan Policies E1: Biodiversity & Geodiversity, E2: Nature Recovery Areas and E4: Green/Blue Infrastructure.

4.5.52 The Cotswold Beechwoods SAC lies within 200m of the A46. The 'air pollution information service' (APIS) website (www.apis.ac.uk) indicates that the SAC currently exceeds its critical loads and levels for nutrient nitrogen. Natural England have therefore advised that development proposals that may generate additional traffic along this route should take account of **its** Guidance Note NEA001 (**or any future iteration**). This will ensure that the most up-to-date information in line with the Habitats Regulations 2017 are referenced and that the information is consistent with the Wealden case law dealing with in combination effects.

Policy E47: Trees, woodlands and hedgerows

| | |
|---|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>E7: Trees, woodlands and hedgerows</u> | <u>SD9: Biodiversity and Geodiversity</u> <u>INF3: Green Infrastructure</u> |

Development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site, **including trees and hedgerows**. In the case of an unavoidable significant adverse impact on trees, woodlands and hedgerows, the developer must provide for measurable biodiversity net gain on site, or if this is not possible:

1. At nearby Green Infrastructure projects/areas; or
2. In suitable areas of parks, open spaces, verges; or
3. Through the restoration or creation of traditional orchards, prioritising sites identified as opportunities for increasing the connectivity of the ecological network; or
4. As new or replacement street trees.

Development which would result in the loss of irreplaceable habitats such as Ancient Woodland, Ancient Trees and veteran trees* will not be permitted except in wholly exceptional circumstances.

On development sites where existing trees to be retained, applicants will be required to demonstrate how these trees will be protected through all phases of development. ~~It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions.~~

All new streets must be tree-lined unless, in specific circumstances, it can be demonstrated that there are clear, justifiable and compelling reasons why this would be inappropriate.

All new planting, either on site or elsewhere in the city as part of biodiversity net gain must be provided to the satisfaction of the City Council.

- 4.5.53 The City Council recognises the many benefits which woodlands, orchards, hedgerows and trees generally bring to the city. Trees and hedgerows are an important part of the city's landscape having cultural and biodiversity significance, amenity value and providing cooling effects in urban areas. Tree planting can reduce the impacts of air pollution, the impacts of climate change and global warming and improve health and wellbeing of the community.
- 4.5.54 The basis of this policy is a strong commitment to increase tree cover across Gloucester and to increase the number of street trees and trees in parks and areas of Green Infrastructure where there is scope to do so. Likewise, it is important that trees and hedgerows, as natural assets, are preserved for the enjoyment of future generations. Net gain and mitigation planting, depending on location, will generally be required to be locally appropriate native species.

4.5.55 In terms of street trees, the Council considers that, given the significant benefits which trees afford to all residents of the city, technical solutions are available to address concerns such as pavement heave or issues of reduced visibility and mobility.

4.5.56 New planting should include measures for appropriate long-term maintenance. It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions. The Council’s Arboriculturist will advise.

4.5.57 Through planning conditions, for the protection of wild birds, developers should be dissuaded from using exclusion netting and encouraged to either retain woodland features or undertake works at appropriate times of year.

* Veteran trees are defined as ‘trees that are of interest biologically, culturally or aesthetically because of their age, size or condition’ (Ministry of Housing, Communities and Local Government; Ancient trees and veteran trees: protecting them from development’, 2019). **For veteran trees root protection buffers should generally be greater than standard buffers. Again, the Council’s Arboriculturist will advise.**

F: DESIGN

Introduction and context

- 4.6.1 Design is an important part of a sustainable planning system. The design of buildings, streets and spaces affects how people feel, behave, and interact with the city. It is widely acknowledged that although design is only part of the planning process, it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Policy SD4 of the Joint Core Strategy (JCS) sets out a comprehensive list of urban design and architectural design requirements as part of new development. It also provides a list of requirements for the content of Masterplans and Design Briefs.
- 4.6.2 Key Principle 10 of the Gloucester City Plan (GCP) seeks to deliver development that achieves high quality design and layouts that integrates new and existing communities, reduces crime and the fear of crime, builds positively on local distinctiveness and contributes to the creation of an active, connected and sustainable city.
- 4.6.3 Design is very closely linked to Healthy Communities, Economic Development and Sustainable Living, Transport, and Infrastructure sections of the GCP. Well-designed places can help to reduce health inequalities and respond to the challenges of climate change and there is a direct relationship between the quality of the environment and the ability to attract investment, businesses, shoppers and visitors.
- 4.6.4 The policies below aim to protect and enhance Gloucester’s unique local distinctiveness by giving careful consideration to the architectural detailing of proposals, create attractive climate change resistant landscapes, ensure community safety is a fundamental part of the design process, mitigate against damage from gulls, protect open plan estates and adopted the Nationally Described Space Standards which will ensure new homes are suitable in size and have adequate storage.

Policy F1: Materials and finishes

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--|
| <u>F1: Materials and finishes</u> | <u>SD4: Design Requirements</u> |

Development proposals should achieve high quality architectural detailing, **with** external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality.

~~The and respect the wider landscape~~ **should be respected in terms of the views into the city from Robinswood Hill, and the surrounding hills.**

Innovative modern materials will be encouraged where they ~~strongly compliment~~ **complement** local distinctiveness.

- 4.6.5 Local distinctiveness in the built environment is founded on the understanding of the characteristics and influences of the locality, particularly its landscape quality and corresponding use of materials. Understanding this can help to shape our modern communities, giving them a sense of history and distinct local identity whilst supporting sustainable development using locally sourced materials and promoting traditional skills.
- 4.6.6 Development will be expected to complement and enhance the varied built environment, creating interesting and attractive buildings and places. It is important that new developments are designed to a high standard to ensure an attractive and functional place for people to live, work and visit to deliver prosperity and help attract inward investment. The City Council's Townscape Character Assessment (2019) provides detailed information regarding the character and local distinctiveness of Gloucester. Applicants should use this evidence to inform proposals and demonstrate how this has been addressed through the Design and Access Statement.
- 4.6.7 Attention to detail can really make or hinder the overall design, appearance and **sense of** quality of a place. Particular attention ~~will~~ **should** be paid to finishes, materials, ~~joins and fixing methods between materials, window sills (double sub-sill window sills are architecturally inappropriate), window reveals, window design, lintels, door design, the placement of meter boxes, flues, vents, chimneys, gutters and down water pipes, aerials, antenna and boundary treatments (although this list is not exhaustive)~~ **and the placement of external features to ensure the architectural design remains uncluttered, well designed and beautiful.**
- 4.6.8 The wider landscape of a scheme needs to be carefully considered. New developments should avoid the use of light coloured or reflective roofing materials so that the development doesn't have undue prominence **or create glare,** when viewed from the surrounding **ing** landscape.

Policy F2: Landscape and planting

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|--|--|
| <u>F2: Landscape and planting</u> | <u>SD4: Design Requirements</u> <u>SD6: Landscape</u> <u>INF3: Green Infrastructure</u> |

Planning applications for major development proposals where landscaping is to be considered, must be accompanied by a landscape scheme, incorporating hard landscape and planting details. Such plans must Planning permission will be granted for schemes that:

1. ~~Exhibit a design and choice of~~ **Use high quality** hard materials, boundary treatment and planting appropriate to the particular location and existing landscape character, or create a new and distinctive character where this is currently lacking; and
2. Retain and incorporate existing natural features such as trees, hedges and watercourses, where possible; and
3. ~~Ensure, in appropriate developments, especially housing schemes, that~~ adequate space is provided for the planting and maturing of suitable large-scale trees **and hedgerows**; and
4. ~~Indicate~~ **Incorporate well-designed, suitable, and functional** areas of public open space and amenity land. **Plans must indicate which spaces** that are proposed for adoption and provide full details of who will be adopting and maintaining the spaces.

Where appropriate, the use of native species in planting schemes will be required.

4.6.9 Landscape design can do much to enhance a development by providing an appropriate setting for buildings and an environment for people to enjoy. It can define spaces, create shelter and privacy, enhance or screen views, extend wildlife habitats and create identity and character. The landscape scheme must be considered as an integral part of the project from the outset and throughout the design process. Where appropriate, the layout, implementation and management of landscape schemes will be achieved by the use of planning conditions.

4.6.10 The use of native species in new planting schemes, particularly species that are indigenous to the Gloucester vale, will help to increase biodiversity in the city. Using local species means that they:

- Grow better as they are adapted to the local climate
- Suit their local context (e.g. urban edge sites)
- Support significantly more species of fauna.

4.6.11 The use of seed and plant stock of local provenance will also be encouraged. Consideration should also be given to the changing climate ensuring that species are chosen that can

withstand the effects of climate change.

- 4.6.12 **Adequate space must be provided around trees and hedgerows to ensure that when they achieve maturity there is still plenty of space around them for them to thrive, be easily accessed and maintained, remain healthy and not cause any nuisance to the occupiers of nearby buildings. Leaving insufficient space can mean that trees and hedgerows fail to thrive and can lead to future requests for their removal.**
- 4.6.13 Where appropriate hard landscaping schemes should accord the Gloucester Public Realm Strategy (2017) and any subsequent amendments.

Policy F3: Community safety

| | |
|------------------------------------|--------------------------------------|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>F3: Community safety</u> | <u>SD4: Design Requirements</u> |

Development proposals, including the associated public realm and landscaped areas, must be designed to ensure that community safety is a fundamental principle of the proposed development. This includes:

1. Maximising natural surveillance; and
2. Laying out the development in a way that creates secure perimeter blocks with back to back development; and
3. Providing secure rear gardens; where there are rear accesses these are secure and private; and
4. Parking on plot or to the front of active frontages that provide overlooking; and
5. Creating attractive to use, safe and where appropriate vibrant streets which provide visual interest and active frontages, particularly at street level avoiding blank walls; and
6. Footpaths **and cycle routes** that are well designed, lit, ~~straight~~ **direct** and overlooked.

- 4.6.14 A well-designed environment can help to reduce the real and perceived risk of crime. The design and layout of buildings, open spaces, roads and footpaths can influence opportunities to commit crime and affect people's sense of safety and security. Appropriate design and layout of landscaping, planting and lighting can reduce crime and the fear of crime. Development proposals should be designed to provide safety within the development site and in nearby and adjacent areas.
- 4.6.15 Parking courts are not normally considered appropriate as these can often be poorly surveilled and inconvenient for residents who prefer to park at the front of their property where they can see their vehicle and easily access their front door. Often parking courts are abandoned as the development ages and can become areas for fly tipping and antisocial behaviour. Integrated garages will only be accepted where there are windows serving habitable rooms on the ground floor overlooking the driveway and street.
- 4.6.16 **Lighting shall have low energy needs and be designed to ensure that it does not create excessive glare to highway users or to residential properties. Lighting that would have a detrimental impact on wildlife would not normally be permitted.**
- 4.6.17 **If in exceptional circumstances rear parking courts are permitted, they should be well lit, overlooked, the same style as other parts of development, and restricted to a maximum of 10 spaces per court. Parking courts should only have one entrance/exit point to ensure that there is no reason for non-residents to travel through the court.**
- 4.6.18 Further guidance can be found in the City Council's 'Designing Safer Places' Supplementary Planning Document, or any future iteration.

- 4.6.19 When designing public buildings and spaces consideration shall also be given to designing out opportunities for malicious threats and acts of terror. The council will seek the views of the Police Architectural Liaison Officer from Gloucestershire Constabulary on all major planning applications.

Policy F4: Gulls

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|---|
| <u>F4: Gulls</u> | <u>SD14: Health and Environmental Quality</u> |

Development proposals are expected to implement all viable non-lethal humane steps to prevent gull roosting, nesting and damage should be taken. Gull mitigations measures shall be well designed and sympathetic to the building and its setting.

- 4.6.20 Both lesser black-backed gulls and herring gulls nest in and around Gloucester City. Both species are experiencing declines across their range and a major proportion of the European breeding population of both species is found within the UK. The herring gull's conservation status is listed as 'red' and that of the lesser black-backed gull 'amber'. Gulls are declining in their traditional breeding localities due to a reduction in food (fish) and have colonised urban areas because of the ready availability of food (food waste, litter) and predator-free nest sites (buildings).
- 4.6.21 Gloucester's large urban gull population cause disturbance and damage to buildings, through their excrement, nesting, and from their mating ritual of dropping stones on glazing and other shiny materials. They can be a nuisance to residents and visitors and can be particularly aggressive at certain times of the year.
- 4.6.22 All viable non-lethal steps should be taken in new development to prevent exacerbation of this problem. Gull mitigation measures should be considered from the outset to avoid the need for retro-fitted schemes which can be costly and disturb an established habitat. Applicants should also consider access arrangements for the maintenance of mitigation measures.
- 4.6.23 Advice on design advice and suitable non-lethal mitigation measures is available in 'Gulls – How to Stop Them Nesting on Your Roof' (2016), produced by Gloucester City Council, or any future iteration.

Policy F5: Open plan estates

| | |
|------------------------------------|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>F5: Open plan estates</u> | <u>SD4: Design Requirements</u> <u>SD9: Biodiversity and Geodiversity</u> |

Enclosure of front and side gardens and unusable strips of land will be **permitted** ~~allowed on existing~~ **in** open plan estates provided that the land to be enclosed does not adjoin a footpath link. **In all cases the** ~~and its enclosure does~~ **should** not harm the visual amenity, ~~or~~ community safety, **or degrade the ecological networks** of the locality.

- 4.6.24 Open plan estates have a unique character and appearance. Erecting fences and walls can erode this character and can create an unattractive piecemeal appearance to boundary treatments.
- 4.6.25 Extending the boundary treatment of gardens to incorporate amenity land can reduce the feeling of openness. When the boundary is adjacent to a footpath enclosing the surrounding amenity space can have a negative impact on visual amenity and community safety by narrowing the overall width of the footway and its landscaping. This can reduce views along the footpath and make the footpath feel more enclosed and less safe to use.

Policy F6: Nationally Described Space Standards

| | |
|---|--|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>F6: Nationally Described Space Standards</u> | <u>SD11: Housing Mix and Standards</u> |

Development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards **(or any future successor)**.

- 4.6.26 The NPPF ~~states~~ makes clear that it is important to plan for the achievement of high quality and inclusive design for all development, including individual buildings. Housing developments should be of the highest possible quality internally, externally and in relation to their local context. All new housing should have sufficient internal space to cater for a variety of different household needs, with the aim of promoting high standards of liveability, accessibility and comfort.
- 4.6.27 To support this policy, the City Council undertook an analysis of the gross internal floorspace of a range of dwellings delivered in the city over the past three years against the Nationally

Described Space Standards (NDSS). During this time, a total of 1,451 units were constructed, an average of 483 per year. Of these dwellings 144 were assessed, a sample size of 30%. The analysis demonstrates that just over 51% of the homes delivered met the standard, with a further 19% almost meeting the standard (3.5 sq m short or less). This means that 30% of new homes did not meet the NDSS. For detailed analysis is available in the Housing Background Paper, available to download from the City Council's website.

- 4.6.28 Poor internal space is linked to poorer health (specifically mental health) and poorer educational achievement. Where new dwellings are created with sufficient internal space inhabitants are afforded a range of benefits including; the ability to better socialise with family members and guests, sufficient storage, greater flexibility in arranging rooms to suit need, the ability to work from home, space for effectively managing waste and recycling, adequate access to daylight and ventilation and allowance for adaptation should inhabitants suffer from permanent or temporary impaired mobility.
- 4.6.29 Gloucester City Council places great weight on the quality of life and health and wellbeing of its residents. For this reason, the NDSS have been adopted. Development proposals *must demonstrate compliance with and* will be robustly assessed against the standards set out in Technical Housing Standards – Nationally Described Space Standard March 2015, or any standards revoking or superseding those standards. **Exceptions will only be made where the applicant can clearly demonstrate that the standards cannot be met because of the nature of the development, for example where it is a conversion of an existing building into new residential dwellings and meeting the standard would affect the structural integrity of the building.**
- 4.6.30 **A transition period of 3 months will apply from the adoption date of the Gloucester City Plan. During this time the council will strongly encourage developers to meet the requirements of NDSS.**

Policy ~~D4~~F7: Shopfronts, shutters and signs

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|---|---|
| <u>F7: Shopfronts, shutters and signs</u> | <u>SD4: Design Requirements</u> <u>SD8: Historic Environment</u> |

Development that ~~There will be a presumption in favour of retaining good quality traditional shopfronts, including any features such as blind boxes or historic signage, where they make a positive contribution to the character of an area~~ **will be supported.**

~~The City Council will support the following~~ **Developments for shop fronts, shutters and signage will be permitted where it can be demonstrated that:**

1. ~~The~~ **Proposals that retains or reinstates a traditional timber shopfront architectural detailing, including timber fascia's and painted signage; or**
2. **Proposals for new shopfronts** ~~New shopfronts which are of a high quality and responds to the~~ **character of the scale and design of the building and the character of the area;**
3. Internal shutters ~~which are open and allow shopfront displays to be prominent in the streetscene;~~
4. Signage ~~which is sympathetic to~~ **the scale and architectural style of the building,** its surroundings and ~~is not visually dominant or results in visual clutter;~~

In an historic setting in addition to the above the following will also be supported:

5. **Non-illuminated or halo illuminated signage for applied and freestanding signage;** ~~illuminated signage which is halo illuminated especially in sensitive historic settings;~~
6. **Timber fascia signage;**
7. Traditional hanging signs in timber on a metal bracket; and
8. Colours for shopfronts and signage ~~should be sympathetic to the character of a building or area and very bright and garish colours should be avoided.~~

~~Proposals to alter or create a new shopfront, shutter or signs should take account of the guidance provided in the Shopfronts, Shutters & Signage Design Guidelines for Gloucester Supplementary Planning Document and any future iterations.~~

4.6.31 The Shopfront, Shutters and Signage policy will ensure that schemes are well considered and make a positive contribution to the streetscene and wider urban environment. **Well-designed shopfronts and associated signage add to the character and quality of the city, change perceptions of local character and create a sense of place and pride.** Most people recognise the importance of an attractive central shopping core to the city and

encouraging tourism providing an attractive environment for business and residents. **Shopfronts should be designed to provide active building frontages with display windows, which contribute to the vibrancy of the shopping area and provide visual interest in the streetscene. Signage should be subtle and complement the built environment.** A high standard of shopfront design, construction and maintenance is one of the most effective ways of improving appearances and changing perceptions of local character and pride. Retention of historic shopfronts and sympathetic signage can help to protect the history of our city, provide opportunity for innovative and imaginative design and can result in a more attractive, richly varied and prosperous environment for residents, traders, workers and visitors alike.

- 4.6.32 In all cases, both in an historic setting or in a more modern setting, it is important that shopfronts and signage are well proportioned, and **the design and materials will need to take into account the character and appearance of the property and the wider area** sympathetic in scale and design to the building and the wider street scene.
- 4.6.33 ~~Proposals should accord with~~ **The** City Council's Shopfronts, Shutters & Signage Design Guidelines for Gloucester Supplementary Planning Document (2017) or any future iteration. ~~This document provides information on general design guidelines~~ **that can be applied to** ~~the to be used during the design or alterations to shopfronts, shutters and signs across the city and will be used to support the regeneration of Gloucester.~~

G: SUSTAINABLE LIVING, TRANSPORT AND INFRASTRUCTURE

Introduction and context

- 4.7.1 This chapter addresses broad but important issues for Gloucester. The policies reflect the aspirations in City Plan Key Principles 2, 11 and 12. Everyone has a part to play and all residents of Gloucester must aim to live, work and travel in more sustainable ways. The realities of climate change and other forms of environmental damage and degradation are pushing these issues to the fore.
- 4.7.2 The chapter sets out policies focusing on sustainable transport, including two of the most sustainable forms which are walking and cycling. It also covers requirements for various forms of infrastructure and measures to improve the efficiency of communications and resource use.
- 4.7.3 The specific ways in which the plan addresses the challenge of climate change are set out below.

Climate change

- 4.7.4 Climate change is happening now; it is the issue of our times that cannot be ignored. The City Council has recently declared a climate change emergency and the local plan process is a key mechanism and catalyst for action on the ground. There needs to be a rapid step-change in the way we live our lives and undertake our day to day activities in order to prevent the climate changing in such a way that it threatens the planet and future generations.
- 4.7.5 Climate change today is already resulting in a shift in our seasons; hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in ~~officers~~ **offices** and homes, greater strain on water resources and wildlife, worsening summer air pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Gloucester. The risk of flooding in Gloucester and neighbouring areas is already high and these risks are increasing steadily.
- 4.7.6 **In order to address the climate emergency, and in compliance with JCS Policy SD3 Sustainable Design and Construction, all applications for new buildings will be expected to demonstrate that all reasonable techniques have been utilised to adapt to and mitigate the effects of climate change.**
- 4.7.7 **JCS Policy SD3 requires the submission of an Energy Statement as well as a Waste Minimisation Statement for all major development. The GCP strongly encourages all applications for new buildings to supply an Energy Statement and a Waste Minimisation Statement.**
- 4.7.8 **The GCP strongly encourages energy efficiency measures allied with the appropriate use of renewable energy in new buildings and the retrofitting of existing buildings. It is considered that, as technologies and energy markets evolve, there are increasing**

opportunities to utilise renewables in sustainable design and construction without excessive costs.

- 4.7.9 **More specifically**, climate change is a theme that runs through the whole of GCP and is a Strategic Objective of the JCS. A number of policies in this plan address climate change and its impacts either directly or indirectly. These include:
- Requiring new developments to make overall improvements to the natural environment (Policy A1)
 - Protecting existing trees, woodlands, hedgerows and ensuring every opportunity is taken to increase new planting. (Policy E47)
 - Requiring development to contribute towards the protection and enhancement of the Green **and Blue** Infrastructure Network. (Policy E53)
 - Requiring major development to be designed in accordance with ‘Building with Nature’ **recognised Green/Blue Infrastructure standards**. (Policy E53)
 - Requiring developments are safe from flooding and contribute to flood risk betterment. (Policy E64)
 - Requiring all development to incorporate SUDs and facilitate watercourse reconstruction. (Policy E64)
 - Ensuring appropriate attenuation volume rates to allow for the increased rainfall from climate change. (Policy E64)
 - Supporting the use of the River Severn and canal for renewable energy generation. (Policy E75)
 - Requiring new landscape and planting to be climate change adaptable. (Policy F2)
 - Requiring development proposals to conserve and provide net gains to biodiversity. (Policy E21)
 - ~~Requiring electric vehicle charging points in every new home with a garage or on plot parking space, and 2% of spaces within 100 or more car parking spaces. (Policy G2)~~
 - Protecting and improving cycle lanes and maximising opportunities for sustainable active travel. (Policy C1, G32, G43)
 - Introducing the enhanced water efficiency standards reducing water consumption for each new home. (Policy G76)
 - Protecting allotments and providing new allotments where there is a need. (Policy C2)
 - Using green infrastructure to absorb dust and air pollutants from major developments, and increasing planting in AQMA, and around schools and hospitals. (Policy C5)
- 4.7.10 The City Council strongly supports proposals that incorporate sustainable design and construction measures, including renewable energy generation within new development and within development sites.
- 4.7.11 Policies SD3: Sustainable Design and Construction, SD4: Design Requirements, INF2: Flood Risk Management, and INF3: Green Infrastructure of the JCS also provide climate change requirements.
- 4.7.12 This policy also links to the ~~recently published~~ Gloucestershire Energy Strategy 2019, <https://www.gfirstlep.com/downloads/2019/gloucestershire-energy-strategy-2019.pdf> This strategy sets out nine key building blocks. The fifth is: Developing Stronger Planning Policies. These policies should “...enable more local renewables and require zero carbon and smart enabled new developments. To meet long term targets, new planning policies need (a) to ensure that all new developments contribute to reducing carbon emissions rather than increasing them and are resilient to climate change and (b) to enable the growth of

renewable energy generation and smart energy infrastructure, taking appropriate account of landscape sensitivities' the Gloucestershire Climate Change Strategy 2019 and the Gloucester Climate Change Strategy and future iterations.

Policy G1: Sustainable transport and parking

| | |
|--|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>G1: Sustainable transport and parking</u> | <u>SD4: Design Requirements</u> <u>INF1: Transport Network</u> <u>INF6: Infrastructure Delivery</u> |

The City Council strongly supports and encourages improvements to the sustainable transport network.

In all development the following measures will be prioritised over the parking of private vehicles:

- On-street space which is designed and allocated for pedestrians, cyclists, mobility users and deliveries.
- Bus stops and bus priority measures.

Cycle Parking

For residential development a minimum of 1 cycle parking space per 1 bedroom dwelling and 2 spaces per dwelling with more than 1 bedroom is required. For Houses of Multiple Occupancy (HMO) cycle parking shall be provided at a ratio of 1 space per bedroom.

In all development cycle parking must be sheltered, secure and easily accessible. Cycle parking in residential garages will only be accepted where the garage has a minimum internal dimension of 6m x 3m.

Car Parking

All new development will provide car parking to a level and design that is appropriate for the local context taking into account:

- The accessibility of the development;
- The type, mix, and use of development;
- Any parking restrictions or restraints in the area;
- The availability and opportunities for public transport;
- Local car ownership levels; and
- The need to ensure adequate provision of spaces for charging plug-in and other ultra-low emissions vehicles.

The minimum car parking space is 2.4m x 4.8m. A minimum of 6m is required in front of a garage door. Tandem parking spaces for individual residential dwellings is limited to 2 vehicles and must not overhang the footpath. For ease of use both spaces must serve the same dwelling. The maximum number of adjoining car parking spaces in a row, adjacent to a footway, is 6 spaces.

The Council will work closely with Gloucestershire County Council and other organisations regarding all local transport matters. The Council will take direction from the Transport Implementation Strategy, policies of the Joint Core Strategy and Gloucestershire Local Transport Plan and the Gloucester City Plan Highways Assessment with regard to the priority projects for implementation, including the capital and revenue funded transport projects identified in the city.

The policies set out in the JCS and the Gloucestershire Local Transport Plan will also be used for development management matters and planning application decision-making.

New development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets and any subsequent amendments.

The City Council strongly supports and encourages improvements to the sustainable transport network.

3.7.10 The provision of transport projects and improvements is a fast moving and changing activity and closely linked to more general development delivery activities especially those that are planned through the JCS. Setting policies in the city plan for each specific piece of potential transport infrastructure is not considered necessary and would become out of date very quickly. The Gloucestershire Local Transport Plan performs this role better than the GCP can and will be frequently updated. The JCS also provide a transport strategy and policy context for the consideration of transport issues in the development management process. This is appropriate given the significance of joint working in the county and the likelihood that this will continue. In addition, to support the delivery of the quantum of development proposed within the city, a Highways Assessment has been undertaken. This identifies interventions necessary on the highway network necessary to support the GCP.

4.7.13 The Council will work closely with Gloucestershire County Council and Highways England as transport and highways authorities regarding all local transport matters. The Council will have regard to the Gloucestershire Local Transport Plan, Transport Implementation Strategy, Infrastructure Delivery Plan and Gloucester City Plan Highways Assessment regarding priority projects for implementation, including the capital and revenue funded transport projects identified in the city.

4.7.14 In accordance with Policy INF1 of the adopted JCS, 'Planning permission will be granted only where the impact of the development is not considered to be severe. Where severe impacts that are attributable to the development are considered likely, including as a consequence of cumulative impacts, they must be mitigated to the satisfaction of the Local Planning Authority in consultation with the Highways Authorities and in line with the Local Transport Plan.'

4.7.15 At present, buses and taxis operating within the city are fuelled by petrol/diesel. The City Council supports a move away from vehicles that use fossil fuels to the use renewable sources. Applications for infrastructure to support this, such as electric charging points, will be supported where they comply with other policies within the JCS and GCP.

3.7.12 Further information on Car Parking in new residential developments, Cycle Storage, Active Design, Air Quality and Pollution can be found in the Design and Health and Wellbeing sections of this plan.

Cycle parking design

4.7.16 Cycle parking must be sheltered, secure and easily accessible. Designers should in the first instance look to design facilities located close to the primary entrance of the dwelling or building. In all cases to be easily accessible the cycle parking should be located closer to the main entrance than the car parking that serves that building or dwelling. This will require careful design to present an attractive facility. In some circumstances, for example where dwellings do not have front gardens or in the case of flats and HMOs where the number of spaces may be greater than the physical space available at the front of the property, parking in the rear garden will be accepted where the route is direct and as short as possible. It is not considered acceptable to negotiate 90-degree bends and/or several doors with a bicycle. Access through the dwelling to the rear garden is not considered acceptable.

Car Parking

4.7.17 The quantum of car parking will depend on the specific circumstances of the site. This will ensure that effective and efficient use of land is made. Those development that are centrally located, close to public transport, and in areas with low car ownership, will not require as much land dedicated to car parking as more suburban sites with high levels of car ownership and limited access to public transport.

4.7.18 Where a location can be shown to support a 'no car' or 'low car' approach then an approved Travel Plan will be required in accordance with Policy INF1 of the JCS. This will identify specific outcomes, targets and measures and set out clear future monitoring and management arrangements. This will be especially important in areas that are already subject to parking restrictions where on-street parking or access to existing parking permit schemes may not be possible. 'No car' and 'low car' developments will require, as part of the Travel Plan, a communication strategy to ensure that new residents understand the limited availability of car parking spaces. Where some spaces are available it must be made clear who those spaces are to be used by.

4.7.19 Minimum sizes are provided to ensure that spaces are useable and that tandem car parking spaces do not impact on the pedestrian environment or are designed in a way that would inconvenience the user.

4.7.20 Further information on car parking in terms of the configuration of car parking courts and community safety can be found in City Plan Policy F3: Community Safety. Policy SD4 of the JCS sets out the hierarchy of transport modes and the design approach that should be undertaken. Applicants are also encouraged to refer to the latest version of Gloucestershire Manual for Streets and the Gloucestershire Local Transport Plan for further guidance.

Policy G2: Charging infrastructure for electric vehicles

An electric vehicle charging point/socket will be provided at every new residential property which has a garage or dedicated residential car parking space within its curtilage.

In all other new residential properties developments, the provision of electric vehicle charging points/sockets will be strongly encouraged where, in the opinion of the City Council, it is reasonable to do so and where it is technically feasible.

For non-residential development which provides 100 or more car parking bays, at least 2% of bays should be utilised for the provision of rapid charging points for electric vehicles. Exceptions, for both residential and non-residential development, will only be made where the applicant can demonstrate the local electricity network is technically unable to support this.

JCS Policy SD4 'Design requirements' promotes, where feasible, facilities for charging plug-in and other ultra-low emission vehicles for the scale of development where a masterplan is required. The GCP builds on this, based on the following:

- The NPPF (2019) at Para 105 encourages policies to ensure an adequate provision of spaces for charging plug-in and ultra-low emission vehicles.
- Under Government plans, the sale of new petrol and diesel vehicle will be prohibited by 2040 and possibly sooner.
- Global vehicle manufacturers are already making a major shift to electric or hybrid vehicle production and during the plan period there is likely to be major technological change at a rapid pace. Towns and cities across the UK are putting in new infrastructure and Gloucester cannot afford to get left behind.
- Meeting targets outlined in the Government's 25 Year Environment Plan especially relating to 'Clean air' and 'Mitigating and adapting to climate change'.
- Existing air quality issues within the city, including the existence of four Air Quality Management Areas.

In terms of the technical requirements of this policy; for one dwelling the minimum requirement is a single phase 13 amp socket. This is likely to be upgraded by the homeowner as technologies change.

Exemptions are made for residential flats/apartments and residential care homes with communal parking areas where, due to high costs and issues of security, servicing and maintenance it may not always be suitable or feasible to require charging points.

Policy G32: Cycling

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|--|
| <u>G2: Cycling</u> | <u>INF1: Transport Network</u> <u>INF6: Infrastructure Delivery</u> |

Cycle lanes and paths that make up Gloucester’s existing cycle network will be protected and development that promotes new routes and improved cycle security will be encouraged. **All developments must provide safe and secure access by cycle.**

~~The Council wish to encourage comprehensive city-wide cycling initiatives in line with the County Council’s Local Transport Plan. Working with Gloucestershire County Council and other partners,~~ The Council will support development leading to:

1. Improvement of cycle routes to sustainable transport hubs.
2. Cycle access improvements to the:
 - a. Outer ring road corridor in Gloucester
 - b. Canal towpath
 - c. A40 corridor between Gloucester and Cheltenham.

4.7.21 Gloucester is relatively flat and is a good place to cycle. Cycling is increasingly popular and arguably if routes and facilities were better and safer, the take-up would be even greater. Cycling as an activity and a mode of transport has very few downsides. It is an effective means of transport that can significantly reduce car trips. Cycling contributes towards reducing carbon emissions and improving air quality. It assists with the adoption of healthier lifestyles and can help existing transport networks in towns and cities to run more efficiently. **There is evidence that ‘green’ cycling routes are more likely to be used and that they contribute to the enhancement of ecological networks. These factors should be considered when improvements are made.**

4.7.22 The extent of Gloucester’s existing cycle lanes and paths are outlined in the Gloucestershire Local Transport Plan (2015 – 2031) Policy Document 2 – Cycle (November 2017) **and it is important that this document is referred to in considering development that promotes or protects cycling infrastructure in the city.** The four priorities highlighted in the policy reflect recent work undertaken by the County and City Council and the project delivery priorities on page 23 of the Gloucestershire Local Transport Plan (2015 – 2031) Policy Document 2 – Cycle (November 2017).

4.7.23 **With regard to the Canal towpath, this is not a dedicated cycle path and current and future use must reflect the needs of other users.**

Policy G43: Walking

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|--|
| <u>G3: Walking</u> | <u>INF1: Transport Network</u> <u>INF6: Infrastructure Delivery</u> |

The City Council will support development proposals that protect and enhances convenient, safe and pleasant walking environments within the city and, where appropriate, to areas outside of the City Council's administrative boundary.

New footpaths that link neighbourhoods to each other and to areas of open space and Green Infrastructure will be supported subject to acceptability against other plan policies. ~~Working with Gloucestershire County Council and other partners,~~ ~~†~~ The City Council will support development leading to the improvement of walking routes to sustainable transport hubs.

New public realm development should **must** reflect the fact that pedestrians are at the top of the road user's hierarchy.

Proposals that disrupt walking desire lines, reduce the pedestrian legibility or reduce pedestrian connectivity will not generally be supported.

- 4.7.24 For most people walking as a leisure activity or as a means of getting about is an important part of daily life. Gloucester is a relatively small city which is also quite flat, and it is possible to walk right across the city in a reasonable time frame.
- 4.7.25 Regularly walking in a safe and pleasant environment can have major benefits for health and wellbeing and where there is an opportunity for walking there is generally also the opportunity for jogging / running. Good quality, connected and accessible footpaths can encourage people to walk to access local shops, services or sustainable transport connections, supporting more active lifestyles and reducing the use of the private car. **There is evidence that 'green' walking routes (e.g. pavements with trees) are more likely to be used and that they contribute to the enhancement of ecological networks. These factors should be considered when improvements are made.**
- 4.7.26 Working together the City Council and Gloucestershire County Council are particularly keen to promote improvements in walking routes to sustainable transport hubs i.e. the new bus station and railway station.

Policy G54: Broadband connectivity

| | |
|---|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>G4: Broadband connectivity</u> | <u>INF6: Infrastructure Delivery</u> |

All new residential and commercial development will be served by a high speed, reliable full-fibre broadband connection. The connection must reach each dwelling unit and commercial premise.

Exceptions may only be made where applicants are able to demonstrate through consultation with broadband infrastructure providers that this would not be possible, practical or economically viable.

- 4.7.27 Access to high speed broadband and uninterrupted connectivity is a fundamental of modern living and working. However, there are still instances where new homes and business units have been built without high speed broadband connectivity.
- 4.7.28 The NPPF requires planning policies to support the expansion of full-fibre broadband connections, prioritising connections to existing and new developments. Likewise, it is Government policy for all properties to have access to full-fibre broadband by 2025. This policy requires all new residential and commercial development to be served by a high speed, reliable and high-speed broadband connection. At present, the main target standard is for full-fibre connectivity. This may well change in the future; if this is the case, it is expected that properties should be meet the best possible standard.

Policy G65: Telecommunications infrastructure

| | |
|--|--------------------------------------|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| <u>G5: Telecommunications infrastructure</u> | <u>INF6: Infrastructure Delivery</u> |

Development proposals for telecommunications infrastructure **will be permitted where it can be demonstrated that** ~~must demonstrate that~~ the development **is sympathetically designed and** would not have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, the landscape and its setting).

In siting any equipment, every effort must be made to minimise visual impact. Proposals will be expected to use/share existing **masts, structures** ~~of~~ buildings where possible.

Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.

- 4.7.29 The City Council supports the introduction of ~~modern~~ **an advanced, high quality and reliable** communications networks, which are essential to support the growing demand for improved communications. However, this has land-use implications in the form of structures such as masts, aerials and satellite dishes and this in turn has implications for the surrounding area. **To minimise the visual impact of telecommunications infrastructure, the number of sites for such installations, shall be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.**
- 4.7.30 Planning applications for new telecommunications infrastructure will be required to balance environmental, visual **and** amenity ~~and health~~ concerns with the future development needs of the mobile technology networks. Mobile phone masts and antennas should always be located and designed to respect their context and the amenity of those living, working or spending time in the locality.
- 4.7.31 Well-designed telecommunications equipment might be painted an appropriate colour to relate to background and surroundings or existing features. Prominent building-mounted antennas and equipment might be appropriately disguised and camouflaged to blend in with the building and streetscape. Equipment cabinets should be kept to a minimum and should be as small and unobtrusive as reasonably practical.
- 4.7.32 Where proposed development may affect a footpath or the public highway, applicants

should have regard to how equipment siting may affect pedestrian movements and visibility splays for all highway users. Good, safe access for service vehicles to the proposed apparatus should also be demonstrated. The City Council will consult the highway authority on these matters where appropriate.

Policy G76: Water Efficiency

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|---|
| <u>G6: Water Efficiency</u> | <u>SD3: Sustainable Design and Construction</u> <u>INF6: Infrastructure Delivery</u> |

Development proposals must demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres of water per person per day.

- 4.7.33 The NPPF sets out that plans should take a proactive approach to mitigating and adapting to climate change, taking into account long-term implications for flood risk, water supply, biodiversity and landscapes. Gloucester City lies within the Severn Trent Strategic Grid area, which has been identified as ‘high vulnerability’ within the Water Resource Management Plan (2019). It is therefore important that the amount of water used is reduced and that new developments install water efficient fitting and appliances in new homes. More generally, improved water efficiency provides wider benefits to the water cycle and environment.

Policy G87: Review mechanism

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|--------------------------------------|
| <u>G7: Review mechanism</u> | / |

Where planning policies cannot be immediately met by a development, due to wholly exceptional circumstances, a review mechanism shall be imposed for phased developments to ensure the ability of the development to comply with the relevant policies over the lifetime of the project is rigorously tested.

- 4.7.34 The viability of the policies contained within this plan and the JCS have been tested in accordance with the NPPF and NPPG. The policies and the contributions expected from development should be assumed viable.
- 4.7.35 The applicant would need to demonstrate whether there are any wholly exceptional circumstances that justify the need for a further viability assessment at the application stage. Such circumstances may include a site coming forward that was not part of the 24

typologies tested as part of the whole plan viability assessment, or a significant regional economic change. The applicant would need to provide robust evidence of the changes that have occurred.

~~3.7.30 Priority will be given to the delivery of affordable homes over other policy requirements.~~

4.7.36 A review mechanism will be implemented through a S106 process. This is likely to require an independent review of the site viability at regular practical intervals and shall be funded by the developer.

45. SITE ALLOCATIONS

Introduction and context

Development needs and strategy

- 4.1 — The NPPF requires that local authorities should positively plan to deliver development needs. For Gloucester, these development needs are set by the strategic level Joint Core Strategy (JCS), which was adopted by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. Between 2011 and 2031, the development needs are;
- Policy SP1 — ‘The need for new development’: 14,357 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, 192 hectares of B-Class employment land to support approximately 39,500 new jobs.
 - Policy SD2 — ‘Retail and City / Town Centres’: 45,500 sq m (net) of comparison goods retail floorspace and 3,600 sq m (net) of convenience goods floorspace.
 - Policy SD13 — ‘Gypsies, Travellers and Travelling Showpeople’: This policy sets out a criteria-based policy for the assessment of planning applications for these communities. The supporting text sets out accommodation needs arising from the Gloucestershire Gypsy and Traveller Accommodation Assessment (2016). For Gloucester, it identifies a need of two Gypsy pitches and 16 Travelling Showpeople plots arising from Gloucester’s existing communities. In relation to transit pitches for those members of the community travelling through the area, the GTAA recommends that there is no need for such provision and that the authorities should instead consider the use of ‘temporary tolerated stopping places’.
- 4.2 — Policy SP2 ‘Distribution of new development’ of the JCS, sets out the delivery strategy, which is the delivery of development that maximises urban capacity, alongside the identification of urban extensions (strategic allocations) to the main urban areas of Gloucester and Cheltenham. This is so as to concentrate new development in and around the existing urban areas of Cheltenham and Gloucester to meet their needs, to balance employment and housing needs, and provide new development close to where it is needed and where it can benefit from the existing and enhanced sustainable transport network.
- 4.3 — Most strategic allocations are in Tewkesbury Borough; this reflects the fact that Gloucester has a very limited land supply and in order to meet development needs, it has been necessary to work in partnership with Tewkesbury Borough Council to identify urban extensions within that local authority area. One strategic allocation, Winnycroft, is located within the administrative area of Gloucester City.

Delivery

- 5.1 Approximately 34% of Gloucester’s housing needs will be delivered through ‘Strategic Allocations’ in the JCS. Likewise, they will make a substantial contribution to the need for employment land for the wider JCS area.
- 5.2 That said, a substantial proportion has been and will be provided for within Gloucester’s administrative area. Some of the needs within the plan period (since 2011) have already been delivered, having been granted planning permission and built or are under construction. Many more already have planning permission (known as ‘commitments’) and

will be constructed over the next few years. In addition, the City Council makes an allowance for ‘windfall’ development; this is development that comes forward on sites that aren’t allocated for development.

- 5.3 Further capacity is to be delivered through site allocations within the Gloucester City Plan (GCP). These have been identified through officer searches, call for sites, regeneration proposals and the brownfield register. Sites have been assessed for their suitability, availability and viability through the annual review of the Strategic Assessment of Land Availability (SALA) and in many cases, tested through community and stakeholder consultation and engagement.
- 5.4 In total, the GCP makes ~~22~~ **18** site allocations for residential development, employment development, mixed-use development, a school and community use. The site allocations ~~is~~ **are** underpinned by a comprehensive evidence base including a Flood Risk Assessment (Level 2), ~~Highways~~ **Transport** Assessment and Infrastructure Delivery Plan to understand the likely infrastructure requirement required to support delivery. ~~A summary of the site allocations is provided below:~~
- 5.5 The potential capacity of a site to accommodate new development has been determined in one of two ways; the first is to draw on existing masterplans or proposal from which a realistic capacity can be identified; the second is to use a ‘density calculation’, whereby an allowance is made from the gross site area for infrastructure and community uses, and a calculation then made of the likely capacity of the remainder. **The housing capacities identified in Policy SA are indicative and do not represent a ceiling. Proposals should be considered in the context of Policy SD10 ‘Residential Development’ of the adopted JCS and Policy A1 of the GCP ‘Effective and efficient use of housing, land and buildings’, which seek to ensure the best use is made of land, consistent with its location and character.**
- 5.6 In making the most efficient and effective use of land, higher capacities have been identified for site allocations where they are within, or in close proximity to the city centre, near the transport hub (bus station and train station), and where appropriate in the context of the surrounding character and uses. In other locations, capacity assumptions are based on a higher level ‘suburban density’ of 35 to 40 dwellings per hectare, in accordance with the SALA methodology.
- 5.7 **Policy SA below sets out the site allocations for the GCP. Underneath this, each allocation is accompanied by a Site Allocation Statement, which is intended to provide guidance that will be used in the determination of planning applications.**

Housing

- 4.10 Gloucester city’s housing delivery position, as of 31st March 2019, is summarised in the table below:

| | Gloucester City | Tewkesbury Borough |
|---|-----------------|--------------------|
| JCS Strategic allocations (Tewkesbury Borough) | - | 4,895 |
| Winnycroft Strategic allocation (Gloucester City) | 620 | - |
| Completed | 3,993 | |
| Planning consents | 2,339 | - |
| ‘Windfall allowance’ | 640 | - |

| | | |
|----------------------------------|--------|---|
| Gloucester City Plan allocations | 972 | - |
| TOTAL | 13,459 | |

4.11—Further information is available from the housing monitoring report (September 2019), available to download from the City Council’s website.

4.12—Gloucester City has a shortfall of sites to provide for identified housing needs from 2028 to 2031; this amounts to 900 dwellings. This shortfall is acknowledged and accepted within the JCS. Policy REV01 ‘Gloucester and Tewkesbury Housing Supply Review’ states the need for an immediate review of housing supply and that ‘The review will cover the allocation of sites to help meet any shortfall in housing supply against the JCS housing requirements for the respective authorities’.

4.13—The JCS Review has already commenced with an ‘issues and options’ consultation taking place during November 2018 and January 2019. Further information is available from the JCS website.

Employment land

4.14—From an employment perspective, a total of 14.6 hectares is allocated, either as 100% ‘B Class’ employment sites or as part of wider mixed-used schemes. Together, they will deliver a substantial amount of employment floorspace. Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council’s website.

Retail and city / town centres

4.15—Policy SD2 ‘Retail and City / Town Centres’ provides the current JCS position. However, the policy is subject to an immediate review; criterion 7 of the policy states ‘Following adoption of the JCS, this policy will be subject to an immediate review. The single issue review will take approximately two years to complete. It will cover strategic planning matters relating to the three JCS authorities including issues such as a revised assessment of retail, market share between different designated centres, city / town centre boundaries, site allocations, primary and secondary shopping frontages and locally defined impact thresholds.’ As mentioned above, this review has already commenced with an ‘issues and options’ consultation held between November 2018 and January 2019. Consultants have been appointed to undertake the necessary evidence and support the JCS authorities in taking forward the emerging plan.

Gypsy and traveller communities

4.16—As identified above, there is a need for additional permanent Gypsy and Travelling Showpeople accommodation to meet the needs of Gloucester’s existing communities. The City Council has reviewed all possible site opportunities, including their own land assets and those submitted through ‘call for sites’, and it has been concluded there are none that are suitable, available and viable within the city. A request has been submitted to all neighbouring authorities, under the ‘duty to cooperate’, for help in identifying deliverable sites.

| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
|------------------------------------|--|
| <u>Site Allocations</u> | <u>SP1: The Need for New Development</u> <u>SP2: Distribution of New Development</u> <u>SD1: Employment – except retail development</u> <u>SD10: Residential Development</u> <u>SD13: Gypsies, Travellers and Travelling Showpeople</u> <u>Minerals Local Plan for Gloucestershire 2018 – 2032: Core Policy MS01 – Non- Mineral Development within Mineral Safeguarding Areas</u> |

| <u>Policy SA: Gloucester City Plan Site Allocations</u> | | |
|---|---|--|
| <u>Policy Ref</u> | <u>Site</u> | <u>Allocation</u> |
| SA01 | Land at the Wheatridge | 2 Form Entry Primary School and approximately 10 residential dwellings. |
| SA02 | Land at Barnwood Manor | Approximately 30 residential dwellings. |
| SA03 | Former Prospect House, 67 – 69 London Road | Approximately 30 60 residential dwellings. |
| SA04 | Former Wessex House, Great Western Road | Approximately 20 40 residential dwellings. |
| SA05 | Land at Great Western Road Sidings | Approximately 200 300 residential dwellings. |
| SA06 | Blackbridge Sports and Community Hub | Multi-use sports, physical activity and community hub. |
| SA07 | Lynton Fields, Land East of Waterwells Business Park | 'B' class employment uses. |
| SA08 | King's Quarter | Mixed use 'main town centre uses'. |
| SA09 7 | Former Quayside House, Blackfriars | Class E(g)(i) offices B1 combined GP practice, pharmacy, approximately 50 residential dwellings. |
| SA10 08 | Former Fleece Hotel / Longsmith Street Car Park | Mixed use M main town centre uses and approximately 25 residential dwellings. |
| SA11 09 | Land rear of St Oswalds Retail Park | Approximately 300 residential dwellings. |
| SA12 | Land at Rea Lane, Hempsted | Approximately 30 residential dwellings. |
| SA13 10 | Former Colwell Youth and Community Centre | Approximately 20 residential dwellings. |
| SA14 11 | Land off New Dawn View | Approximately 30 residential dwellings. |

| | | |
|--------|--|---|
| SA1512 | Land south of Winnycroft allocation | Approximately 30 residential dwellings. |
| SA1613 | Land off Lower Eastgate Street | Approximately 15 residential dwellings. |
| SA1714 | Land south of Triangle Park (Southern Railway Triangle). | <u>Class E(g)(office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1/B8 Class (storage or distribution) use class employment uses.</u> |
| SA1815 | Jordan's Brook House | Approximately 20 10 residential dwellings. |
| SA1916 | Land off Myers Road | Approximately 10 residential dwellings. |
| SA2017 | White City Replacement Community Facility. | Replacement community facility. |
| SA2118 | Part of West Quay, The Docks. | Mixed use 'main town centre uses' and approximately 20 residential dwellings. |
| SA22 | Land adjacent to Secunda Way Industrial Estate | 'B' class employment uses. |

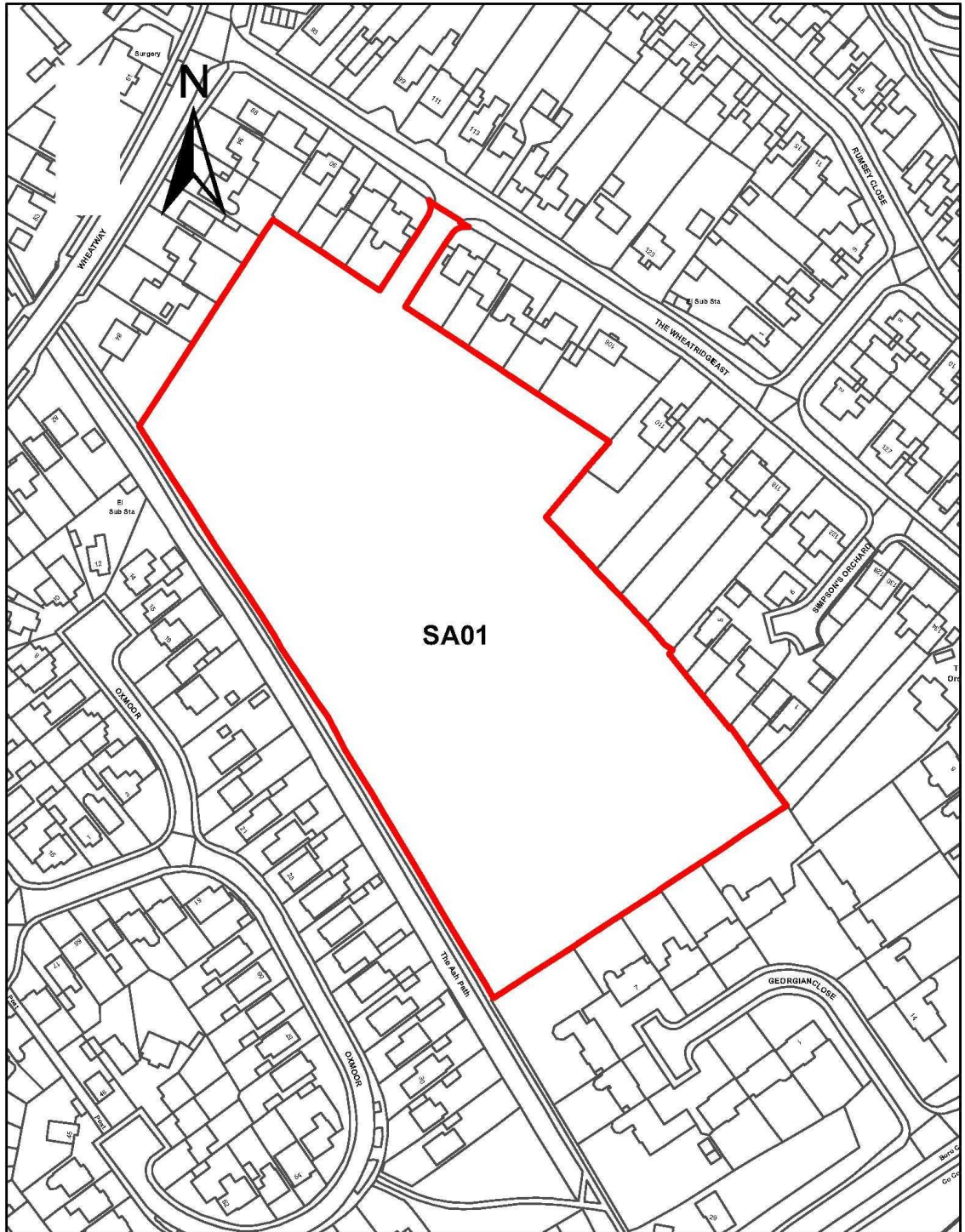
Site Allocation Statements

Policy Site Allocation Statement SA01: Land at the Wheatridge

| | |
|--|---|
| Ward / Postcode / GeoRef | SA01 / Abbeydale / GL4 5DF / E: 386060 N: 215495 |
| Gross Site Area: | 2.28 ha (Note: a minimum of 1.6 ha is required for a primary school). |
| Allocation: | Two Form Entry Primary School, plus approximately 10 residential dwellings. |
| <p>Description and overview</p> <p>Greenfield site located within Abbeymead to the east of the city in a predominantly residential area. The site was originally reserved for a primary school when the estate was originally granted planning permission but was not needed at that time. However, the County Council as education authority have now identified a potential need for a new Two Form Entry Primary School within the plan period, in response to housing growth in the wider area.</p> <p>In addition to the Primary School, in order to make the best use of the site, approximately ten additional dwellings can be accommodated within the site. A minimum of 1.6 hectares is required for the Primary School, the remaining land being available for residential development.</p> <p>The need for the Primary School is dependent upon regeneration initiatives at Matson coming forward. If these do not, it is accepted that the site can come forward for 100% residential development. In this case the Council would expect approximately 50 residential dwellings and open space to include a Locally Equipped Area for Play.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Maintain and increase tree cover across the site. • Connect with the Ash Path, providing overlooking whilst retaining the tranquillity of the path. • The layout of any buildings should be placed to reduce any negative impacts to the amenity of the neighbouring properties. <p>Open space</p> <ul style="list-style-type: none"> • A Two Form Entry Primary School doesn't require any specific open space; however, it will be required to include play space for pupils. If the site doesn't come forward for a Primary School and instead delivered approximately 50 new residential dwellings, the City Council expects new open space to include a Locally Equipped Area for Play in order to address a locally identified shortfall. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological assessment. <p>Biodiversity</p> <ul style="list-style-type: none"> • Improved connectivity to local areas of woodland including Hucclecote Meadow SSSI, possibly via the M5 embankment and farmland to the east of the M5. On site opportunities should be taken to implement species rich grassland and improvements to the species mix of hedgerows. • Bat survey: To assess their use of linear features such as hedges. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Reptile survey: To assess presence. | |

Mineral Consultation Area (MCA)

- **The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.**

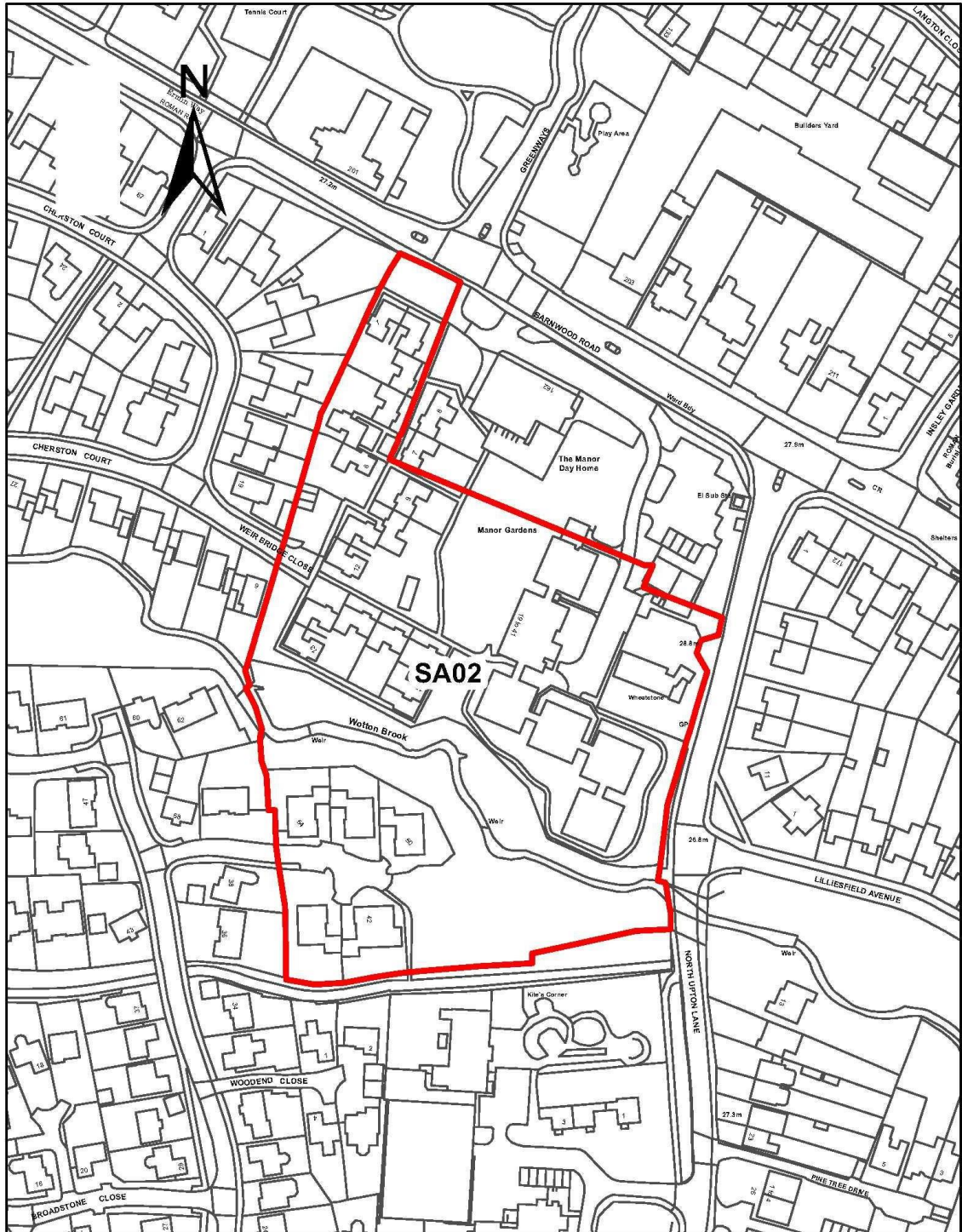


Land at the Wheatridge

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA02: Land at Barnwood Manor

| | |
|--|--|
| Ward / Postcode / GeoRef | Barnwood / GL4 3JX / E: 386341 N: 217774 |
| Gross Site Area: | 1.95 ha. |
| Allocation: | Approximately 30 residential dwellings. |
| <p>Description and overview</p> <p>Occupied and functioning sheltered retirement accommodation. The nursing home is not included in the allocation and would remain as a fully functioning facility. The site is situated in a residential area and would provide the opportunity for the intensification of residential use, whilst protecting the setting of the listed manor building.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Increase density whilst maintaining the setting of the Listed Building. • Improve legibility and connective through the site between Barnwood Road and Barnwood Arboretum. • Improve frontage and overlooking to Barnwood Road and North Upton Lane. Maintain pedestrian access to Wotton Brook from the surrounding dwellings. <p>Historic environment</p> <ul style="list-style-type: none"> • Built heritage and archaeological assessments. • Protection of the setting of the Listed Manor. <p>Biodiversity</p> <ul style="list-style-type: none"> • Improved Green Infrastructure corridor through to Barnwood Arboretum / Park and Local Wildlife Site (LWS). • Retention of naturalised watercourse. • Lighting scheme that retains darkness to protect local otter population using Wotton Brook. • Bats survey: Building inspections (and any required emergence/re-entry surveys) and activity survey. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Otter and water voles survey: Survey of watercourse for recent evidence of presence. • Reptiles: To assess presence. <p>Flood risk</p> <ul style="list-style-type: none"> • Site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or greater than one hectare. Other sources of flooding should also be considered. • Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |

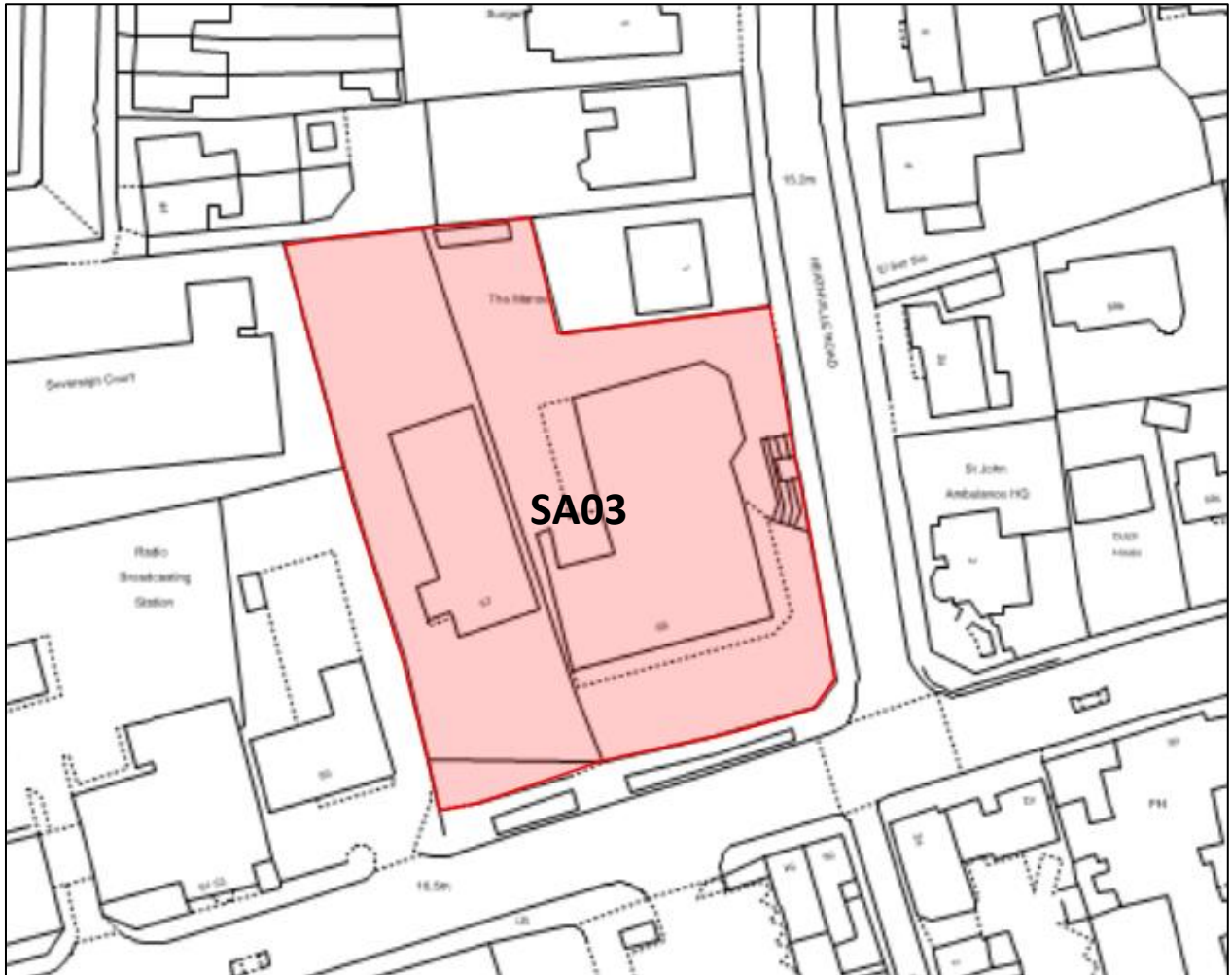


Land at Barnwood Manor

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA03: Former Prospect House, 67-69 London Road

| | |
|---|---|
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3HF / E: 383906 N: 218911 |
| Gross Site Area: | 0.3540 ha. |
| Allocation: | Approximately 30 60 residential dwellings. There is an expectation that the main existing building will be refurbished/repurposed. |
| <p>Description and overview</p> <p>A redundant office block in a prominent location on the corner of London Road and Heathville Road. The premises have been marketed by the landowner for a considerable period but have been vacant for several years. The site offers the opportunity for the redevelopment to provide a higher density residential scheme, in a location supported by high frequency public transport and near to the city centre and public transport hub.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Improve the architectural appearance of the buildings and the streetscene. • Careful consideration to be given to the relationship between the site and the existing residential properties on Heathville Road. Improve the public realm along London Road. <p>Historic environment</p> <ul style="list-style-type: none"> • Site located within the London Road Conservation Area; new development must therefore positively respond to the London Road Conservation Area Appraisal and Management document. • Archaeological Assessment given proximity of location to Roman Road. • Refer to detailed Site Historic Environment Assessment (November 2016) which concludes that development would be allowed with mitigation. <p>Biodiversity</p> <ul style="list-style-type: none"> • Green roofs/walls should be utilised. • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |



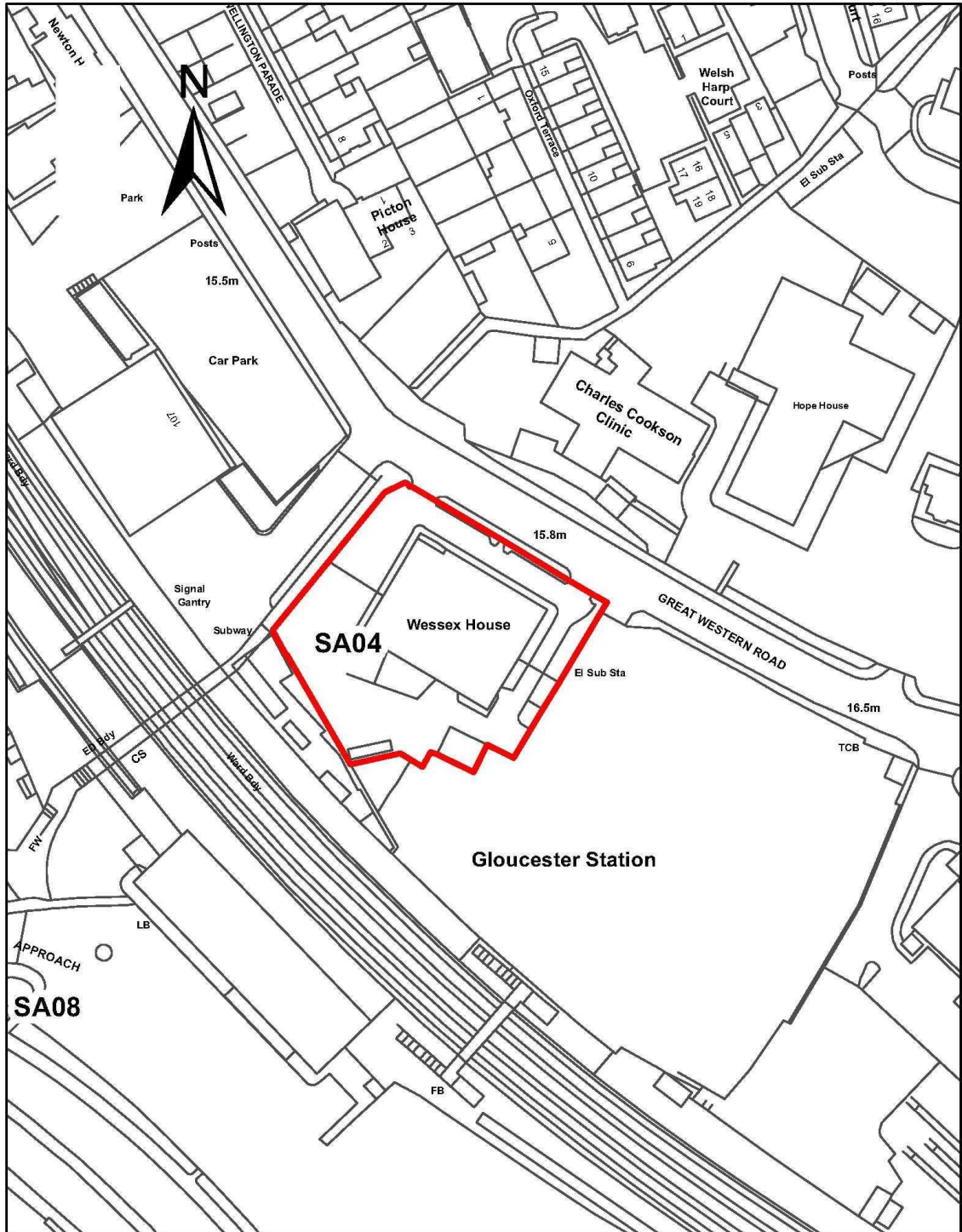
SA03: Former Prospect House, 67-69 London Road

This map is reproduced from Ordnance Survey material – Gloucester City Council Licence no 100019169.2022

Corrected boundary extent following representation on Map Addendum 4 of Main Modifications consultation.

Policy Site Allocation Statement SA04: Former Wessex House, Great Western Road

| | |
|--|--|
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3NF / E: 383701 N: 218632 |
| Gross Site Area: | 0.3 ha. |
| Allocation: | Approximately 20 40 residential dwellings, temporary accommodation or mixed use. |
| <p>Description and overview</p> <p>A small, strategically located site close to Great Western Road underpass. Current building ‘Edmundson Electrical’ in the centre of the site is severely dilapidated and in need of demolition in order to facilitate development. The site offers the opportunity for higher density residential development or mixed-use given its very close proximity to the city centre and transport hub.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • The site should be laid-out to provide direct overlooking and create active frontages to Great Western Road and the adjacent underpass. • Opportunity to widen the entrance into the underpass and create improved visibility. • Green buffer to be created alongside adjacent railway to mitigate against noise and air pollution from the railway. • Clearly defined public and private space, and appropriate boundary treatments will be important around the underpass. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological assessment. <p>Biodiversity</p> <ul style="list-style-type: none"> • Green roofs/walls should be utilised. • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |



Wessex House, Great Western Road

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA05: Land at Great Western Road Sidings

| | |
|---|--|
| Ward / Postcode / GeoRef | Kingsholm and Wotton / GL1 3PZ / E: 384152 N: 218365 |
| Gross Site Area: | 4.3 ha. |
| Allocation: | Approximately 200 300 residential dwellings. |
| <p>Description and overview</p> <p>Large brownfield site; an area of railway sidings close to Gloucestershire Royal Hospital on the junction of Great Western Road and Horton Road. The site offers the opportunity for a higher density scheme near the city centre and transport hub.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Create a well-defined built frontage to Great Western Road. • Create a green link between Great Western Road and the southern end of Horton Road. • Increase tree coverage and create a more meaningful useable open space that connects to the hospital and could be utilised by hospital visitors. • Provision of appropriate crossing point to access open space. <p>Open space</p> <ul style="list-style-type: none"> • The site includes existing green space known as the 'Great Western Road Rest Gardens'. This should be included and expanded within the wider redevelopment, to provide a functional area of open space including a Locally Equipped Area for Play. <p>Highways and access</p> <ul style="list-style-type: none"> • Implementation of a new strategic cycle and footway linking to city centre and transport hub to the west and the new residential development at the Allstone site to the east. <p>Historic environment</p> <ul style="list-style-type: none"> • Built heritage and ecological assessments. • Presence of historic steam engine shed is a non-designated heritage asset. <p>Biodiversity</p> <ul style="list-style-type: none"> • Creation of green corridor following the proposed walking/cycle route from Horton Road (with links to the Allstone site / Armscroft Park), through the sidings towards former Wessex House and railway station. • Creation of bat habitat/roosts. • Likely presence of nationally scarce invertebrates; any loss of brownfield habitat should be mitigated through brown roofs. • Bat survey: Building inspections (and any required emergence/re-entry surveys) if any buildings are scheduled to be removed or altered. • Birds survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Reptile survey: To assess presence. • Invertebrates survey: To determine presence of important habitats for invertebrates. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |

Mitigation measures

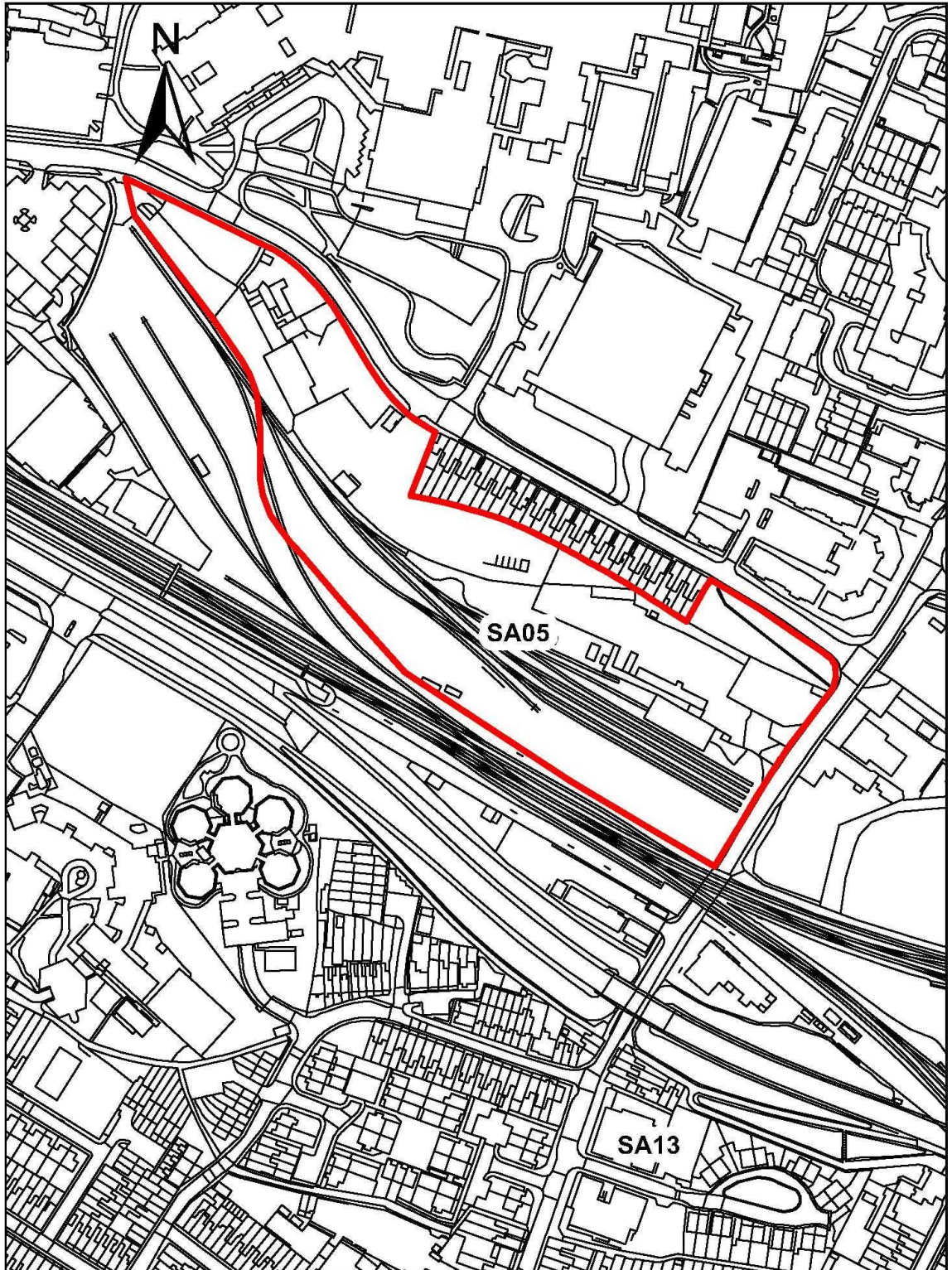
- **Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.**

Air Quality

- Given the likely high density of development and the proximity of the site to existing potential sources of air pollution, all proposals for development should demonstrate their compliance in meeting EU limit values and national objectives for air pollutants. The development must be consistent with the Local Air Quality Action Plan.

Other

- Regard to the City Council's adopted 'Railway Corridor' Planning Brief.

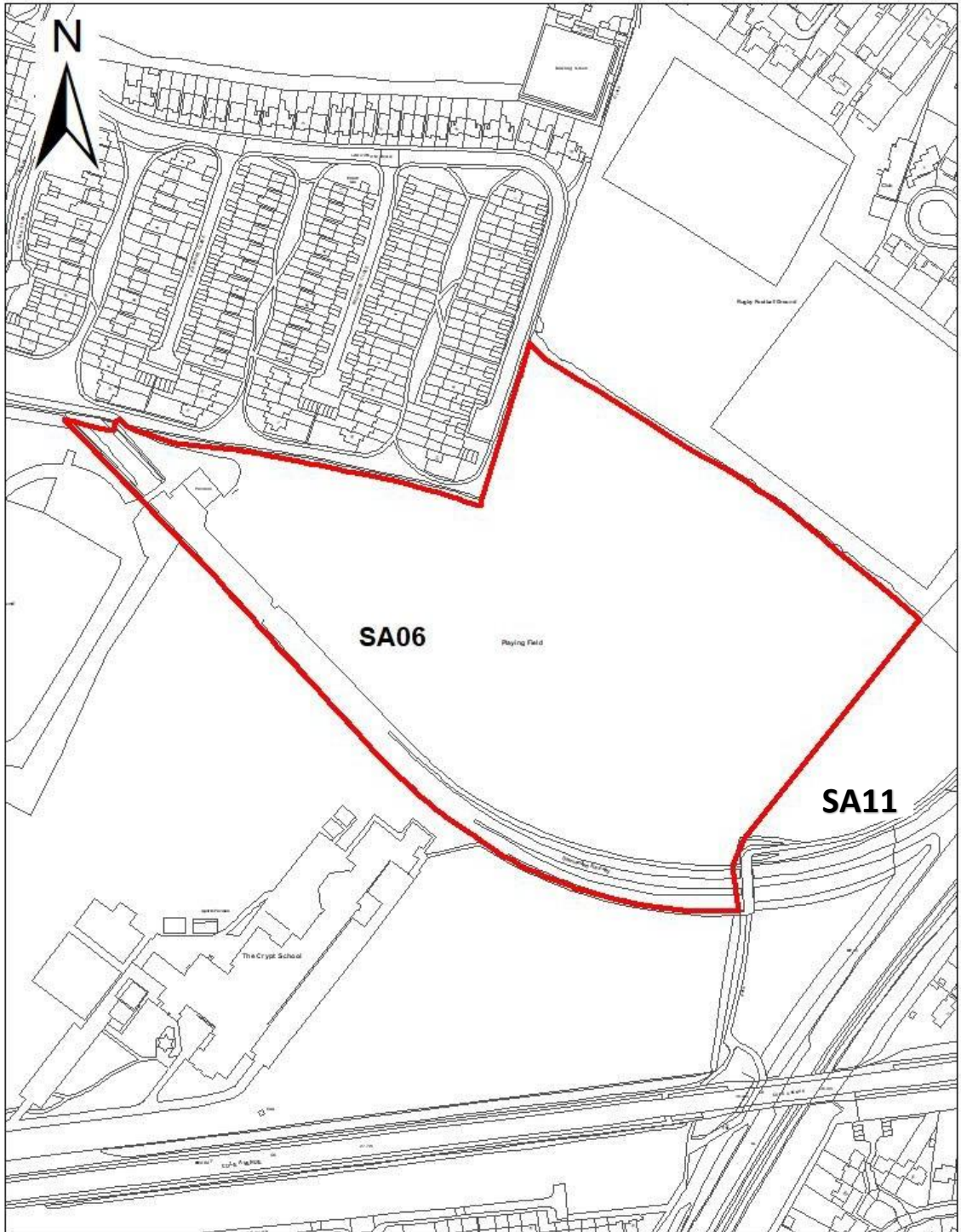


Land at Great Western Road Sidings

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019163. 2019.

Policy Site Allocation Statement SA06: Blackbridge Sports and Community Hub

| | |
|---|---|
| Ward / Postcode / GeoRef | Podsmead / GL1 5TY (closest) / E: 382935 N: 215862 |
| Gross Site Area: | 9.7 ha |
| Allocation: | Multi-use sports, physical activity and community hub, to include a full-sized 3G artificial surface, grass playing fields and a multi-use health and wellbeing facility. |
| <p>Description and overview Historically used as playing fields, this site has been identified in the Playing Pitch Strategy and Built Sports Facility Strategy as a priority for a multi-sports and community hub within the Podsmead community, but with a city-wide reach. It also provides opportunities for physical activity beyond formal sport. The development should include a multi-use health and wellbeing facility to provide for the needs of the local community and those arising from the delivery of sports facilities with the city-wide catchment.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Careful consideration needs to be given to the access route into the site and the boundary treatments. • An improved street presence and adequate parking will need to be provided. • Opportunity to improve visibility and instate a footpath to the eastern side of Podsmead Road. • Safe and secure routes will be needed between the facilities and its potential users. <p>Gloucester Athletics Club</p> <ul style="list-style-type: none"> • Incorporation of the adjacent Gloucester Athletics Club into the wider site to secure a seamless multi-sports venue. Protection of the amenity and facilities currently enjoyed by the club. <p>Historic environment</p> <ul style="list-style-type: none"> • Any requirements for upfront information and mitigation would depend on the scale and impact of any proposal. <p>Biodiversity</p> <ul style="list-style-type: none"> • Incorporation of and improvements to the dismantled railway cutting, currently an extensive area of brambles, shrubs and small trees including apples and damson. This area forms a potential Local Wildlife Site and is identified as having considerable potential for enhancing local conservation value and protection/enhancement of a key ecological corridor within an urban environment. <p>Flood risk</p> <ul style="list-style-type: none"> • Surface water runoff from the site is considered to contribute to flood risk in the downstream catchment; redevelopment provides an opportunity for flood risk mitigation for the wider area. Any development should therefore implement a robust Sustainable Drainage System (SuDS). | |

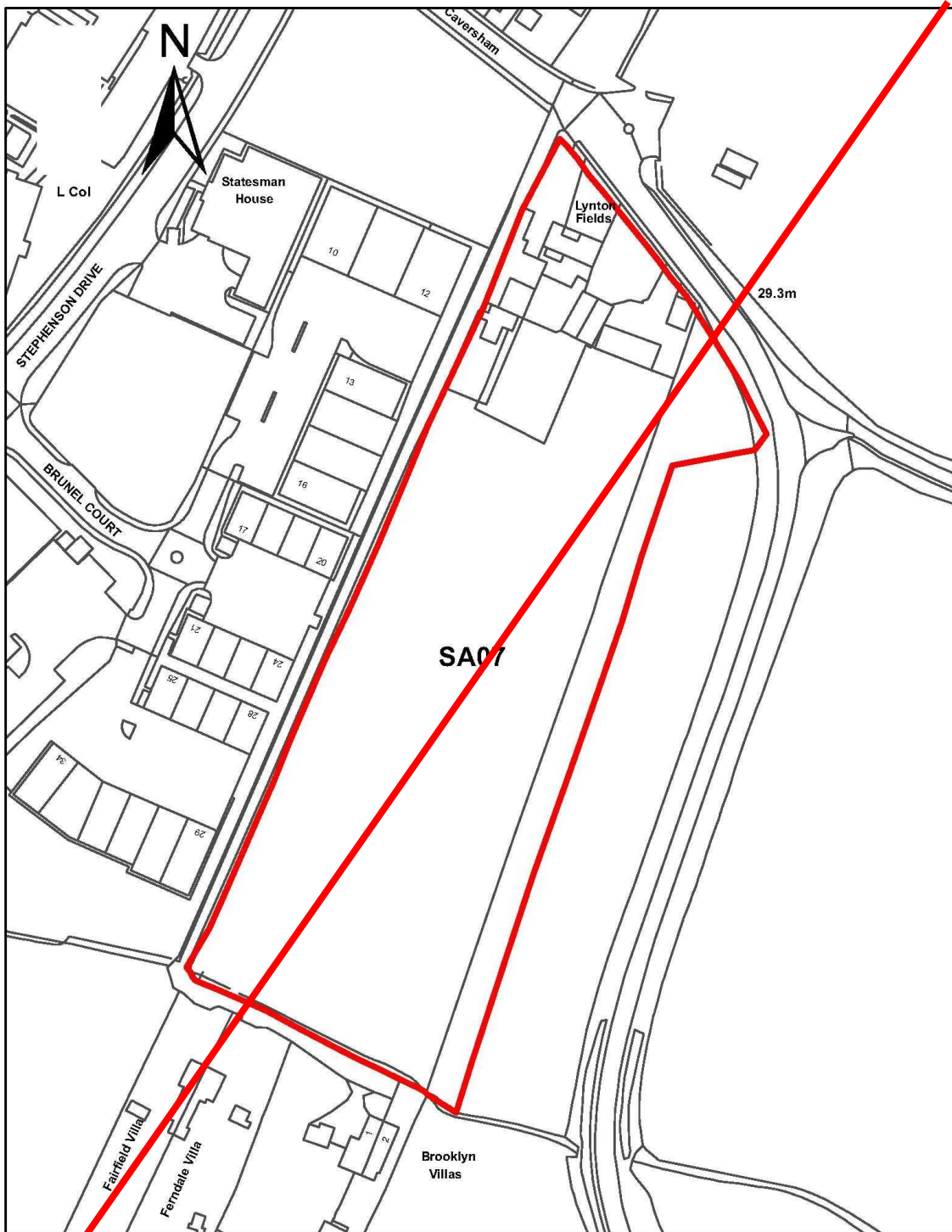


Blackbridge Sports & Community Hub

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 30003165, 2015.

Policy SA07: Lynton Fields, Land East of Waterwells Business Park

| | |
|--|--|
| Ward / Postcode / GeoRef | Quedgeley Fieldcourt / GL2 2SF / E: 381831 N: 212615 |
| Gross Site Area: | 2.0 ha. |
| Allocation: | B Class employment uses |
| <p><u>Description and overview</u></p> <p>The site comprised mainly improved grassland with buildings related to the poultry business and to small scale industry. There are car storage facilities to the north and east, industrial buildings to the west and three large villas to the south. It is located to the east of the very successful Waterwells Business Park and offers the opportunity for an extension to this.</p> | |
| <p><u>Site specific requirements and opportunities</u></p> <p><u>Design and layout</u></p> <ul style="list-style-type: none"> Any development should be laid out to mitigate any potential impacts to the existing residential properties to the south of the site. The transition between employment and residential will need to be carefully considered and appropriately designed. Development should be set back from Nass Lane to preserve its character. Potential for widening Nass Lane to provide footways and cycling routes should be fully explored. Consider opportunities for improving public transport. <p><u>Historic environment</u></p> <ul style="list-style-type: none"> Archaeological Assessment. <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> Enhancement to species rich grassland connectivity through site and enhancement to watercourse. Bat surveys: Building inspections (and any required emergence/re-entry surveys) and activity survey. Bird surveys: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. Reptile survey: To assess presence. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). | |

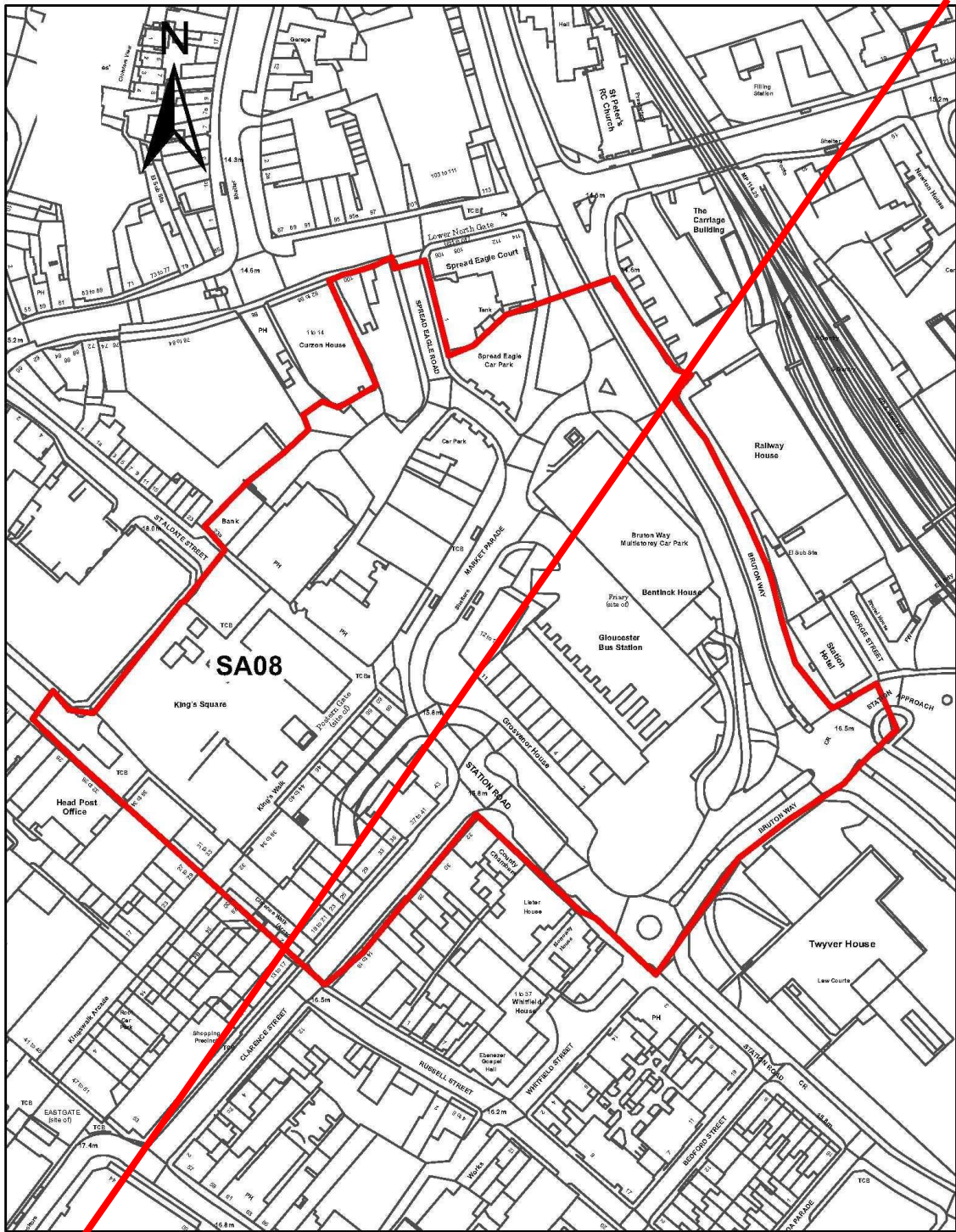


Lynton Fields, Land East of Waterwells Business Park

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy SA08: King's Quarter

| | |
|---|---|
| Ward / Postcode / GeoRef | Westgate / GL1 1SZ / E: 383463 N: 218589 |
| Gross Site Area: | 4.5 ha. |
| Allocation: | Mixed use development: residential, retail, employment, hotel and leisure use, city centre parking. |
| <p><u>Description and overview</u></p> <p>King's Quarter is the City Council's top regeneration priority. The site is in the heart of the city centre and links the primary shopping area with the recently completed transport hub (bus station) and railway station. The site is substantial in size, comprising King's Square, The Oxbode and St Aldate Street, as well as parts of Northgate Street, Spread Eagle Road, Market Parade, Station Road and Bruton Way. King's Quarter has the opportunity to create lost connections between the bus and train stations, with a high-density mixed-use scheme of a range of different main town centre uses including commercial floorspace, a hotel, offices, residential dwellings and city centre parking.</p> | |
| <p><u>Site specific requirements and opportunities</u></p> <p><u>Design and layout</u></p> <ul style="list-style-type: none"> Views to the Cathedral should be enhanced and maintained. Direct connectivity between the bus and rail station across to Kingswalk, The Oxbode and St Aldates to be maintained. Density should be increased particularly around the edges of any open spaces. The current height of building ratio to open space is incongruous. <p><u>Open space</u></p> <ul style="list-style-type: none"> Retention and enhancement of King's Square as a multi-use events space and focus within the city centre. <p><u>Historic environment</u></p> <ul style="list-style-type: none"> Site located within the City Centre Conservation Area and adjacent to the London Road Conservation Area; new development must therefore positively respond to both Conservation Area Appraisal and Management documents. Detailed Historic Environment Assessments: Potential for significant Roman and other era archaeological interest. The Scheduled Monument of Whitefriars is within the site area. <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> Green roofs/walls should be utilised on this site. Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). | |

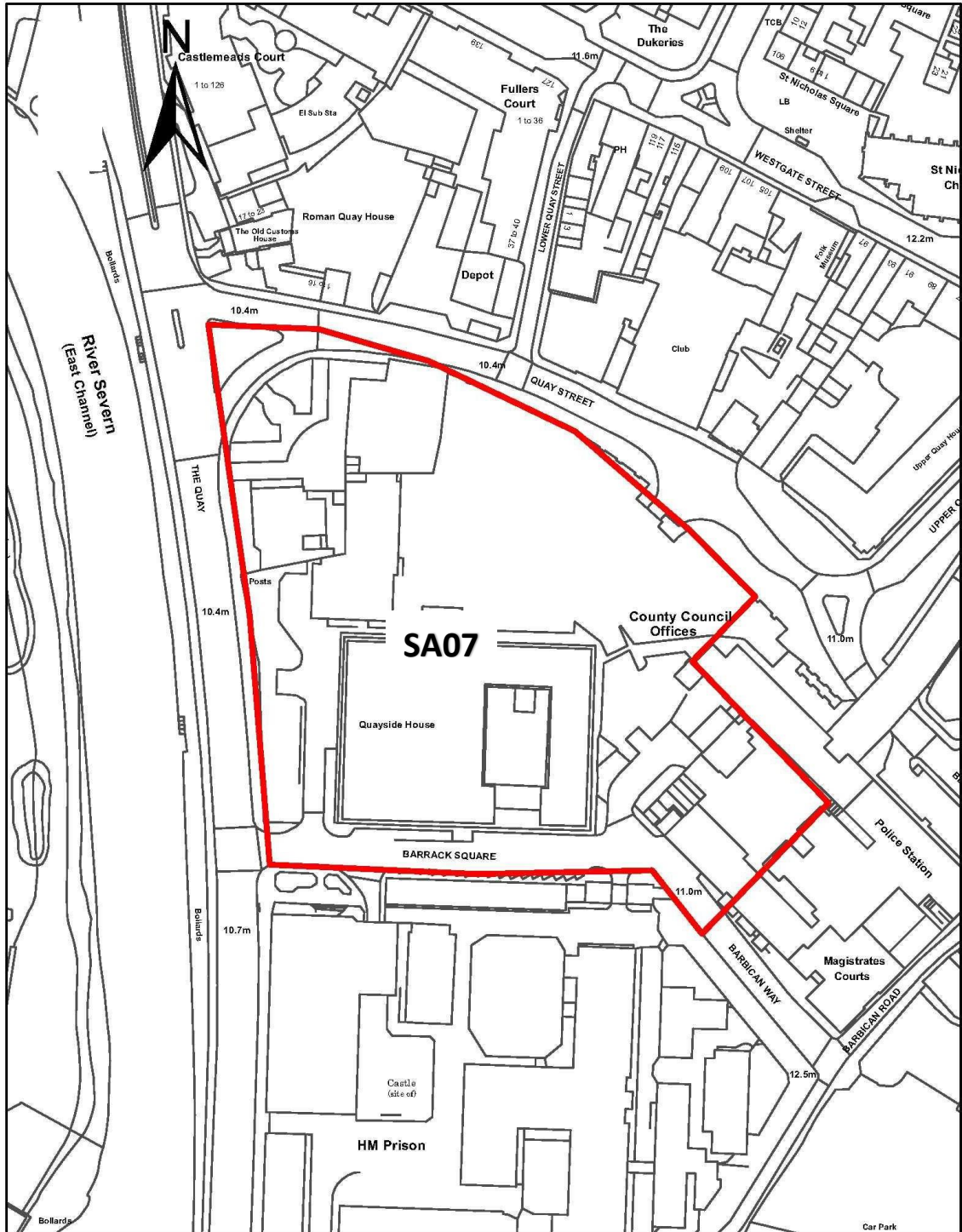


Kings Quarter

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site allocation Statement SA0907: Former Quayside House, Blackfriars

| | |
|---|--|
| Ward / Postcode / GeoRef | Westgate / GL1 2TZ / E: 382781 N: 218659 |
| Gross Site Area: | 1.6 ha. |
| Allocation: | B1 Class E(g)(i) offices, Combined GP Practice, Pharmacy, Residential (approximately 50 dwellings) |
| <p>Description and overview</p> <p>Brownfield site adjacent to Shire Hall. Formerly the site was the location of Gloucestershire County Council offices 'Quayside House' but this has been demolished and is used in part for staff parking. The site provides the opportunity for a higher density scheme to provide additional office accommodation to meet the operational needs of the County Council, as well as a Combined GP Practice to provide for local need and approximately 50 residential dwellings.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Natural surveillance to key routes. • Improved pedestrian permeability through the site and connectivity with nearby bus stops. • Respect and respond to designated heritage assets of the former prison to the south. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological and built heritage assessments have been established and to some extent undertaken through the LDO (16/01510/LDO). It may be the case that further assessments are required, depending on the form of development proposed. <p>Biodiversity</p> <ul style="list-style-type: none"> • Green roofs/walls should be utilised on this site. • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. <p>Flood risk</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. • Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). • <u>Opportunities to improve flood protection along the River Severn as part of a wider regeneration scheme should be explored in consultation with the EA.</u> | |

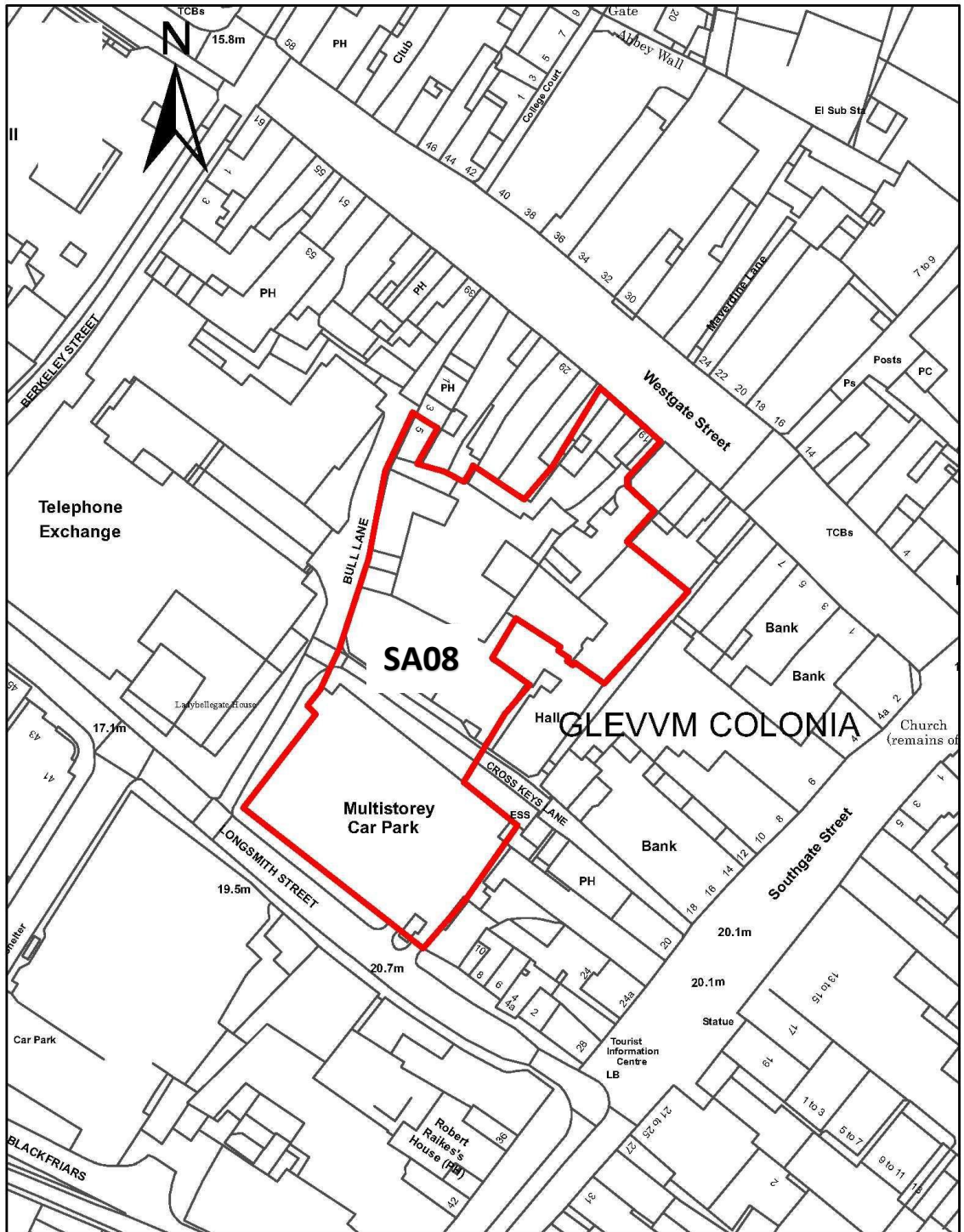


Former Quayside House - Greater Blackfriars

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1008: Former Fleece Hotel & Longsmith Street Car Park

| | |
|--|---|
| Ward / Postcode / GeoRef | Westgate / GL1 2TZ (nearest) / E: 383056 N: 218561 |
| Gross Site Area: | 1.6 ha |
| Allocation: | Mixed use Main town centre uses , including approximately 25 residential units. |
| <p>Description and overview</p> <p>The Fleece complex is a centrally located historic site which is under-utilised and run down. It is comprised of a combination of important listed buildings, and a number of modern buildings all in poor condition within a tight urban grain. Longsmith Street car park is an operational City Council car park to the south west of the Fleece complex. The site offers the opportunity for a sensitive redevelopment to protect and enhance heritage assets, whilst delivering a mix of main town centre uses to support the vitality and viability in this key area of the city.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Opportunities to provide active frontages to Bull lane, Cross Keys Lane and Longsmith Street. <p>Historic environment</p> <ul style="list-style-type: none"> • This is a sensitive historical site. There is a requirement to refer to the City Council’s Concept Statement on all matters to do with built heritage and archaeology. <p>Biodiversity</p> <ul style="list-style-type: none"> • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. <p>Mineral Consultation Area (MCA)</p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |



Former Fleece Hotel and Longsmith Street Car Park

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1109: Land rear of St Oswalds Retail Park

| | |
|--|---|
| Ward / Postcode / GeoRef | Westgate / GL1 2SR / E: 382738 N: 219372 |
| Gross Site Area: | 6.44 ha. |
| Allocation: | Residential: Approximately 300 dwellings. |
| <p>Description and overview</p> <p>Large brownfield site to the west of the Tesco superstore at St Oswalds. A railway line runs the length of the southern boundary. To the north is residential development and older people’s housing in the form of St Oswalds Village. To west of the site lies Archdeacon Meadow which is in the floodplain of the River Severn.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Provide/improve cycleways and pathways, including linkages and integration with the GI network and the provision of level pedestrian access to Westgate Park and Severn Way. • Opportunities to enhance green corridor along railway and create an appropriate buffer. • Routes should be created across the site to create a legible link from Westgate park to the adjacent retail uses. • Residential uses should be carefully sited to avoid conflict with the adjacent retail use. • Buildings located to make the most of views of the Cathedral and surrounding countryside. <p>Open space</p> <ul style="list-style-type: none"> • Provision of new open space to provide for the needs of the new community as well as to address identified shortfalls within the existing community at Dexter Way and Longhorn Avenue. To include a Locally Equipped Area for Play. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological Assessment: This is a former unregulated landfill site with made up ground and there is unknown archaeological potential. <p>Biodiversity</p> <ul style="list-style-type: none"> • Retention of some areas of brownfield habitat for brownfield species. • Creation of: <ul style="list-style-type: none"> ○ Green habitat / landscaping suitable for invertebrates and reptiles. ○ Nutrient poor dry conditions using rock, gravel, rubble encouraging high flower abundance of native nature rich species. ○ Patches of bare ground, exposed earth banks, seasonally wet areas. ○ Green and brown roofs will be required on some buildings. • Bat survey: To assess their use of the site. • Bird survey: None, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Reptile survey: To assess presence. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p>Air Quality</p> | |

- The site is in close proximity of Priory Road AQMA, all proposals for development should demonstrate their compliance in meeting EU limit values and national objectives for air pollutants. The development must be consistent with the Local Air Quality Action Plan.

Land contamination

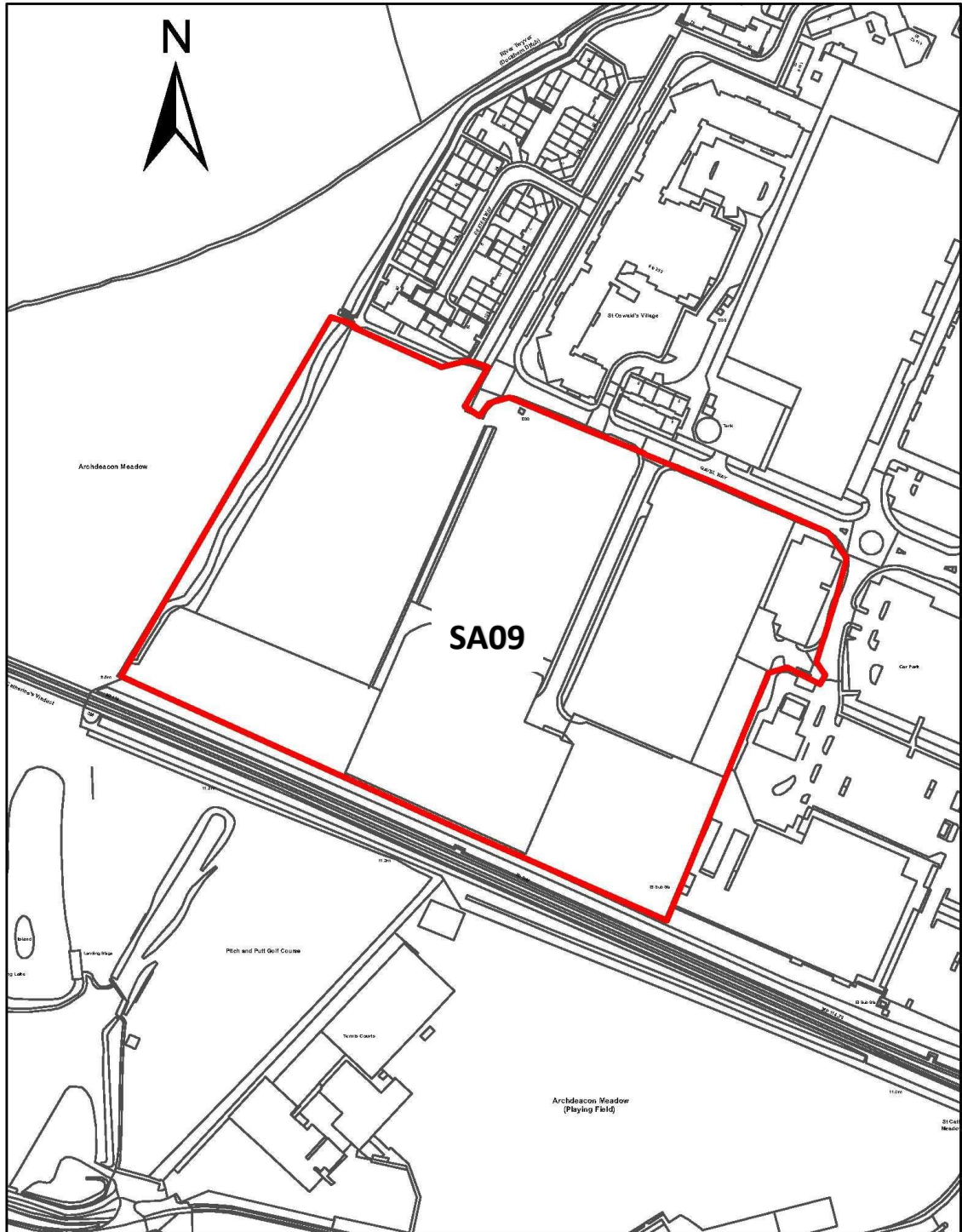
- **The site allocation lies within an area subject to historic unlicensed landfill activity. Consequently, an appropriate land contamination risk assessment and options appraisal may be required. Early engagement with the Environment Agency in respect of this matter is strongly encouraged.**

Flood risk

- A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered.
- Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019).

Ground & Surface Water Quality

- **Development proposals will adopt specific drainage techniques to address the problems of previous contamination and land movement. This is in the interests of protecting ground and surface water quality.**

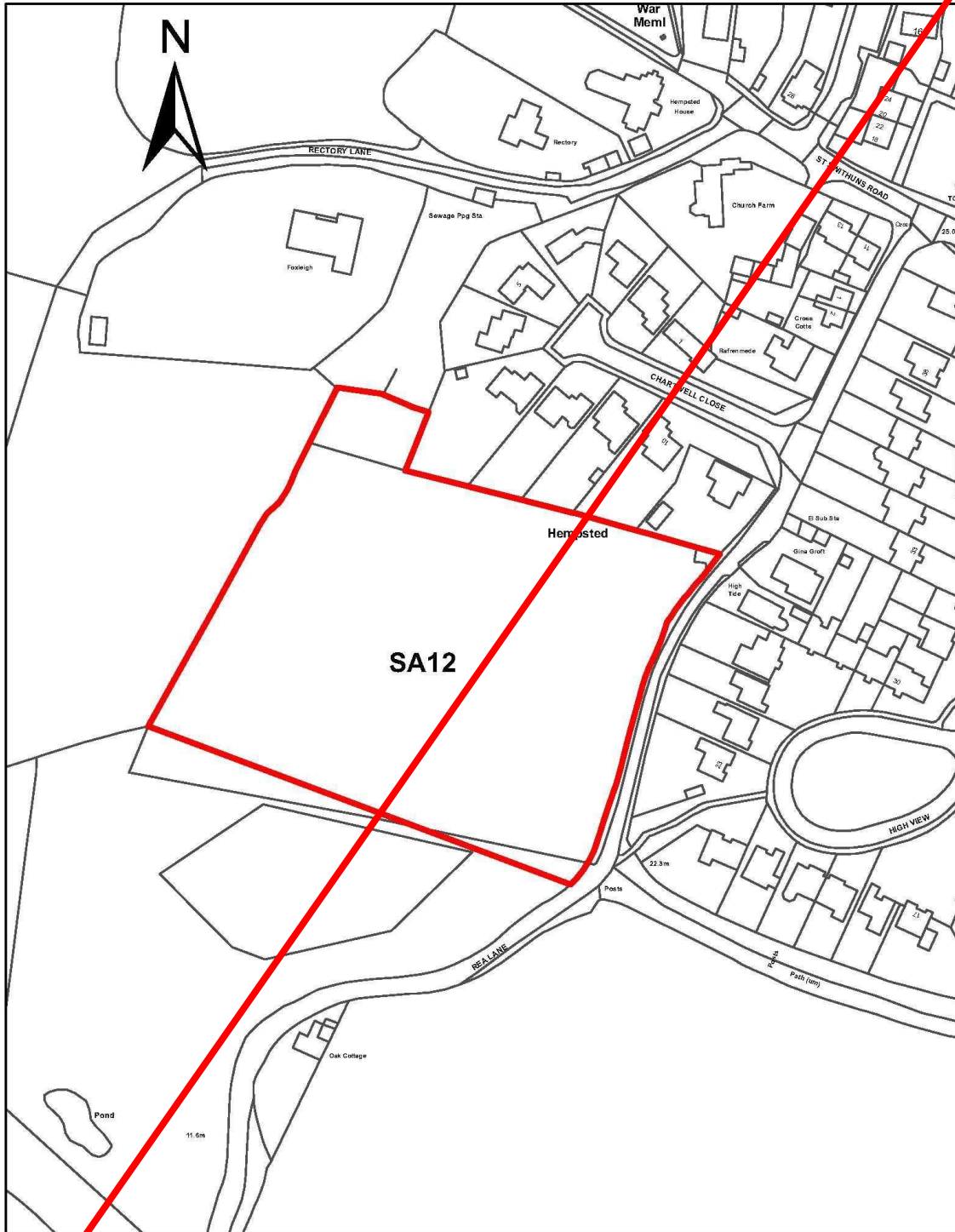


Land at St Oswald's

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy SA12: Land at Rea Lane, Hempsted

| | |
|---|--|
| Ward / Postcode / GeoRef | Westgate / GL2 5XA / E: 381320 N: 216812 |
| Gross Site Area: | 1.2 ha. |
| Allocation: | Approximately 30 dwellings. |
| <p><u>Description and overview</u> Greenfield site on the edge of Hempsted village. The site offers the opportunity for a small residential development located on the edge of the city and outside of the cordon sanitaire.</p> | |
| <p><u>Site specific requirements and opportunities</u></p> <p><u>Design and layout</u></p> <ul style="list-style-type: none"> Any development will need to respond sensitively to the landscape character of the area. Buildings should be no more than two storey and detailed with materials that complement the landscape. Trees, hedgerows and SUDs should be utilised to soften the development and protect views into the site from the open countryside. <p><u>Historic environment</u></p> <ul style="list-style-type: none"> Written scheme of Investigation for archaeological evaluation. Mitigate potential impacts to the Hempsted Conservation Area and its setting. <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> The adjacent land has some potential for a Local Wildlife Site and opportunities should be explored. Orchard restoration is a possibility as there is restored orchard to the south and remnant orchard to the west. Additionally, improvements could focus on hedgerows, lowland meadow, coastal & floodplain grazing marsh, wet woodland, pond and margins. For the protection of hedgerows, foraging bats and breeding birds: A level of habitat protection and buffering. In terms of enhancement: Protection of sensitive habitats during construction. Enhancement of existing habitats through additional planting. Development of a sensitive lighting strategy to reduce light spill. For the protection of badgers, breeding birds and hedgehog: Hedgerow retention and buffering, as well as provision of green open space. In terms of enhancement: Protection during construction, enhancement of existing habitats through additional planting (shrub and/or wildflower grassland). Provision of nesting boxes to increase opportunities for breeding birds, roosting boxes to increase opportunities for bats, and log piles to provide refuge and foraging for hedgehogs. For the protection of Great crested newts and reptiles: Creation of new pond and species rich wildflower grassland. Non licenced avoidance measures to be included within an Ecological Construction Method Statement and provision of log piles to increase foraging and refuge opportunities. | |

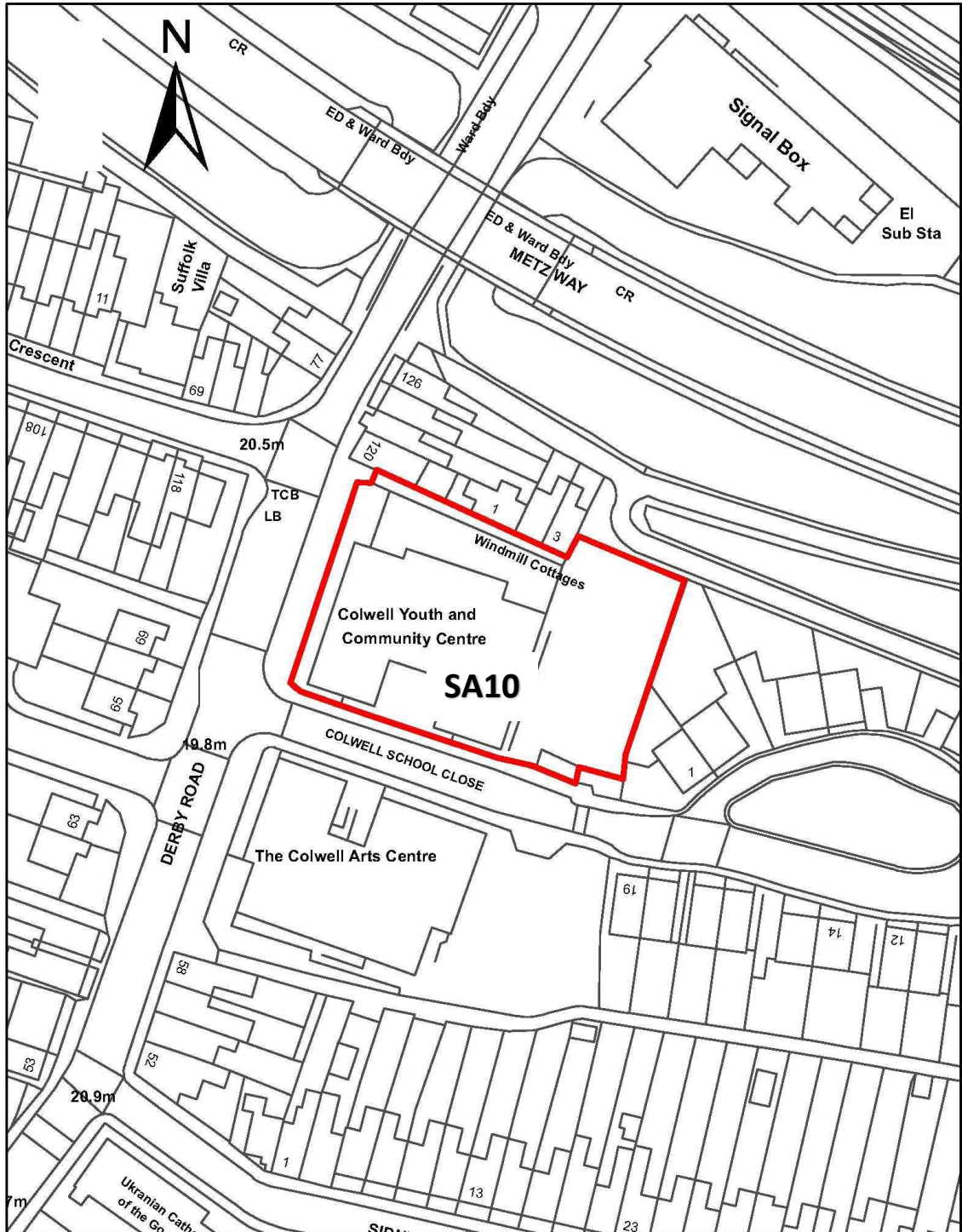


Land at Rea lane

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1310: Former Colwell Youth & Community Centre

| | |
|--|--|
| Ward / Postcode / GeoRef | Barton & Tredworth / GL1 4BD (nearest Sydney Street) / E: 384220 N: 218107 |
| Gross Site Area: | 0.18 ha. |
| Allocation: | Residential: Approximately 20 dwellings. |
| <p>Description and overview</p> <p>Redundant former school building and car park. The site provides the opportunity to provide new homes in a predominantly residential area. The building should be retained and converted.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • The building and the boundary treatments should be preserved and enhanced to make the most of this attractive building that makes a positive contribution to the streetscene. • Any proposed new development to the car park area will need to be considerate to the amenity of the adjacent existing two-storey residential properties. • Overlooking of the pedestrian link to Metz way is encouraged provided it can be achieved whilst being sensitive to the amenity of the adjacent residential properties. • Any proposed solar panels to the roof will need to be assessed to ensure there is no glint caused to the users of the elevated roadway Metz Way. <p>Historic environment</p> <ul style="list-style-type: none"> • Existing building is considered a candidate for the 'Local List' in the City Council's Townscape Character Appraisal (2019). • Built Heritage Assessment of significance and character. <p>Biodiversity</p> <ul style="list-style-type: none"> • Incorporate green roofs or walls as part of any development of this site. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> • <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u> | |

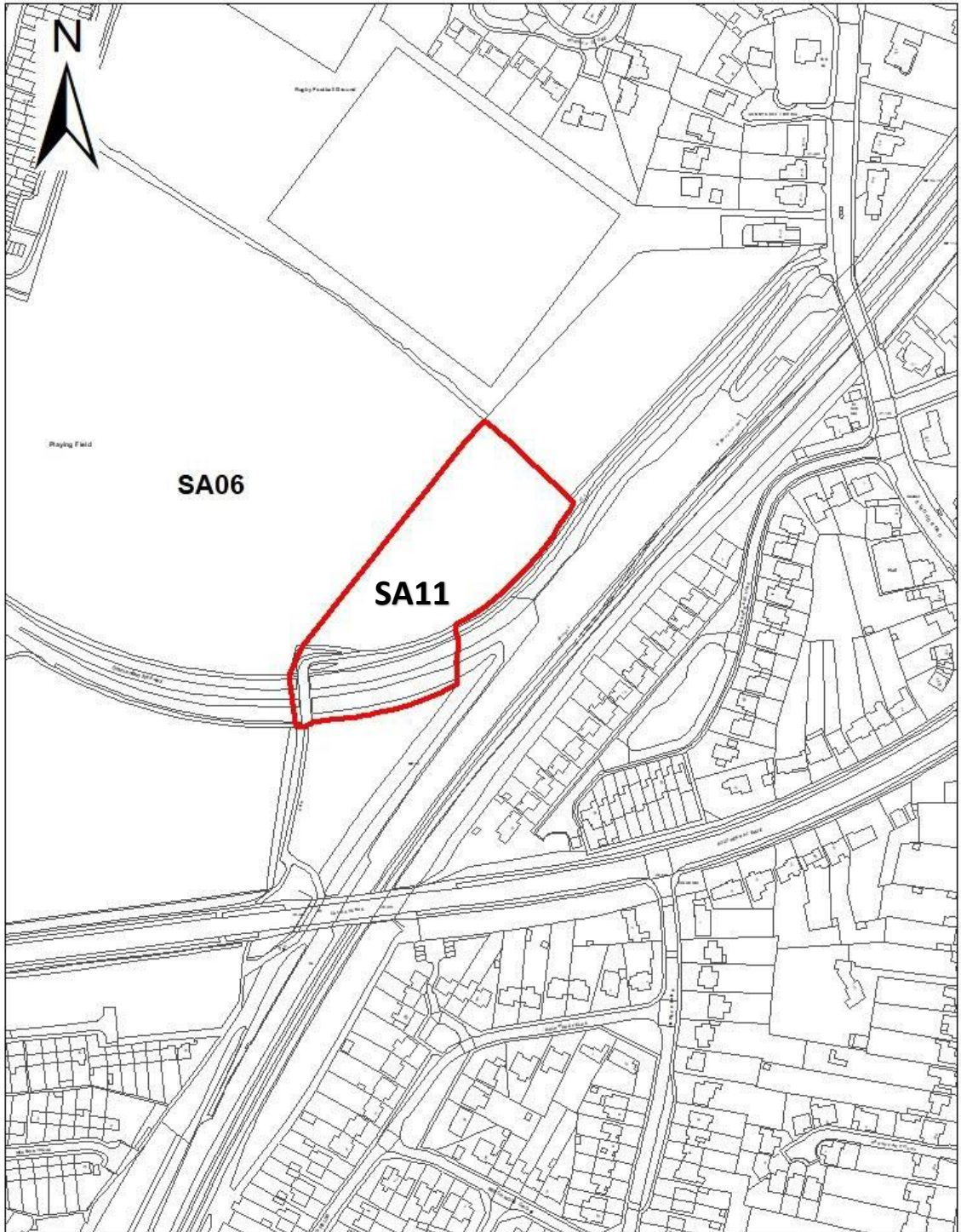


Former Colwell Youth & Community Centre

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1411: Land off New Dawn View

| | |
|---|--|
| Ward / Postcode / GeoRef | Podsmead / GL1 5LH (nearest) / E: 383101 N: 215801 |
| Gross Site Area: | 0.8 ha. |
| Allocation: | Residential: Approximately 30 dwellings. |
| <p>Description and overview Green land adjacent to the allocation for the Blackbridge Sports and Community Hub (see allocation SA06). The site is accessed through an existing residential area and provides an opportunity for an extension to provide small number of new homes. The land currently forms playing field land as part of the wider Blackbridge site. The proposal to allow the loss of limited playing field land to support the delivery of the Blackbridge Sports and Community Hub (Policy SA06) is supported by the PPS Delivery Group. The use of a small part of the site for residential development releases the wider site to deliver significant net gains including a full-sized 3G pitch, grass pitches, a health and wellbeing building and opportunities for informal physical activity. On this basis, it is considered the proposal meets in whole or in part the Sport England exception tests relating to the loss of playing field land.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Layout should be designed to incorporate as much of the existing green infrastructure as possible. • Overlooking should be provided to the playing fields. • An existing network of green and active routes exists and provide wild food including: blackberries, damsons, sloes, and apples exists. • These routes and opportunities will need to be maintained for the purposes of health and wellbeing and biodiversity. <p>Historic environment</p> <ul style="list-style-type: none"> • Requirements for upfront information and mitigation would depend on the scale and impact of proposals. <p>Biodiversity</p> <ul style="list-style-type: none"> • Incorporation of and improvements to the dismantled railway cutting, currently an extensive area of brambles, shrubs and small trees including apples and damson. This area forms a potential Local Wildlife Site and is identified as having considerable potential for enhancing local conservation value and protection/enhancement of a key ecological corridor within an urban environment. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. | |

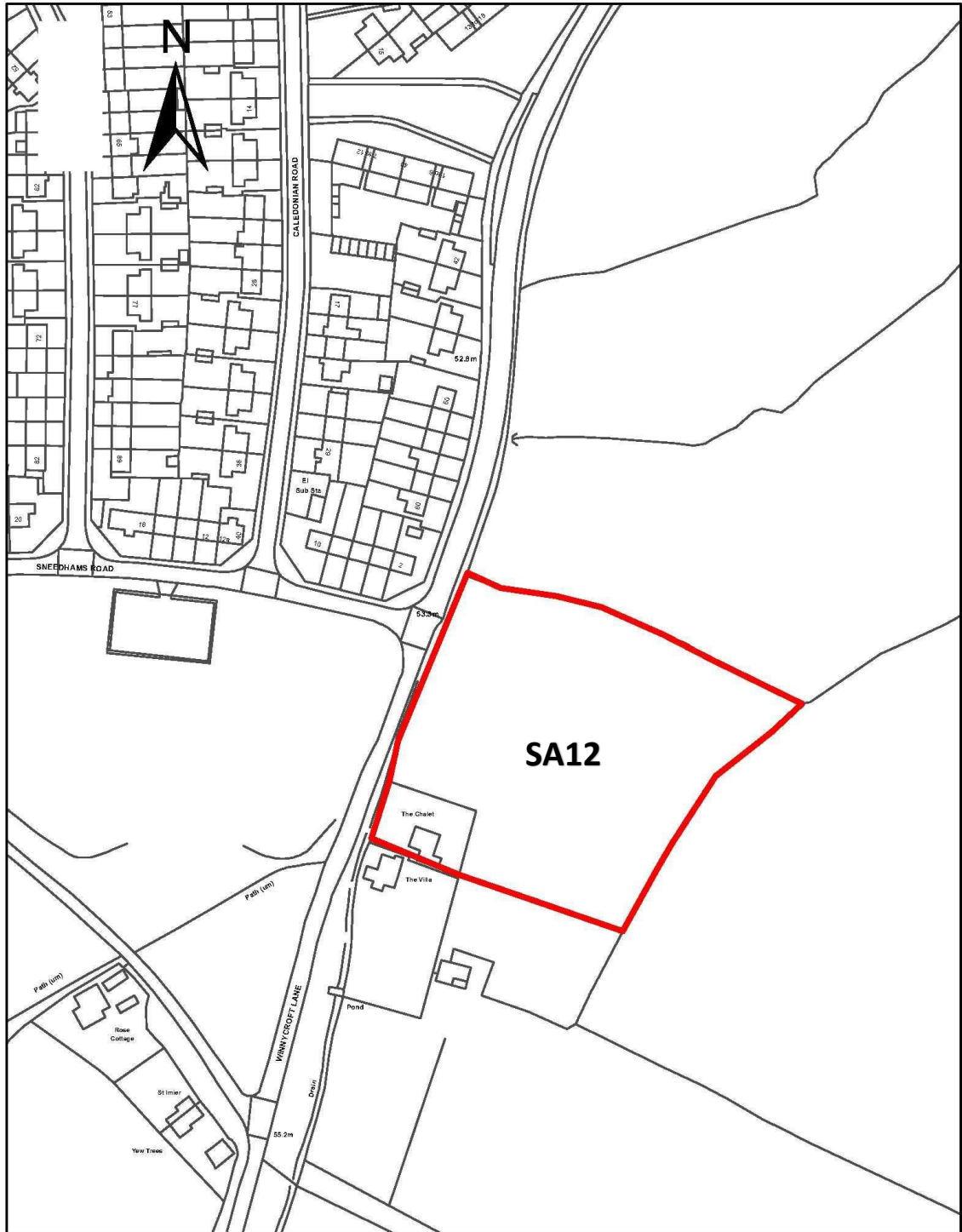


Land off New Dawn View

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 30003165, 2005.

Policy Site Allocation Statement SA1512: Land South West of Winneycroft Allocation

| | |
|--|---|
| Ward / Postcode /GeoRef | Matson & Robinswood / GL4 6HY (nearest) / E: 385108 N: 214493 |
| Gross Site Area: | 0.86 ha. |
| Allocation: | Approximately 30 residential dwellings. |
| <p>Description and overview Greenfield site on the eastern side of Winneycroft Lane, broadly opposite Sneedhams Road. Currently used for grazing and keeping horses. This site provides an opportunity to link with the wider JCS strategic allocation at Winneycroft and deliver a small number of new homes.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • The site lies in a medium Landscape Sensitivity Area. The layout, form, scale and architectural appearance should complement the setting of the site and not impact on the views into or from the Cotswold AONB and Robinswood Hill. • Properties should be laid out to create an active frontage to Winneycroft Lane. • The site should be designed to create a suitable transition between any built up area to the north and the rural fringe of the city. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological assessment. • Site is relatively close to the protected moated site to the south. <p>Biodiversity</p> <ul style="list-style-type: none"> • Maintain and enhance hedgerows and trees. • A remnant orchard is located to the north east of adjacent land and on the opposite side of the M5, plus fruit and nut trees on site. Implement opportunities for linear orchard planting in hedgerows, in consultation with the City Council. • Bat surveys: Building inspections (and any required emergence/re-entry surveys) if any buildings are scheduled to be removed or altered and bat activity surveys. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Reptile survey: To assess presence. <p><u>Flood mitigation</u></p> <ul style="list-style-type: none"> • <u>The site should reasonably contribute to the ongoing Sud & Twyver flood mitigation scheme being led by the City Council in conjunction with the Environment Agency.</u> | |

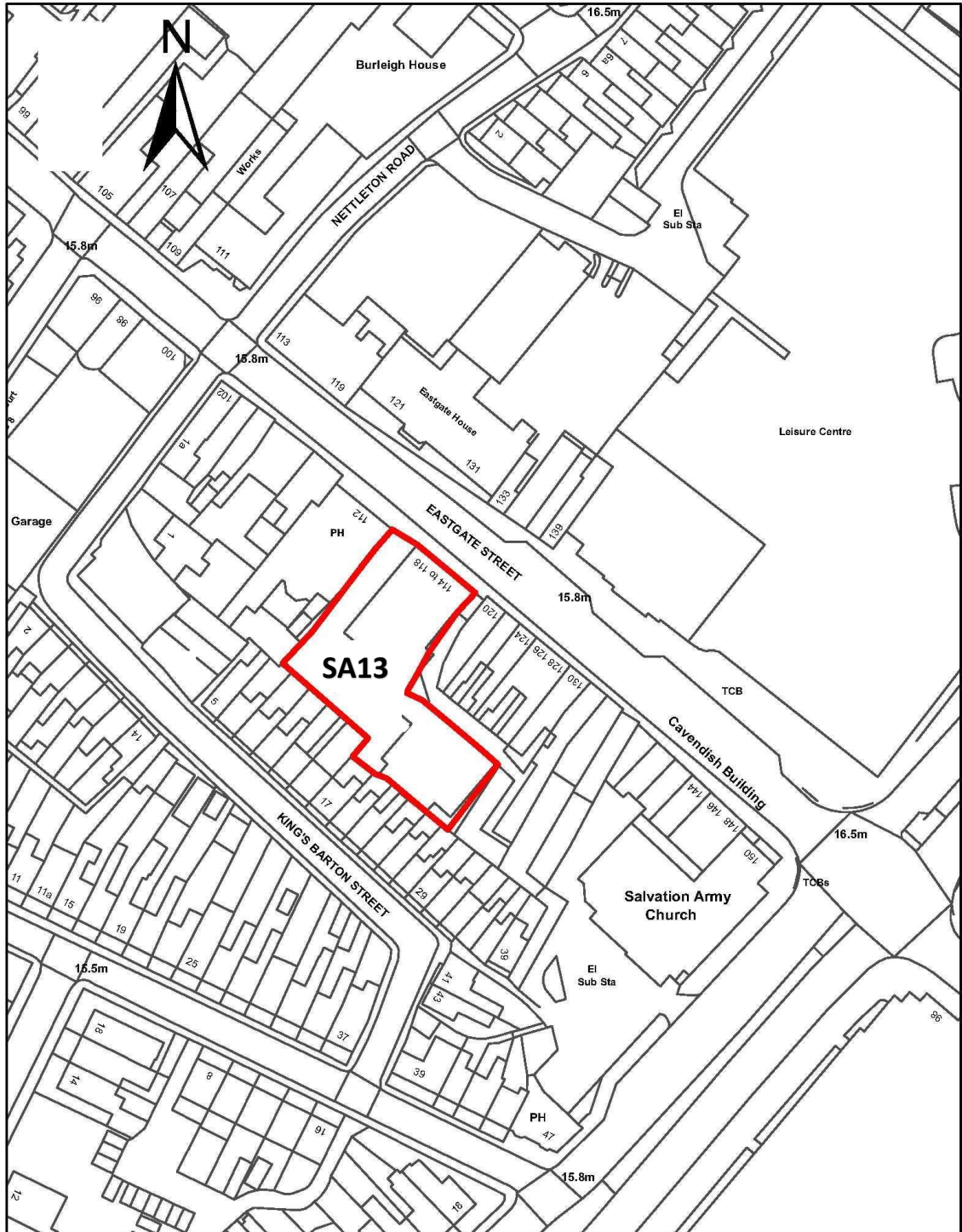


Land South of Winneycroft Allocation

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1613: Land off Lower Eastgate Street

| | |
|--|--|
| Ward / Postcode / GeoRef | Westgate / GL1 1QT / E: 383542 N: 218189 |
| Gross Site Area: | 0.13 ha. |
| Allocation: | Approximately 15 residential dwellings. |
| <p>Description and overview Urban infill site on lower Eastgate street. The area is a busy city centre location with a relatively large number of commercial uses in proximity. The site offers the opportunity for a small higher density development of residential dwellings, within the city centre boundary and near the transport hub.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Enhance the streetscene to Eastgate Street with the opportunity to increase the height of the built form whilst complimenting the existing parade of shops. • Any development to the rear will have to be considerate of the relationship to the residential properties along Kings Barton Street. These properties have limited rear gardens and are at risk of being overlooked or overshadowed. • The scale of any development at the rear must not be overbearing to the existing residential properties. • Consideration needs to be given to the neighbouring uses surrounding the site. These include pubs, nightclubs and fastfood outlets. Careful design and mitigation will be required to ensure any proposed development is compatible with existing uses. <p>Historic environment</p> <ul style="list-style-type: none"> • Site is within the Eastgate & St Michaels Conservation Area. new development must therefore positively respond to the London Road Conservation Area Appraisal and Management document. • Various listed buildings in proximity and development must respect the buildings and setting. • Desk-based evaluation and possibly a trial trench; Route of the Roman road known as the 'Portway' extends through the northern part of the site and there is evidence of archaeological remains. It is possible that settlement and burial activity of Roman date extends through the site. <p>Biodiversity</p> <ul style="list-style-type: none"> • Green roofs/walls should be utilised on this site. • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p>Flood risk</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. • Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). | |



Land off Lower Eastgate Street

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1714: Land South of Triangle Park (Southern Railway Triangle)

| | |
|--|--|
| Ward / Postcode / GeoRef | Elmbridge / GL4 3JS (nearest) / E: 384603 N: 217834 |
| Gross Site Area: | 4.2 ha |
| Allocation: | <u>Class E (g) (office, research and development, or any other industrial process that can be carried out in a residential area without detriment to amenity only) and/or B1/B8 Class (storage and distribution) employment use</u> |
| <p>Description and overview</p> <p>This site is currently used by Network Rail for operational purposes. However, this will cease during the plan period. The site provides an opportunity for an extension to the successful 'Triangle Park' to the north and is therefore allocated for B Use employment as above.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Consideration to be given to the views of the site from the Metz Way and the railway line approaches. • Design should be of a high quality that is locally distinctive and positive given this site forms an entrance point into the city particularly for rail users • Create appropriate 15m planting buffers to help mitigate any noise, vibration and air pollution from the railway line and integrate with the wider GI network. <p>Highways and access</p> <ul style="list-style-type: none"> • Access via existing route of Metz Way, with link into site via Metz Way bridge. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological Assessment given previous use of the site. <p>Biodiversity</p> <ul style="list-style-type: none"> • Green infrastructure contributions between Ayland Gardens and Overbury Road (the closest opportunity to the site). Further consider Green Infrastructure connectivity to Former Great Western Road Sidings (Site Allocation SA5). • Creation and retention of suitable habitat for invertebrates and reptiles and other brownfield site species. • Green roofs and walls should also be utilised on site. • Bat survey: Building inspections (and any required emergence/re-entry surveys) if any buildings are scheduled to be removed or altered and bat activity surveys. • Badger survey: To assess presence. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Reptile survey: To assess presence. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> • <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u> | |

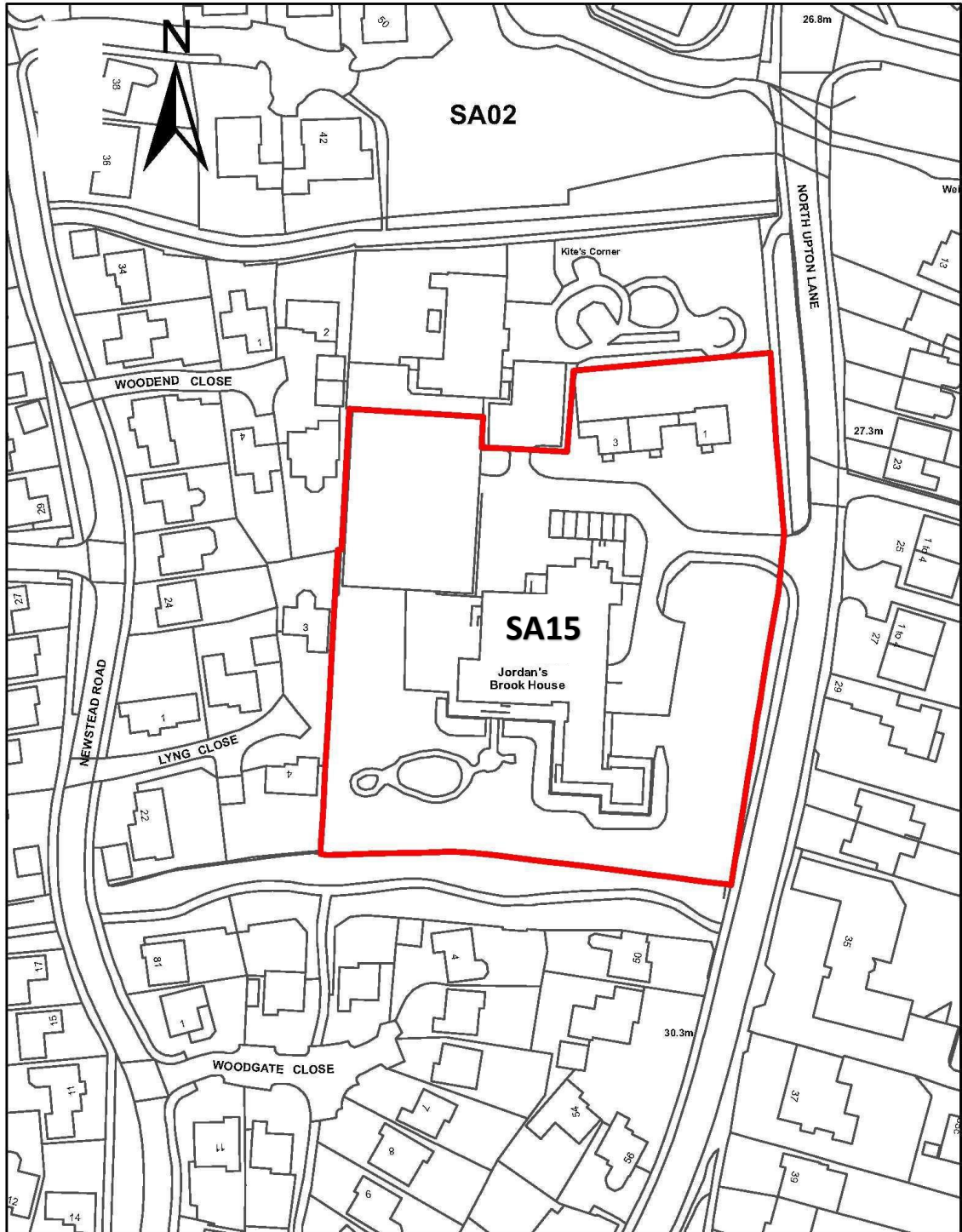


Land South of Triangle Park (Southern Railway Triangle)

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1815: Jordan's Brook House

| | |
|---|---|
| Ward / Postcode / GeoRef | Barnwood / GL4 3TL / E: 386354 N: 217605 |
| Gross Site Area: | 0.85 ha. |
| Allocation: | Residential: Approximately 20 10 dwellings. |
| <p>Description and overview</p> <p>The site in an attractive location off North Upton Lane and contains existing Council buildings (C2 residential) as well as car parking and gardens. There are a good number of large trees on the periphery. The site offers the opportunity for redevelopment to deliver a small number of new homes.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Provide overlooking to the public footpath to the south of the site. • Preserve the mature character of North Upton Lane through the retention of the existing mature trees building line. • Site will need to be sensitively developed to reduce impacts to the existing occupiers to the west and south of the site. Development should not encroach on these boundaries or create any overlooking or loss of privacy. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological desk-based assessment, possible archaeological evaluation via trial trenching. <p>Biodiversity</p> <ul style="list-style-type: none"> • Improve Green Infrastructure links via a corridor to Land at Barnwood Manor (Site Allocation SA02) and Barnwood Arboretum / Park and Local Wildlife Site. • Retention of naturalised watercourse. • Lighting scheme that retains darkness to protect local otter population using Wotton Brook. • Minimum 10m green buffer strip between any development and the watercourse. • Swift blocks, bat boxes and provision for house martins. • Maintain good tree connectivity. • Bats survey: Building inspections (and any required emergence/re-entry surveys) and activity survey. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Otter and water voles survey: Survey of watercourse for recent evidence of presence. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |

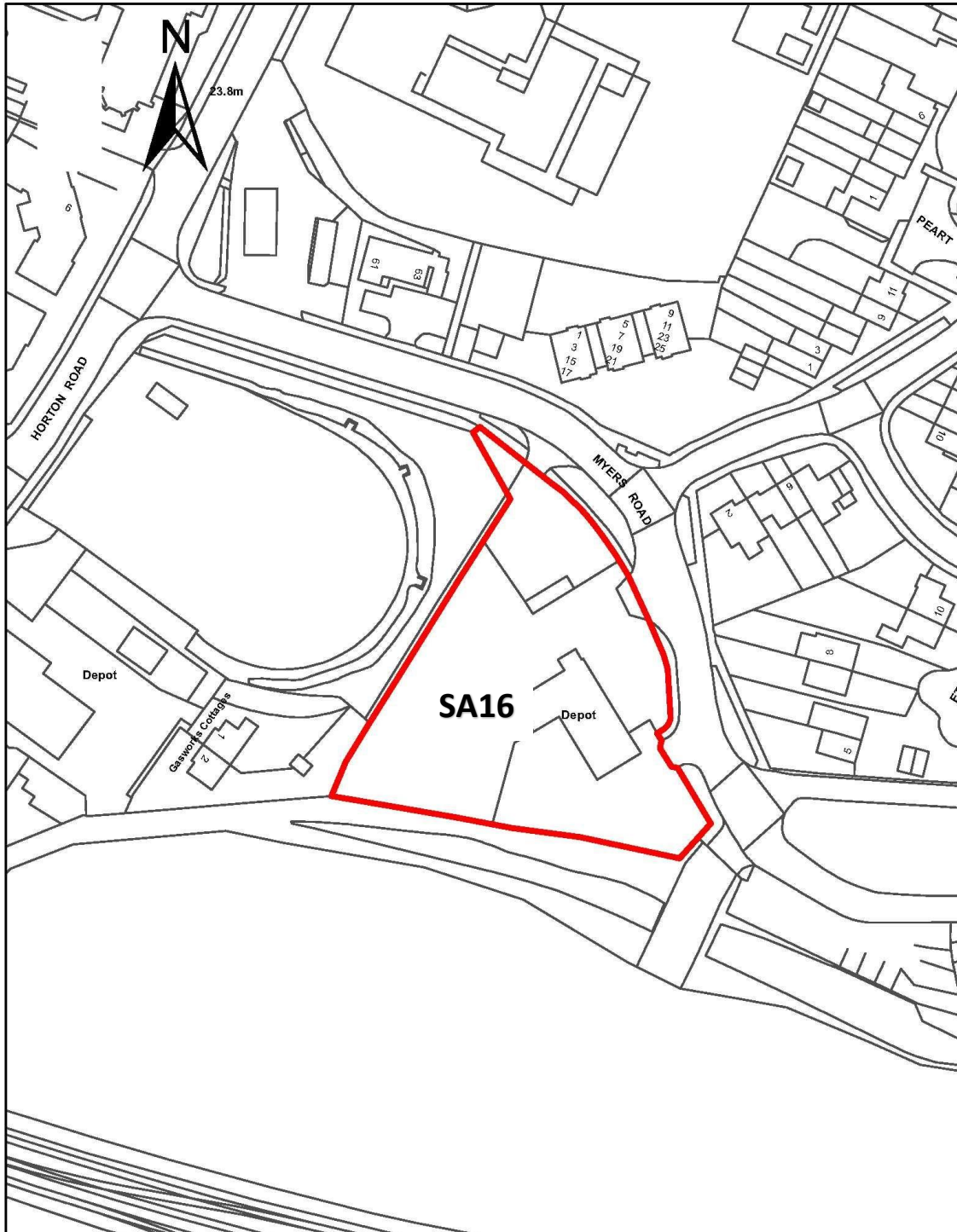


Jordan's Brook House

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA1916: Land off Myers Road

| | |
|--|---|
| Ward / Postcode / GeoRef | Elmbridge / 3L1 3QD / E: 384437 N: 218299 |
| Gross Site Area: | 0.36 ha. |
| Allocation: | Approximately 10 residential dwellings |
| <p>Description and overview A small brownfield site located off Myers Road, backing onto former gas holder land. The suitability of this site is dependent on the removal of the adjacent Allstones Sand and Gravel site, which has planning permission for residential development and student accommodation.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Enhance the streetscene and create an active building frontage and overlooking to Myers Road. • Provide more green infrastructure and create a more pleasant environment. • Layout to not preclude the adjacent sites coming forward for development. <p>Historic environment</p> <ul style="list-style-type: none"> • Archaeological investigation via trial trenching; the site is near the recorded locations of two Roman period lead coffins, therefore an historic cemetery could extent into the area. <p>Biodiversity</p> <ul style="list-style-type: none"> • Improve tree or hedge planting on the adjacent dismantled gas holder site. • Green infrastructure improvements linking to those undertaken and required for Great Western Road sidings (Site Allocation SA05). <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> <p><u>Mitigation measures</u></p> <ul style="list-style-type: none"> • <u>Due to the presence of nearby safeguarded mineral and waste infrastructure sufficient mitigation measures should be put in place to avoid unacceptable land-use incompatibility issues arising.</u> <p>Air Quality</p> <ul style="list-style-type: none"> • Given the proximity of potentially polluting land uses and the railway line development should demonstrate compliance in meeting EU limit values and national objectives for air pollutants. The development must be consistent with the Local Air Quality Action Plan. | |

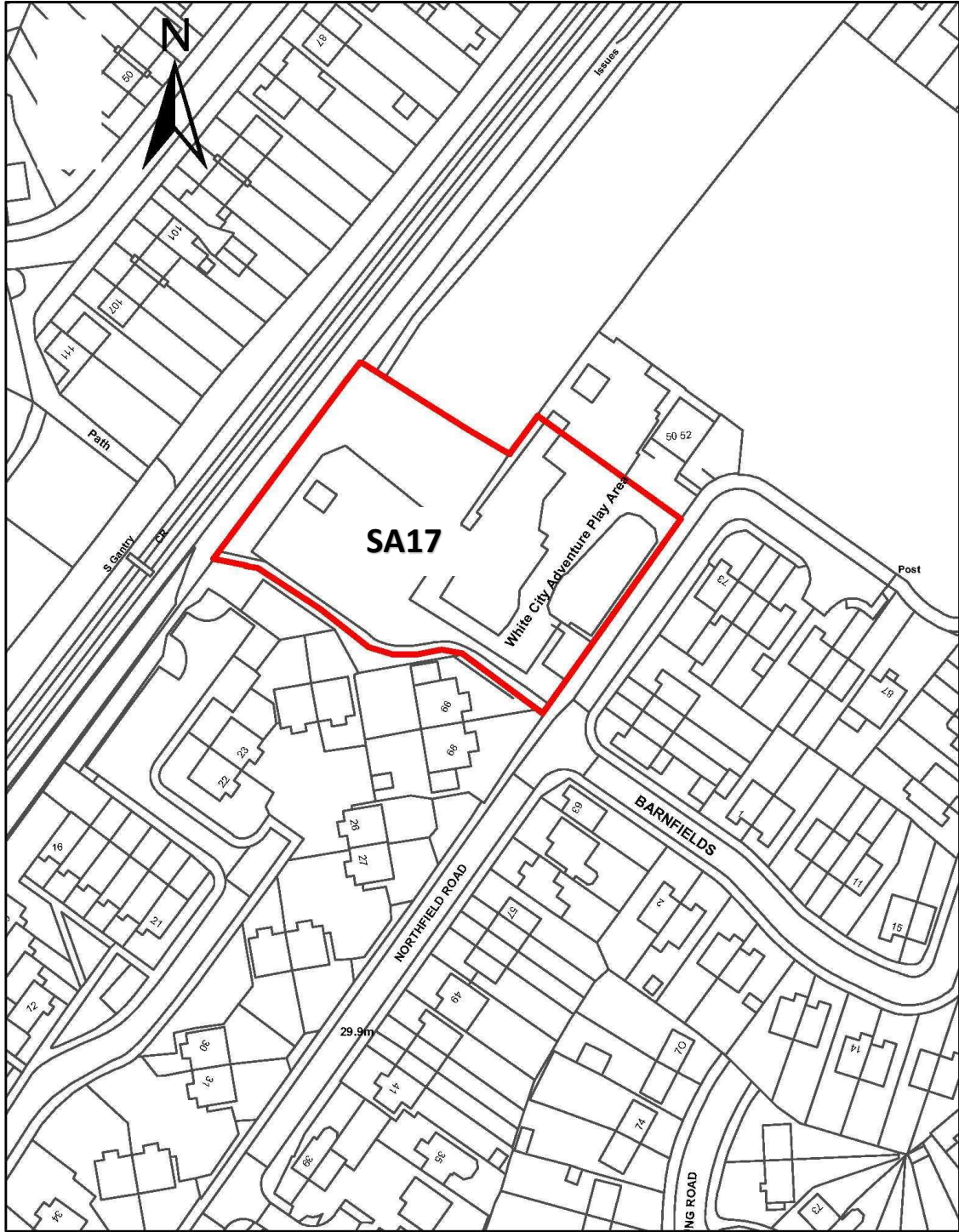


Land off Myers Road

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA2017: White City Community Facility

| | |
|--|---|
| Ward / Postcode / GeoRef | Matson & Robinswood / GL4 6UW / E: 383749 N: 216444 |
| Gross Site Area: | 0.42 ha. |
| Allocation: | Community facility |
| <p>Description and overview</p> <p>There is an identified need for new community facility in the White City area of the city, to replace that lost at the former St Aldates site. A new community facility on this site must deliver for the needs of the local community and complement the multi-use health and wellbeing facility proposed at Blackbridge Sports and Community Hub (Site Allocation SA06).</p> <p>Part of the site is a playground with various apparatus and amenity grassland. The other half of the site is amenity grassland with a cultivated patch used by the neighbouring allotments. It is bordered to the west by a railway line, and allotments and green space to the north. To the south and east of the site are residential areas.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Careful consideration should be given to the impact to the adjacent bungalows. Development should be set away and set down from these properties. • Any proposed building will need to respond to the residential setting and character of the area and be domestic in scale. • The properties opposite the site have limited front gardens and windows overlooking the site. Consideration should be given to the location of the site access, hours of operation, and scale of development to ensure that existing residents are not unduly impacted by any intensification of use at the site or additional vehicular movements. <p>Open space</p> <ul style="list-style-type: none"> • Facilitate better use existing open space (Open Space Strategy reference MR13: White City Open Space, Northfield Road). <p>Biodiversity</p> <ul style="list-style-type: none"> • Retention of some brownfield land adjacent to the railway, and/or basic enhancements such as trees, hedges and planting for pollinators. • Bird survey: Not required, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. • Reptile survey: Not required, but vegetation should be removed during the active season in a phased manner. <p><u>Mineral Consultation Area (MCA)</u></p> <ul style="list-style-type: none"> • <u>The site allocation lies within a Mineral Consultation Area (MCA) due to the recorded presence of underlying sand & gravel resources. Early engagement with the MWPA is strongly encouraged to establish whether a Mineral Resource Assessment (MRA) is necessary.</u> | |

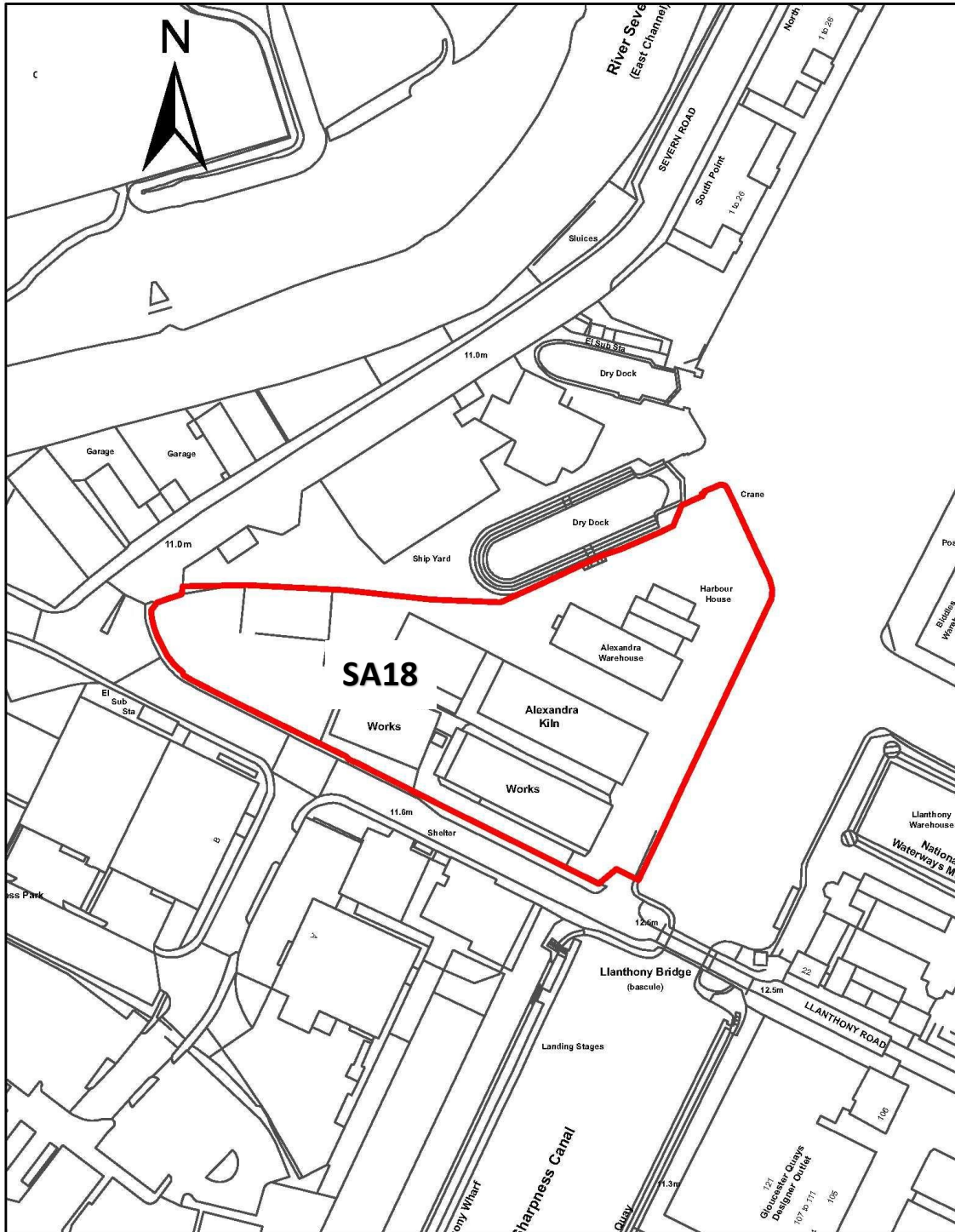


White City Replacement Community Facility

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy Site Allocation Statement SA2118: Part of West Quay, the Docks

| | |
|---|---|
| Ward / Postcode / GeoRef | Westgate / GL2 5HQ / E: 382574 N: 218207 |
| Gross Site Area: | 0.7 ha. |
| Allocation: | Main town centre uses, including approximately 20 dwellings. Please note, the allocation does not include Alexander Warehouse <u>is within the site allocation but is not available as part of the redevelopment scheme.</u> |
| <p>Description and overview</p> <p>An attractive dockside site adjacent to Gloucester’s historic dry docks. The site is currently utilised by a range of different uses including Gloucester Brewery and the Furniture Recycling Project. The site offers the opportunity for a redevelopment to better reflect the character of the wider area, including the Listed Alexandra Warehouse and setting, and its location with the Docks Conservation Area.</p> | |
| <p>Site specific requirements and opportunities</p> <p>Design and layout</p> <ul style="list-style-type: none"> • Protect the amenity and business activities of the T. Neilson & Company who operate the Dry Dock. • Opportunity to provide additional overlooking to Llanthony Road. • Public realm will need to be addressed to bring together a cohesive overall appearance that relates to the wider Docks area. <p>Historic environment</p> <ul style="list-style-type: none"> • Site located within The Docks Conservation Area; new development must therefore positively respond to The Docks Conservation Area Appraisal and Management document. • Respect and enhance the setting of the Listed Alexandra Warehouse. • Archaeological desk-based assessment and further evaluation. <p>Biodiversity</p> <ul style="list-style-type: none"> • Green roofs/walls should be utilised on this site. • Creation of bat habitat and roosts as well as swift blocks and the provision for house martins. • Bat survey: Building inspections (and any required emergence/re-entry surveys). • Birds: None, but vegetation scheduled for removal between March and August must be checked for evidence of breeding birds. <p>Flood risk and water</p> <ul style="list-style-type: none"> • A site-specific Flood Risk Assessment is required if any development located within Flood Zones 2 or 3 or is greater than one hectare. Other sources of flooding should also be considered. • Assessment and implementation of Sustainable Drainage Systems (SuDS) in accordance with general advice and site-specific recommendations in the Strategic Flood Risk Assessment (SFRA) Level 2 (September 2019). • Consideration to be given to the protection of water quality during construction and operation. | |

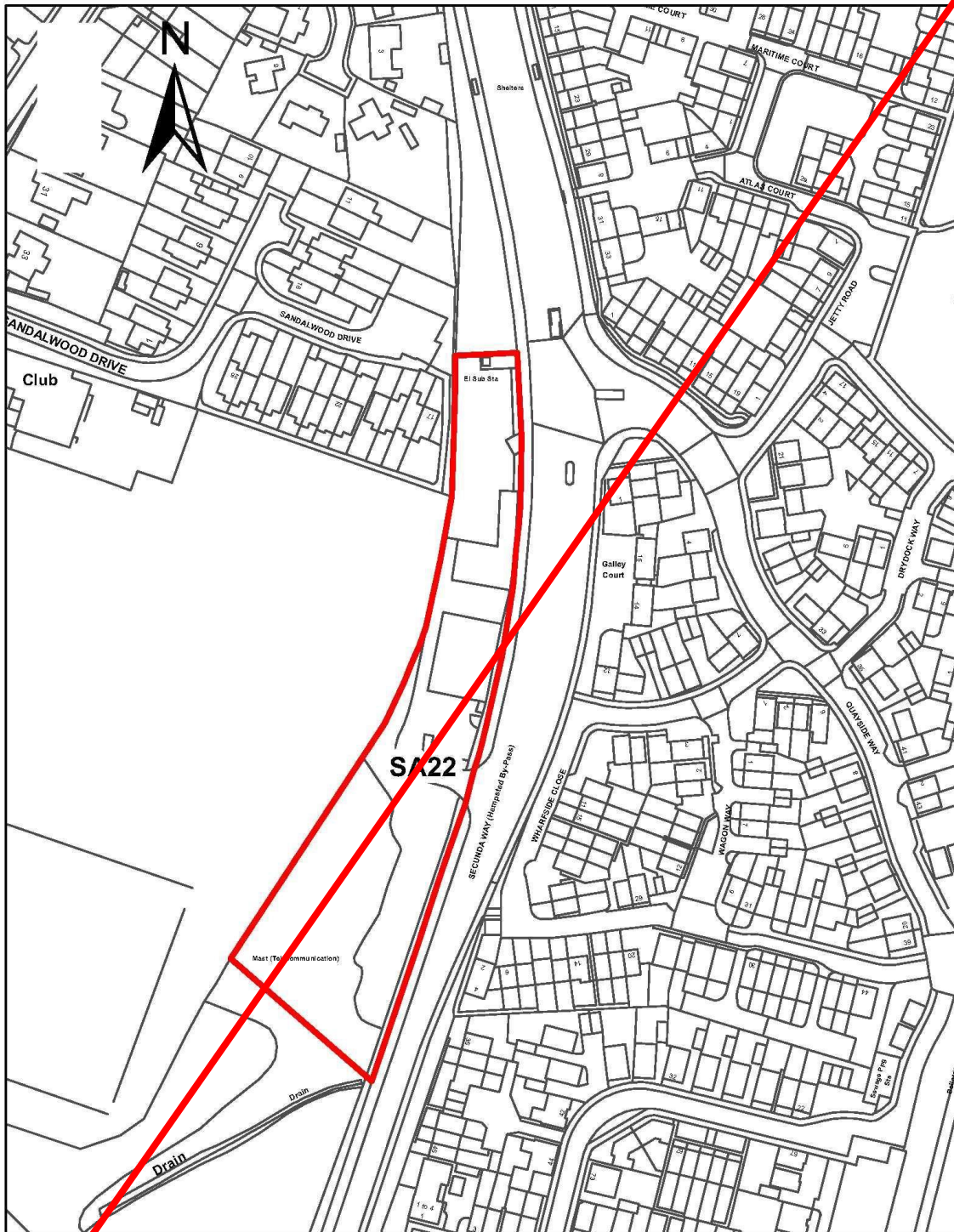


Part of West Quay, The Docks

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

Policy SA22: Land adjacent to Secunda Way Industrial Estate

| | |
|---|--|
| Ward / Postcode / GeoRef | Westgate / GL2 5GA / E: 382065 N: 217271 |
| Gross Site Area: | 0.7 ha. |
| Allocation: | B-Class Employment Use |
| <p><u>Description and overview</u> Small linear site to the west of A430 Secunda way with buildings previously in employment use on the northern section. Recently cleared scrubby land on the southern section. The site offers the opportunity for a small addition to the city's employment land.</p> | |
| <p><u>Site specific requirements and opportunities</u></p> <p><u>Design and layout</u></p> <ul style="list-style-type: none"> • The site should be laid out as to avoid causing adverse impacts to residents of Sandalwood Drive. • Development should be set back from the road to allow for a suitable buffer and adequate landscaping. • Where appropriate a pedestrian route should be established to allow employees to access the playing fields at the rear of the site. <p><u>Historic environment</u></p> <ul style="list-style-type: none"> • Archaeological investigation. <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • Bat survey: If buildings are to be removed or altered. • Reptiles: A reptile method statement will be required during construction or a reptile survey if habitat is left to develop naturally. | |



Land adjacent to Secunda Way Industrial Estate

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2019.

6 MONITORING FRAMEWORK

6.1 The following provides the monitoring framework to review the effectiveness of policies. The JCS already includes a monitoring framework, which ~~are~~ is directly relevant to GCP policies. Additional indicators have been identified where there is a gap and the information required is easily available and reliable.

A: Housing

| JCS INDICATOR | SOURCE | FREQUENCY |
|---|---|----------------------|
| Net affordable housing completions against annual requirements. | Housing monitoring / internal | Annual |
| <u>Net dwelling completions, based on the set housing requirements and 5-year housing supply.</u> | <u>Annual housing monitoring</u> | <u>Annual</u> |
| <u>Net completions of Gypsy, Traveller and Travelling Showpeople accommodation, against requirements, based on the set target.</u> | <u>Annual housing monitoring</u> | <u>Annual</u> |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| Percentage of affordable housing granted on schemes of 10+ dwellings. | Housing monitoring / internal | Annual |
| Average density of residential development (city centre, outside of city centre). | Housing monitoring / internal | Annual |
| Net student accommodation units completed. | Housing monitoring / internal | Annual |
| Serviced self/custom build plots granted planning permission and taken up. | Housing monitoring / internal | Annual |
| Percentage of Category 2 and Category 3 homes consented against policy requirements. | Housing monitoring / internal | Annual |
| <u>Net specialist housing units completed, supported by specialist housing commissioner.</u> | <u>Housing monitoring / internal</u> | <u>Annual</u> |

B: Employment development, culture and tourism

| JCS INDICATOR | SOURCE | FREQUENCY |
|--|--|----------------------|
| Percentage of residents with NVQ Level 4 qualification and Above. | ONS | Annual |
| Amount of employment land lost to other non-employment generating uses. | Employment monitoring / internal | Annual |
| Net additional jobs created by sector (employment generating uses). | GCC Inform / ONS / NOMIS | Annual |
| Economically active persons aged 16 – 64. | GCC Inform / ONS / NOMIS | Annual |
| Net amount of employment floorspace created by use class (employment generating uses). | GCC Inform / ONS / NOMIS | Annual |
| Gross weekly earnings of full-time workers. | GCC Inform / ONS / NOMIS | Annual |
| Net new business start-ups. | GCC Inform / ONS / NOMIS | Annual |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| Public houses lost to alternative forms of Development. | Internal | Annual |
| <u>Employment land allocations delivered.</u> | <u>Employment monitoring / Internal</u> | <u>Annual</u> |
| <u>Number of major developments with an agreed employment and Skills Plan.</u> | <u>Employment monitoring /Internal</u> | <u>Annual</u> |

C: Healthy communities

| JCS INDICATOR | SOURCE | FREQUENCY |
|--|--|----------------------|
| Number of essential community facilities lost or gained through the development process. | Internal | Annual |
| Number of air quality management areas. | Internal | Annual |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| Net again of 'Changing Places' Toilets. | Annual monitoring report / internal | Annual |
| <u>Gap in life expectancy.</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> |
| <u>Adults in physical activity.</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> |
| <u>National Child Measurement Data.</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> |

| | | |
|---|--|----------------------|
| <u>Hot food takeaways granted planning permission within 400m of a secondary school or college access point.</u> | <u>Annual monitoring report /internal</u> | <u>Annual</u> |
|---|--|----------------------|

D: Historic environment

| JCS INDICATOR | SOURCE | FREQUENCY |
|---|----------|-----------|
| Listed Buildings, Conservation Areas and Scheduled monuments on the 'at risk register'. | Internal | Annual |
| Net changes in the number of Listed Buildings, Registered Parks and Gardens, Battlefield and sites of archaeological importance, including Scheduled Monuments. | Internal | Annual |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| Numbers of buildings at risk removed from the register. | Internal | Annual |
| Numbers of listed buildings with implemented conversions of vacant upper floors to active use. | Internal | Annual |
| Numbers of grant schemes Implemented. | Internal | Annual |
| Records added to the historic environment record through development implementation. | Internal | Annual |
| Number of outreach and engagement events. | Internal | Annual |
| Enforcement against new shop fronts and signage. | Internal | Annual |

E: Natural Environment

| JCS INDICATOR | SOURCE | FREQUENCY |
|--|----------|-----------|
| Net changes to Key Wildlife Sites, Special Areas of Conservation, SSSIs, Special Protection Areas, Ramsar sites and other protected areas. | Internal | Annual |
| Condition of SSSIs and other areas of landscape and biodiversity importance. | Internal | Annual |
| New developments incorporating Sustainable Urban Drainage Systems. | Internal | Annual |

| | | |
|--|---|--------------------------------|
| Number of planning permissions granted contrary to Environment Agency advice on flooding of water quality Grounds. | Internal | Annual |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| Planning permissions granted that utilise the renewable energy potential of the River Severn and canal. | Internal | Annual |
| <u>Number of developments permitted that do not achieve biodiversity net gain (on site or off site).</u> | <u>Annual monitoring report /internal</u> | <u>Annual (interim)</u> |
| <u>Net gain in biodiversity units.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> |

F: Design

| | | |
|---|--|----------------------|
| JCS INDICATOR | SOURCE | FREQUENCY |
| None | - | - |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |
| <u>Number of new homes permitted that fall below Nationally Described Space Standards.</u> | <u>Annual monitoring report /internal</u> | <u>Annual</u> |

G: Sustainable living, transport and infrastructure

| | | |
|---|---|------------------|
| JCS INDICATOR | SOURCE | FREQUENCY |
| Increase use of bus. | Gloucestershire County Council – Local Transport Plan monitoring. | Annual |
| Increase use of cycling. | Gloucestershire County Council – Local Transport Plan monitoring. | Annual |
| Increased use of rail. | Gloucestershire County Council – Local Transport Plan monitoring. | Annual |
| Journey time reliability on primary strategic routes. | Gloucestershire County Council – Local Transport Plan monitoring. | Annual |
| Number of peak hour vehicle journeys. | Gloucestershire County Council – Local Transport Plan monitoring. | Annual |
| CITY PLAN INDICATOR | SOURCE | FREQUENCY |

| | | |
|---|---|----------------------|
| Number of planning applications failing to meet full policy requirements and subject to a review mechanism within S106. | Internal | Annual |
| <u>Number of dwellings permitted without secure cycle parking.</u> | <u>Annual monitoring report / internal</u> | <u>Annual</u> |
| <u>Number of dwellings permitted without full-fibre broadband connectivity.</u> | <u>Annual monitoring report /internal</u> | <u>Annual</u> |

7 STRATEGIC POLICIES AND PROPOSALS IN THE JOINT CORE STRATEGY AND GLOUCESTER CITY PLAN

7.1 For Gloucester the majority of strategic policies are contained within the JCS. A full list of strategic and non-strategic policies contained within the development plan as a whole are as follows:

Joint Core Strategy 2011-2031 – Strategic Policies

| |
|--|
| Paragraph 2.2 - Vision |
| Paragraph 2.35 – Strategic Objectives 1 to 9 |
| Policy SP1 – The Need for New Development |
| Policy SP2 - Distribution of New Development |
| Policy SD1 - Employment |
| Policy SD2 - Retail and City / Town Centres |
| Policy SD3 - Sustainable Design and Construction |
| Policy SD4 – Design |
| Policy SD5 – Green Belt |
| Policy SD6 - Landscape |
| Policy SD7 - AONB |
| Policy SD8 Historic Environment |
| Policy SD9 – Biodiversity and Geodiversity |
| Policy SD10 – Residential Development |
| Policy SD11 - Housing Mix and Standards |
| Policy SD12 – Affordable Housing |
| Policy SD13: GTTS |
| Policy SD14 – Health and Environmental Quality |
| Policy SA1 - Strategic Allocations |
| Policy INF1 – Transport Network |
| Policy INF2 - Flood Risk Management |
| Policy INF3 – Green Infrastructure |
| Policy INF4 - Social and Community Infrastructure |
| Policy INF5 – Renewable Energy and Low Carbon Energy Development |
| Policy INF6 – Infrastructure Delivery |
| Policy INF7 – Developer contributions |
| Policy SA1 - Strategic Allocations |
| Policy A6 - Winneycroft |

Gloucester City Plan 2011-2031 – Non-Strategic Policies

| |
|---|
| Vision |
| Key Principles |
| Policy A1: Effective and efficient use of housing , land and buildings |
| Policy A2: Affordable Housing Policy Houses in Multiple Occupation |

| |
|--|
| Policy A3: Estate regeneration |
| Policy A4: Student accommodation |
| Policy A5: Specialist housing |
| Policy A6: Accessible and adaptable homes |
| Policy A7: Self-build and custom-build homes |
| Policy A8: Static caravan sites |
| Policy A9: Extensions to existing dwellings |
| Policy A10: Annexes to existing dwellings |
| Policy B1: Employment and skills plans |
| Policy B2: Safeguarding employment sites |
| Policy B3: New employment development and intensification and improvements to existing employment land |
| Policy B4: Development within and adjacent to Gloucester Docks and Canal |
| Policy B5: Tourism and culture |
| Policy B6: Protection of public houses |
| Policy C1: Active design and accessibility |
| Policy C2: Allotments |
| Policy C3: Open space, playing fields and sports facilities |
| Policy C4: Hot food takeaways |
| Policy C5: Air quality |
| Policy C6: Cordon sanitaire: Netheridge Sewage Treatment Works |
| Policy C7: Fall prevention from taller buildings |
| Policy C8: Changing Places Toilets |
| Policy D1: Historic environment |
| Policy D2: Non-designated heritage assets |
| Policy D3: Recording and advancing understanding of heritage assets |
| Policy D4: Shopfronts, shutters and signs |
| Policy D54: Views of the Cathedral and historic places of worship |
| Policy E1: Landscape character and sensitivity |
| Policy E21: Biodiversity and geodiversity |
| Policy E32: Nature Recovery Area |
| Policy E43: Green/blue infrastructure |
| Policy E54: Flooding, sustainable drainage, and wastewater |
| Policy E65: Renewable energy potential of the River Severn and Canal |
| Policy E76: Development affecting Cotswold Beechwoods Special Area of Conservation |
| Policy E47: Trees, woodlands and hedgerows |
| Policy F1: Materials and finishes |
| Policy F2: Landscape and planting |
| Policy F3: Community safety |
| Policy F4: Gulls |
| Policy F5: Open plan estates |
| Policy F6: Nationally Described Space Standards |
| Policy D4 F7: Shopfronts, shutters and signs |
| Policy G1: Sustainable transport and parking |
| Policy G2: Charging infrastructure for electric vehicles |
| Policy G32: Cycling |
| Policy G43: Walking |
| Policy G54: Broadband connectivity |
| Policy G65: Telecommunications infrastructure |
| Policy G76: Water Efficiency |
| Policy G87: Review mechanism |

Policy SA: Site allocations

Article 4 Directions

- 7.2 Gloucester currently has two Article 4 directions, at St Michael's Square and Southgate Street Conservation Area. Full details can be found online <https://www.gloucester.gov.uk/planning-development/conservation-regeneration/article-4-direction/>

Gloucester City Plan – Strategic Policies

| |
|--|
| Vision |
| Key Principles |
| Policy A2: Affordable housing |
| Policy A6: Accessible and adaptable homes |
| Policy B2: Safeguarding employment sites |
| Policy B3: New employment development and intensification and improvements to existing employment land |
| Policy C6: Cordon Sanitaire |
| Policy E8: Development affecting Cotswold Beechwoods Special Area of Conservation |
| Policy F6: Nationally Described Space Standards |
| Policy G8: Review mechanism |
| Site allocations SA01 to SA22 |
| Policy SA01: Land at the Wheatridge |
| Policy SA02: Land at Barnwood Manor |
| Policy SA03: Former Prospect House, 67 – 69 London Road |
| Policy SA04: Former Wessex House, Great Western Road |
| Policy SA05: Land at Great Western Road Sidings |
| Policy SA06: Blackbridge Sports and Community Hub |
| Policy SA07: Lynton Fields, Land East of Waterwells Business Park |
| Policy SA08: King's Quarter |
| Policy SA09: Former Quayside House, Blackfriars |
| Policy SA10: Former Fleece Hotel & Longsmith Street Car Park |
| Policy SA11: Land rear of St Oswalds Retail Park |
| Policy SA12: Land at Rea Lane, Hempsted |
| Policy SA13: Former Colwell Youth & Community Centre |
| Policy SA14: Land off New Dawn View |
| Policy SA15: Land South of Winnycroft Allocation |
| Policy SA16: Land off Lower Eastgate Street |
| Policy SA17: Land South of Triangle Park (Southern Railway Triangle) |
| Policy SA18: Jordan's Brook House |
| Policy SA19: Land off Myers Road |
| Policy SA20: White City Replacement Community Facility |
| Policy SA21: Part of West Quay, The Docks |
| Policy SA22: Land adjacent to Secunda Way Industrial Estate |

Gloucester City Plan – Non-Strategic Policies

| |
|---|
| Policy A1: Effective and efficient use of land and buildings |
| Policy A3: Estate regeneration |
| Policy A4: Student accommodation |
| Policy A5: Specialist housing |
| Policy A7: Self-build and custom-build homes |
| Policy A8: Static caravan sites |
| Policy A9: Extensions to existing dwellings |
| Policy A10: Annexes to existing dwellings |
| Policy B1: Employment and skills plans |
| Policy B4: Development within and adjacent to Gloucester Docks and Canal |
| Policy B5: Tourism and culture |
| Policy B6: Protection of public houses |
| Policy C1: Active design and accessibility |
| Policy C2: Allotments |
| Policy C3: Open spaces, playing fields and sports facilities |
| Policy C4: Hot food takeaways |
| Policy C5: Air quality |
| Policy C7: Fall prevention from taller buildings |
| Policy C8: Changing Places Toilets |
| Policy D1: Historic Environment |
| Policy D2: Non-designated heritage assets |
| Policy D3: Recording and advancing understanding of heritage assets |
| Policy D4: Shopfronts, shutters and signs |
| Policy D5: Views of the Cathedral and historic places of worship |
| Policy E1: Biodiversity and geodiversity |
| Policy E2: Nature Recovery Area |
| Policy E3: Green/blue infrastructure |
| Policy E4: Flooding, sustainable drainage and wastewater |
| Policy E5: Renewable energy potential of the River Severn and Canal |
| Policy E6: Development affecting Cotswold Beechwoods Special Area of Conservation |
| Policy E7: Trees, woodlands and hedgerows |
| Policy F1: Materials and finishes |
| Policy F2: Landscape and planting |
| Policy F3: Community safety |
| Policy F4: Gulls |
| Policy F5: Open-plan estates |
| Policy G1: Sustainable transport |
| Policy G2: Charging infrastructure for electric vehicles |
| Policy G3: Cycling |
| Policy G4: Walking |
| Policy G5: Broadband connectivity |
| Policy G6: Telecommunications infrastructure |
| Policy G7: Water efficiency |

8 SUPERSEDED POLICIES

8.1 The following policies from the Adopted Gloucester City Local Plan (1983) are superseded by the Gloucester City Plan. **The list below shows the policies of the adopted Gloucester Local Plan 1983 (saved in 2007) which will be superseded on adoption of the Gloucester City Plan (in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulation 2012). With the exception of retail policies, all remaining policies of the 1983 Gloucester Local Plan have been superseded by the adopted Joint Core Strategy and Gloucester City Plan. These are as follows:**

| | |
|-----|--|
| E1 | Release of industrial land sufficient for 5 years requirement |
| E2 | Release of office development sufficient to cater for 5 years requirement |
| H1 | Release of land for residential development to cater for 5 years requirement |
| H1c | Provision of additional housing sites to those identified in H1a will be encouraged in the city centre |
| H1e | Density and quality of housing development |
| H3 | Preservation and revitalization of older housing stock |
| H4b | Provision of grants for adaptation of homes for the registered disabled |
| A1a | Heights of buildings and protection of views |
| A2 | Particular regard will be given to the city's heritage in terms of archaeological remains, listed buildings and conservation areas |
| A2d | Demolition of listed buildings in conservation areas |

| | |
|-----|---|
| A3g | Investigation and resolution of environmental problems caused by traffic on Bristol Road and Barton Street |
| A4e | Development on or around Robinswood Hill will not be permitted except where there are exceptional circumstances |
| A5a | The inclusion of tourist related uses within the comprehensive redevelopment of the Docks area will be encouraged |
| A5c | Conservation and maintenance of structures and settings of City's historic fabric (various sites) |
| A5d | Redevelopment of Blackfriars as a tourist attraction |
| A6a | Provision of coach parking facilitate at Westgate Street and the Docks |
| A7 | Encourage provision of an adequate level and mix of accommodation to satisfy visitor demand |
| A7a | Provision of appropriate self-catering accommodation. Conference Centre and central area hotels |

| | |
|-----|--|
| A7b | Encourage Guest House developments along main radial routes and the city centre |
| T1e | Pedestrian priority within traffic management schemes in the main shopping area of the city. |
| T1f | Pedestrian priority in the city centre outside the main shopping area |
| T2d | Measures to facilitate rear access servicing |
| T3 | Introduction of traffic regulation and control measures along Bristol Road and Southgate Street |
| T3a | Access to existing and future industrial premises will be assisted, where necessary, by traffic management and other measures |
| T3b | Consideration will be given to traffic management along Bristol Road |
| T4a | Differential charging of short and long stay car parks to discourage inappropriate use |
| T4k | Provision of car parking at private development in accordance with the Council's car parking standards |
| S1e | Conversion of shops to other uses at ground floor level will not normally be allowed in the main shopping area |
| S2b | Major convenience shopping will not usually be permitted outside the main shopping area |
| S3 | Continued provision of shopping facilities to meet local needs outside the City Centre will be encouraged |
| S3a | Neighbourhood shopping facilities will be encouraged and sometimes required in developing residential areas |
| S3b | The City Council will seek to maintain the existing neighbourhood shopping provision in the City |
| L1 | Retain public open space, provision with new development, and attempt provision where a shortfall has been identified. |
| L1a | Retain existing areas of public open space |
| L1c | In new developments new public open space will be provided in accessible, centralised locations. They must be no less than half an acre in size. |

| | |
|-----|--|
| L1d | Where public open space already exists or there is a need for recreational facilities other than open space we will consider the provision of alternative leisure facilities at the cost of the developer. |
| L2d | Seek to provide additional sports facilities on public open space in new developments. |
| L3c | Inclusion of leisure facilities within the docks redevelopment and financial contribution towards the cost of transferring the British Waterways museum to Gloucester |
| L3d | Maintenance and protection of Robinswood Hill Country Park |

| <u>Local Plan policy</u> | | <u>Superseded by Gloucester City Plan</u> | <u>Superseding Gloucester City Plan policy</u> |
|--------------------------|---|---|--|
| <u>E1</u> | <u>Release of industrial land sufficient for 5 years requirement</u> | <u>Yes</u> | <u>B3/SA</u> |
| <u>E2</u> | <u>Release of office development sufficient to cater for 5 years requirement</u> | <u>Yes</u> | <u>B3/SA</u> |
| <u>H1</u> | <u>Release of land for residential development to cater for 5 years requirement</u> | <u>Yes</u> | <u>SA</u> |
| <u>H1c</u> | <u>Provision of additional housing sites to those identified in H1a will be encouraged in the city centre</u> | <u>Yes</u> | <u>A1</u> |
| <u>H1e</u> | <u>Density and quality of housing development</u> | <u>Yes</u> | <u>A1, F1, F6</u> |
| <u>H3</u> | <u>Preservation and revitalization of older housing stock</u> | <u>Yes</u> | <u>A3</u> |
| <u>H4b</u> | <u>Provision of grants for adaptation of homes for the registered disabled</u> | <u>No – no longer applicable</u> | - |
| <u>A1a</u> | <u>Heights of buildings and protection of views</u> | <u>Yes</u> | <u>D4</u> |
| <u>A2</u> | <u>Particular regard will be given to the city's heritage in terms of archaeological remains, listed buildings and conservation areas</u> | <u>Yes</u> | <u>D1, D3</u> |
| <u>A2d</u> | <u>Demolition of listed buildings in conservation areas</u> | <u>Yes</u> | <u>D1</u> |
| <u>A3a</u> | <u>Investigation and resolution of environmental problems caused by traffic on Bristol Road and Barton Street</u> | <u>No – no longer applicable</u> | - |
| <u>A4e</u> | <u>Development on or around Robinswood Hill will not be permitted except where there are exceptional circumstances</u> | <u>Yes</u> | - |
| <u>A5a</u> | <u>The inclusion of tourist related uses within the comprehensive redevelopment of the Docks area will be encouraged</u> | <u>Yes</u> | <u>B5</u> |
| <u>A5c</u> | <u>Conservation and maintenance of structures and settings of City's historic fabric (various sites)</u> | <u>Yes</u> | <u>D1, D2</u> |
| <u>A5d</u> | <u>Redevelopment of Blackfriars as a tourist attraction</u> | <u>No – no longer relevant</u> | - |

| | | | |
|------------|--|---------------------------------------|------------------|
| A6a | <u>Provision of coach parking facilities at Westgate Street and the Docks</u> | <u>No – no longer relevant</u> | - |
| A7 | <u>Encourage provision of an adequate level and mix of accommodation to satisfy visitor demand</u> | <u>Yes</u> | <u>B5</u> |
| A7a | <u>Provision of appropriate self-catering accommodation. Conference Centre and central area hotels</u> | <u>Yes</u> | <u>B5</u> |
| A7b | <u>Encourage Guest House developments along main radial routes and the city centre</u> | <u>Yes</u> | <u>B5</u> |
| T1e | <u>Pedestrian priority within traffic management schemes in the main shopping area of the city.</u> | <u>Yes</u> | <u>G1</u> |
| T1f | <u>Pedestrian priority in the city centre outside the main shopping area</u> | <u>Yes</u> | <u>G1</u> |
| T2d | <u>Measures to facilitate rear access servicing</u> | <u>No – no longer relevant</u> | - |
| T3 | <u>Introduction of traffic regulation and control measures along Bristol Road and Southgate Street</u> | <u>No – no longer relevant</u> | - |
| T3a | <u>Access to existing and future industrial premises will be assisted, where necessary, by traffic management and other measures</u> | <u>No – no longer relevant</u> | - |
| T3b | <u>Consideration will be given to traffic management along Bristol Road</u> | <u>No – no longer relevant</u> | - |
| T4a | <u>Differential charging of short and long stay car parks to discourage inappropriate use</u> | <u>No – no longer relevant</u> | - |
| T4k | <u>Provision of car parking at private development in accordance with the Councils car parking standards</u> | <u>Yes</u> | <u>G1</u> |
| S1e | <u>Conversion of shops to other uses at ground floorlevel will not normally be allowed in the main shopping area</u> | <u>No</u> | |
| S2b | <u>Major convenience shopping will not usually be permitted outside the main shopping area</u> | <u>No</u> | |
| S3 | <u>Continued provision of shopping facilities to meet local needs outside the City Centre will be encouraged</u> | <u>No</u> | |
| S3a | <u>Neighbourhood shopping facilities will be encouraged and sometimes required in developing residential areas</u> | <u>No</u> | |
| S3b | <u>The City Council will seek to maintain the existing neighbourhood shopping provision in the City</u> | <u>No</u> | |
| L1 | <u>Retain public open space, provision with new development, and attempt provision where a shortfall has been identified.</u> | <u>Yes</u> | <u>C3</u> |
| L1a | <u>Retain existing areas of public open space</u> | <u>Yes</u> | <u>C3</u> |
| L1c | <u>In new developments new public open space will be provided in accessible, centralised locations. They must be no less than half an acre in size.</u> | <u>Yes</u> | <u>C3</u> |

| | | | |
|--------------------|---|---|----------------------|
| <u>L1d</u> | <u>Where public open space already exists or there is a need for recreational facilities other than open</u> | <u>Yes</u> | <u>C3</u> |
| | <u>space we will consider the provision of alternative leisure facilities at the cost of the developer.</u> | | |
| <u>L2b</u> | <u>Seek to provide additional sports facilities on public open space in new developments.</u> | <u>Yes</u> | <u>C3</u> |
| <u>L3c</u> | <u>Inclusion of leisure facilities within the docks redevelopment and financial contribution towards the cost of transferring the British Waterways museum to Gloucester</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>L3d</u> | <u>Maintenance and protection of Robinswood Hill Country Park</u> | <u>Yes</u> | <u>C3</u> |
| <u>L5.b</u> | <u>Replacement provision of allotments</u> | <u>Yes</u> | <u>C2</u> |
| <u>L6</u> | <u>Maintenance of public footpath network</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>L6.a</u> | <u>Development of land crossed by a public right of way</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>L7.a</u> | <u>Presumption against development likely to affect the Robinswood Hill Quarry Site</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>L7.b</u> | <u>Nature conservation will be taken into account in proposals for development on a number of sites</u> | <u>Yes</u> | <u>E1, E2</u> |
| <u>C1.a</u> | <u>Site reserved at Abbeydale for location of an NHS clinic</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>C1.e</u> | <u>Site identified at Abbeydale to provide two Primary Schools</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>C1.f</u> | <u>Site identified at Abbeydale for County Council to provide a new library</u> | <u>No – no longer applicable</u> | <u>-</u> |
| <u>C1.g</u> | <u>Site identified at Abbeydale for Gloucestershire Constabulary to provide police station</u> | <u>No – no longer applicable</u> | <u>-</u> |

9 GLOSSARY

Disclaimer – The Glossary is neither a statement of law nor an interpretation of the law. Its status is only an introductory and should not be used as a source for statutory definitions.

Accessibility - The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Affordable Housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Air Quality Management Areas - Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Allotment – A plot of land rented by an individual or community for the purposes of growing food and/or flowers.

Amenity - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Space - Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

Ancillary Use - A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Archaeological Assessment - An assessment of the potential archaeological interest of a site or building. This can be either a desk-based assessment or a field assessment, involving ground survey and small-scale pits or trial trenching carried out by professionally qualified archaeologist(s) looking for historical remains.

Areas of Outstanding Natural Beauty - An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.

Article 4 Direction - An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development.

Biodiversity - The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Brownfield Land and Sites - Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.

Built Sports Facility – Buildings used for playing sport and undertaking physical activity, including sports halls, swimming pools, squash courts, athletics tracks, climbing walls, gymnastics centres and indoor bowls.

Climate Change - Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Climate Change Adaption - Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate Change Mitigation - Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Commitments - All land with current planning permission or allocated in adopted development plans for development (particularly residential development).

Community Facility – A place where the community can meet and come together to hold meetings and events.

~~Community Infrastructure Levy – A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Learn more about the Community Infrastructure Levy.~~

Conservation - The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area - Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.

Conversions - Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

Culture - Culture includes arts, media, sports, libraries, museums, parks, and the countryside, built heritage, tourism, and the creative industries.

Curtilage - The area normally within the boundaries of a property surrounding the main building and used in connection with it.

~~Decentralised Energy – Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.~~

Density - In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Designated heritage asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Management - The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

Development Plan - A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Dwelling and Dwelling House - A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Economic Development - Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Elevation - The actual facade (or face) of a building, or a plan showing the drawing of a facade.

Evidence Base - The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Flood Plain - Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

Flood Risk Assessment - An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Geodiversity - The range of rocks, minerals, fossils, soils and landforms.

Gloucester City Plan – Part of the Development Plan for the City of Gloucester

Greenfield Land or Sites - Land (or a defined site) usually farmland, that has not previously been developed.

Greenhouse Effect / Global Warming - The gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels. Renewable energy, energy efficient buildings and sustainable travel are examples of ways to help avert the greenhouse effect.

Green Infrastructure - A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Groundwater - An important part of the natural water cycle present underground, within strata known as aquifers.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Highway – A publicly maintained road, together with footways and verges.

Highways Agency **England**- An executive agency of the Department for Transport. Highways Agency **England** is responsible for operating, maintaining and improving the strategic road network of **Agency England**.

Historic Environment - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER) - Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Infill development - The development of a relatively small gap between existing buildings.

Infrastructure - Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Joint Core Strategy – The local core strategy ‘Development Plan’ document for the administrative areas of Gloucester City, Cheltenham Borough and Tewkesbury Borough councils.

Layout - The way buildings, routes and open spaces are placed or laid out on the ground in relation to each other.

Legibility (in terms of settlement patterns) - A legible area is one with a strong sense of local identity. Locations, streets, open spaces and places that have a clear image and are easy to understand. For example, a location that is easy to find your way around.

Listed Building - A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

Listed Building Consent - Consent required for the demolition, in whole or in part of a listed building, or for any works of alteration or extension that would affect the character of the building.

Local Centre - A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment. Sometimes also referred to as a local neighbourhood centre.

Local Enterprise Partnership (LEP) - A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Planning Authority - The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council,

London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Main Town Centre Uses - Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development – Developments of 10 or more residential dwellings or a gross site area of 0.5 hectares or more.

Master Plan - A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a developer. To provide detailed guidance for subsequent planning applications.

Material Consideration - A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Minerals Local Plan - A statutory development plan prepared by a minerals planning authority (Gloucestershire County Council) under transitional arrangements, setting out policies for the control of development constituting of the winning and working of minerals or the deposit of mineral waste.

Mixed Use (or mixed-use development) - Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Nature Recovery Area - The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.

Neighbourhood Development Plan - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

National Planning Policy Framework – The Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance – The Government’s guidance in support of the National Planning Policy Framework.

Older People - People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open Space (POS) - Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Original Building - A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Over-development - An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

Overbearing - A term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

Overlooking - A term used to describe the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

Overshadowing - The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

Planning Brief - A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.

Planning Condition - A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Playing Field - The whole of a site which encompasses at least one playing pitch as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Pollution - Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Private Open Space - Open space that is usually privately owned and is not usually accessible by members of the public.

Protected Species - Plants and animal species afforded protection under certain Acts and Regulations.

Public Realm - Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.

Regeneration - The economic, social and environmental renewal and improvement of the City.

Renewable and Low Carbon Energy - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Significance (heritage) - The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Site of Special Scientific Interest (SSSI) - A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).

Supplementary Planning Documents (SPD) - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA) - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Transport Modes - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

~~Transport Assessment - A comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences.~~

Travel Plan - A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order - A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

Urban Design - The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

Urban Regeneration - Making an urban area develop or grow strong again through means such as job creation and environmental renewal.

Veteran Tree - A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Ward - A small sub-area of a local authority district.

Windfall Site - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

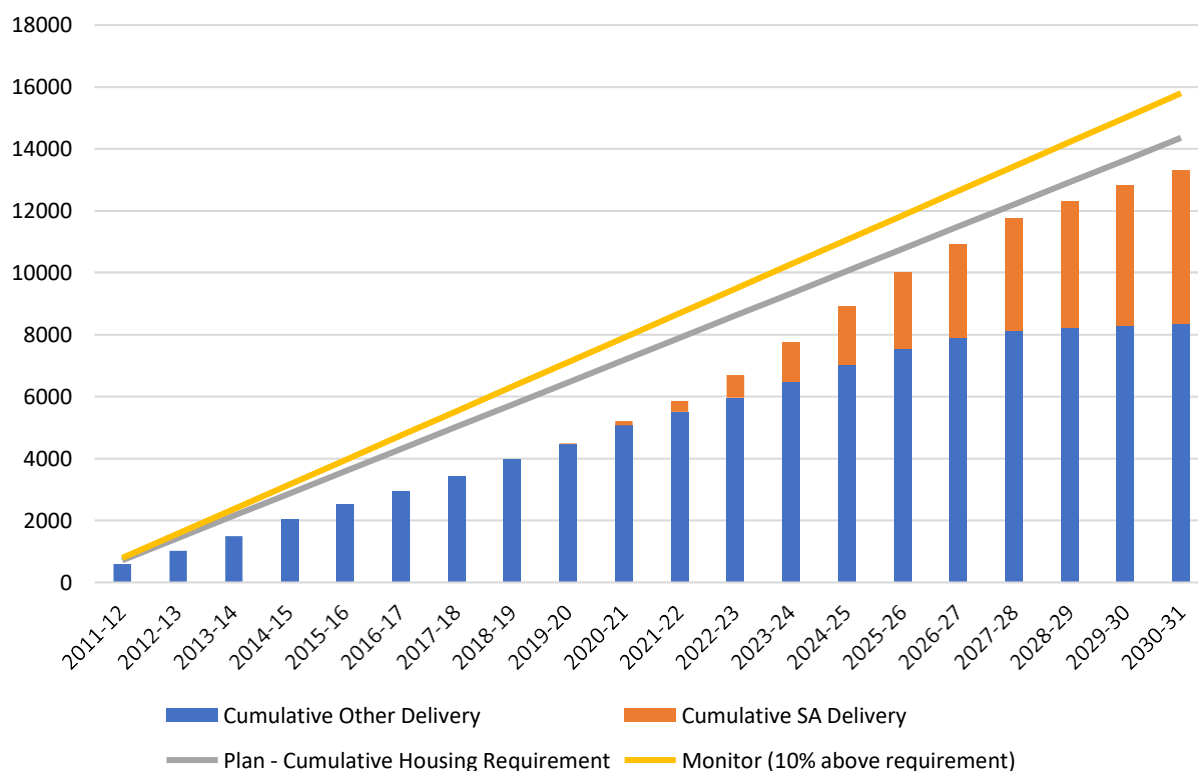
Appendix 1 – Housing trajectory and five-year housing land supply calculation

Housing (bricks and mortar)

The following tables and graph provide details of Gloucester City's housing trajectory and five-year supply calculation as of 31st March 2021. It updates that provided at paragraph 7.1.34 of the adopted Joint Core Strategy (pages 109 – 110).

| <u>Year</u> | <u>Other Delivery</u> | <u>SA Delivery</u> | <u>Total Projected Completions</u> | <u>Cumulative Completions</u> | <u>Plan – Annual Housing Requirement</u> | <u>Plan – Cumulative Housing Requirement</u> | <u>Monitor – No of dwellings above or below Cumulative Requirement</u> |
|----------------|-----------------------|--------------------|------------------------------------|-------------------------------|--|--|--|
| <u>2011-12</u> | <u>593</u> | <u>0</u> | <u>593</u> | <u>593</u> | <u>718</u> | <u>718</u> | <u>-125</u> |
| <u>2012-13</u> | <u>430</u> | <u>0</u> | <u>430</u> | <u>1023</u> | <u>718</u> | <u>1436</u> | <u>-413</u> |
| <u>2013-14</u> | <u>476</u> | <u>0</u> | <u>476</u> | <u>1499</u> | <u>718</u> | <u>2154</u> | <u>-655</u> |
| <u>2014-15</u> | <u>554</u> | <u>0</u> | <u>554</u> | <u>2053</u> | <u>718</u> | <u>2872</u> | <u>-819</u> |
| <u>2015-16</u> | <u>470</u> | <u>0</u> | <u>470</u> | <u>2523</u> | <u>718</u> | <u>3590</u> | <u>-1067</u> |
| <u>2016-17</u> | <u>439</u> | <u>0</u> | <u>439</u> | <u>2962</u> | <u>718</u> | <u>4308</u> | <u>-1346</u> |
| <u>2017-18</u> | <u>487</u> | <u>0</u> | <u>487</u> | <u>3449</u> | <u>718</u> | <u>5026</u> | <u>-1577</u> |
| <u>2018-19</u> | <u>544</u> | <u>0</u> | <u>544</u> | <u>3993</u> | <u>718</u> | <u>5744</u> | <u>-1751</u> |
| <u>2019-20</u> | <u>467</u> | <u>21</u> | <u>488</u> | <u>4481</u> | <u>718</u> | <u>6462</u> | <u>-1981</u> |
| <u>2020-21</u> | <u>610</u> | <u>114</u> | <u>724</u> | <u>5205</u> | <u>718</u> | <u>7180</u> | <u>-1975</u> |
| <u>2021-22</u> | <u>440</u> | <u>211</u> | <u>651</u> | <u>5856</u> | <u>718</u> | <u>7898</u> | <u>-2042</u> |
| <u>2022-23</u> | <u>454</u> | <u>388</u> | <u>842</u> | <u>6698</u> | <u>718</u> | <u>8616</u> | <u>-1918</u> |
| <u>2023-24</u> | <u>515</u> | <u>540</u> | <u>1055</u> | <u>7753</u> | <u>718</u> | <u>9334</u> | <u>-1581</u> |
| <u>2024-25</u> | <u>572</u> | <u>609</u> | <u>1181</u> | <u>8934</u> | <u>718</u> | <u>10052</u> | <u>-1118</u> |
| <u>2025-26</u> | <u>495</u> | <u>585</u> | <u>1080</u> | <u>10014</u> | <u>718</u> | <u>10770</u> | <u>-756</u> |
| <u>2026-27</u> | <u>334</u> | <u>564</u> | <u>898</u> | <u>10912</u> | <u>718</u> | <u>11488</u> | <u>-576</u> |
| <u>2027-28</u> | <u>241</u> | <u>595</u> | <u>836</u> | <u>11748</u> | <u>718</u> | <u>12206</u> | <u>-458</u> |
| <u>2028-29</u> | <u>114</u> | <u>450</u> | <u>564</u> | <u>12312</u> | <u>718</u> | <u>12924</u> | <u>-612</u> |
| <u>2029-30</u> | <u>64</u> | <u>450</u> | <u>514</u> | <u>12826</u> | <u>718</u> | <u>13642</u> | <u>-816</u> |
| <u>2030-31</u> | <u>64</u> | <u>424</u> | <u>488</u> | <u>13314</u> | <u>718</u> | <u>14360</u> | <u>-1046</u> |

Gloucester City - Cumulative Housing Delivery against Requirement
Update of JCS table at para 7.1.34



Update of JCS 5 Year Housing Land Supply table at para 7.1.34

| | <u>Housing Delivery as of end March 2021</u> | <u>Explanation</u> | <u>5% Buffer</u> | |
|----------|---|--|--------------------------|-------------------------|
| A | <u>GCC annual housing requirement</u> | | <u>718</u> | <u>718</u> |
| B | <u>Number of years into the plan period to adoption</u> | | <u>10</u> | <u>10</u> |
| C | <u>Requirement to plan adoption</u> | | <u>7,180</u> | <u>7,180</u> |
| D | <u>Actual delivery 2011 - 2021</u> | | <u>5,205</u> | <u>5,205</u> |
| E | <u>Total delivery to date</u> | | <u>5,205</u> | <u>5,205</u> |
| F | <u>Shortfall to date</u> | <u>F = C - D</u> | <u>1,975</u> | <u>1,975</u> |
| | | | <u>Sedgefield</u> | <u>Liverpool</u> |
| G | <u>5 year requirement</u> | <u>G = A x 5</u> | <u>3,590</u> | <u>3,590</u> |
| H | <u>Remainder of plan period (years)</u> | | <u>10</u> | <u>10</u> |
| I | <u>Plan period shortfall to be met within the five year period</u> | <u>I =</u> <u>Sedgefield = F</u> <u>Liverpool = (F/H) x 5</u> | <u>1,975</u> | <u>988</u> |
| J | <u>NPPF buffer</u> | <u>J = 5% of (G+I)</u> | <u>278</u> | <u>229</u> |
| K | <u>Total number of dwellings required</u> | <u>K = G + I + J</u> | <u>5,843</u> | <u>4,806</u> |
| L | <u>Total anticipated supply over 5 years</u> | | <u>4,809</u> | <u>4,809</u> |

| | | | | |
|----------|--|--|------------|-------------|
| M | Percentage of total requirement met | $M = (L/K) \times 100$ | 82% | 100% |
| N | Supply in years | $M = (L/K) \times 5$ | 4.1 | 5.0 |

Travelling Showpeople plots

For Travelling Showpeople plots for households that meet the definition, the five-year housing land supply requirement as set out in the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017), are as follows.

| <u>Years</u> | <u>0 – 5 2021 – 2026</u> | <u>6 – 10 2026 – 2031</u> | <u>Total</u> |
|---------------------|-------------------------------------|--------------------------------------|---------------------|
| <u>Plots</u> | <u>7</u> | <u>1</u> | <u>8</u> |

At the time of writing, there are no deliverable sites within Gloucester to provide for this need. However, the City Council continues to explore opportunities within its administrative area engage proactively with neighbouring authorities to identify deliverable sites. Policies in the JCS support the delivery of windfall sites where in accordance with the development plan.

Appendix 2 – Relationship with the Adopted Development Plan

The following table sets out the relationship between policies in the Gloucester City Plan and the rest of the Development Plan. For ease of use, the relevant section is reproduced for each policy in the Gloucester City Plan.

| <u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Development Plan.</u> | |
|--|---|
| <u>Gloucester City Plan policy</u> | <u>Other Development Plan policy</u> |
| A: HOUSING | |
| <u>A1: Effective and efficient use of housing, land and buildings</u> | <u>JCS SP2: Distribution of New Development</u> <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD14: Health and Environmental Quality</u> |
| <u>A2: Houses in Multiple Occupation</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD14: Health and Environmental Quality</u> |
| <u>A3: Estate regeneration</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD14: Health and Environmental Quality</u> <u>JCS INF3: Green Infrastructure</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| <u>A4: Student accommodation</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD14: Health and Environmental Quality</u> |
| <u>A5: Specialist housing</u> | <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> <u>JCS SD12: Affordable Housing</u> |
| <u>A6: Accessible and adaptable homes</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> |
| <u>A7: Self-build and custom build homes</u> | <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> |
| <u>A8: Static caravan sites</u> | <u>JCS SD10: Residential Development</u> <u>JCS SD11: Housing Mix and Standards</u> |
| <u>A9: Extensions to existing dwellings</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> |
| <u>A10: Annexes to existing dwellings</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD10: Residential Development</u> |
| B: EMPLOYMENT DEVELOPMENT, CULTURE AND TOURISM | |
| <u>B1: Employment and skills plans</u> | <u>JCS SD1: Employment – Except Retail Development</u> |

| | |
|--|---|
| | |
| <u>B2: Safeguarding employment sites and buildings</u> | <u>JCS SD1: Employment – Except Retail Development</u> |
| <u>B3: New employment development and intensification and improvements to existing employment land</u> | <u>JCS SD1: Employment – Except Retail Development</u> |
| <u>B4: Development within and adjacent to GloucesterDocks and Canal</u> | <u>JCS SD1: Employment – Except Retail Development</u> <u>JCS SD2: Retail and City / Town Centres</u> <u>JCS SD8: Historic Environment</u> <u>JCS SD14: Health and Environmental Quality</u> |
| <u>B5: Tourism and culture</u> | <u>JCS SD2: Retail and City / Town Centres</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| <u>B6: Protection of public houses</u> | <u>JCS SD2: Retail and City / Town Centres</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| <u>C: HEALTHY COMMUNITIES</u> | |
| <u>C1: Active design and accessibility</u> | <u>JCS SD4: Design Requirements</u> <u>JCS INF1: Transport Network</u> |
| <u>C2: Allotments</u> | <u>JCS INF3: Green Infrastructure</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| <u>C3: Public open space, playing fields and sports facilities</u> | <u>JCS INF3: Green Infrastructure</u> <u>JCS INF4: Social and Community Infrastructure</u> |
| <u>C4: Hot food takeaways</u> | <u>JCS SD14: Health and Environmental Quality</u> |
| <u>C5: Air quality</u> | <u>JCS SD14: Health and Environmental Quality</u> |
| <u>C6: Cordon Sanitaire: Netheridge Sewage Treatment Works</u> | <u>JCS SD14: Health and Environmental Quality</u> <u>Gloucestershire Waste Core Strategy 2012 – 2027: Core Policy WCS11 – Safeguarding Sites for Waste Management</u> |
| <u>C7: Fall prevention from taller buildings</u> | <u>JCS SD4: Design Requirements</u> |
| <u>C8: Changing Places Toilets</u> | <u>JCS SD4: Design Requirements</u> |
| <u>D: HISTORIC ENVIRONMENT</u> | |
| <u>D1: Historic environment</u> | <u>JCS SD8: Historic Environment</u> |
| <u>D2: Non-designated heritage assets</u> | <u>JCS SD8: Historic Environment</u> |
| <u>D3: Recording and advancing understanding of heritage assets</u> | <u>JCS SD8: Historic Environment</u> |
| <u>D4: Views of the Cathedral and historic places of worship</u> | <u>JCS SD8: Historic Environment</u> |
| <u>E: NATURAL ENVIRONMENT</u> | |
| <u>E1: Biodiversity and geodiversity</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> |
| <u>E2: Nature Recovery Area</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> |
| <u>E3: Green / blue infrastructure</u> | <u>JCS INF3: Green Infrastructure</u> |

| | |
|---|---|
| <u>E4: Flooding, sustainable drainage and wastewater</u> | <u>JCS INF2: Flood Risk Management</u> |
| <u>E5: Renewable energy potential of the River Severn and the canal</u> | <u>JCS INF5: Renewable Energy/Low Carbon Energy Development</u> |
| <u>E6: Development affecting Cotswold Beechwoods Special Area of Conservation</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> |
| <u>E7: Trees, woodlands and hedgerows</u> | <u>JCS SD9: Biodiversity and Geodiversity</u> <u>JCS INF3: Green Infrastructure</u> |
| <u>F: DESIGN</u> | |
| <u>F1: Materials and finishes</u> | <u>JCS SD4: Design Requirements</u> |
| <u>F2: Landscape and planting</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD6: Landscape</u> <u>JCS INF3: Green Infrastructure</u> |
| <u>F3: Community safety</u> | <u>JCS SD4: Design Requirements</u> |
| <u>F4: Gulls</u> | <u>JCS SD14: Health and Environmental Quality</u> |
| <u>F5: Open plan estates</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD9: Biodiversity and Geodiversity</u> |
| <u>F6: Nationally Described Space Standards</u> | <u>JCS SD11: Housing Mix and Standards</u> |
| <u>F7: Shopfronts, shutters and signs</u> | <u>JCS SD4: Design Requirements</u> <u>JCS SD8: Historic Environment</u> |
| <u>G: SUSTAINABLE LIVING, TRANSPORT AND INFRASTRUCTURE</u> | |
| <u>G1: Sustainable transport and parking</u> | <u>JCS SD4: Design Requirements</u> <u>JCS INF1: Transport Network</u> <u>JCS INF6: Infrastructure Delivery</u> |
| <u>G2: Cycling</u> | <u>JCS INF1: Transport Network</u> <u>JCS INF6: Infrastructure Delivery</u> |
| <u>G3: Walking</u> | <u>JCS INF1: Transport Network</u> <u>JCS INF6: Infrastructure Delivery</u> |
| <u>G4: Broadband connectivity</u> | <u>JCS INF6: Infrastructure Delivery</u> |
| <u>G5: Telecommunications infrastructure</u> | <u>JCS INF6: Infrastructure Delivery</u> |
| <u>G6: Water Efficiency</u> | <u>JCS SD3: Sustainable Design and Construction</u> <u>JCS INF6: Infrastructure Delivery</u> |
| <u>G7: Review mechanism</u> | / |
| <u>SITE ALLOCATIONS</u> | |
| <u>Site Allocations</u> | <u>JCS SP1: The Need for New Development</u> <u>JCS SP2: Distribution of New Development</u> <u>JCS SD1: Employment – except retail development</u> |

| | |
|--|--|
| | <p><u>JCS SD10: Residential Development</u> <u>JCS SD13: Gypsies, Travellers and Travelling Showpeople</u> <u>Minerals Local Plan for Gloucestershire 2018 – 2032:</u> <u>Core Policy MS01 – Non-Mineral Development within</u> <u>Mineral Safeguarding Areas</u></p> |
|--|--|

This page is intentionally left blank

Gloucester City Plan Schedule of Additional Modifications January 2023

The Additional Modifications below are minor grammatical and spelling errors, and non-material changes that have been made to the plan.

They include those considered as part of the submitted plan by the Gloucester City Plan Inspector (Examination Document CD010e), where not amended by any subsequent Main Modification.

They are expressed either in the conventional tracked-changes form of ~~striketrough~~ for deletions and underlining for additions of text. In the interests of being succinct, only those paragraphs that have been amended are shown within this schedule, i.e. unchanged text paragraphs will not be shown below. Main Modifications are also shown where they are contained within the specific paragraph; further details are available in the Main Modification schedule.

| Reference in Main Mods Gloucester City Plan | Pre-Submission text | Additional Modification |
|--|---|--|
| Context, paragraph 2.4 Correct % of younger people. Incorrect link to Regeneration and Economic Development Strategy. | The population of Gloucester is relatively young with 24.8% of people being under the age of 19, the highest of all Gloucestershire districts, the South West and UK. | The population of Gloucester is relatively young with 24.8 <u>6</u> % of people being under the age of 19, the highest of all Gloucestershire districts, the South West and UK. |
| Paragraph 2.7 - Context Additional full stop | Gloucester has a strong and growing economy, being the main economic driver in the county along with Cheltenham, and there are aspirations for major economic growth over the coming years(6). Gloucester is well represented from a strong finance and insurance sector, as well as a growing number of information security, web hosting, IT and defence communications and security businesses(7). The creative community has also grown rapidly in recent years, with Blackfriars and Westgate Street becoming established as a hub for creative businesses(8). The city has a substantial stock of existing employment land which provides for the needs of businesses and offers growth potential; it is important to protect and make the best use of this employment land The JCS identifies a need for 192 hectares of 'B Class' employment land across the three local authority areas. The strategic allocations provide for a significant quantum of this need, but it is important that additional suitable land is identified within the urban area to support the economy. | Gloucester has a strong and growing economy, being the main economic driver in the county along with Cheltenham, and there are aspirations for major economic growth over the coming years(6). Gloucester is well represented from a strong finance and insurance sector, as well as a growing number of information security, web hosting, IT and defence communications and security businesses(7). The creative community has also grown rapidly in recent years, with Blackfriars and Westgate Street becoming established as a hub for creative businesses(8). The city has a substantial stock of existing employment land which provides for the needs of businesses and offers growth potential; it is important to protect and make the best use of this employment land. The JCS identifies a need for 192 hectares of 'B Class' employment land across the three local authority areas. The strategic allocations provide for a significant quantum of this need, but it is important that additional suitable land is identified within the urban area to support the economy. |
| Context, Paragraph 2.8 | Tourism plays an increasingly important role in the city's economy, generating around 5.9 million visitor trips to Gloucester each year, with an annual spend of approximately | Tourism plays an increasingly important role in the city's economy, generating around 5.9 million visitor trips to Gloucester each year, with an annual spend of approximately |

| | | |
|--|---|---|
| Delete additional 'major' | £207m. There are major plans to grow this in future years, capitalising on the city's unique and in many cases world class heritage and culture. Venues such as the Guildhall and Gloucester Rugby provide music, arts and cultural events, however the city lacks a major permanent cultural venue that could regularly hold major events(9). The Docks and canal are assets unique to Gloucester and a major tourist attraction, but which could be capitalised on further, particularly use of the waterspace (10). | £207m. There are major plans to grow this in future years, capitalising on the city's unique and in many cases world class heritage and culture. Venues such as the Guildhall and Gloucester Rugby provide music, arts and cultural events, however the city lacks a major permanent cultural venue that could regularly hold major events9 . The Docks and canal are assets unique to Gloucester and a major tourist attraction, but which could be capitalised on further, particularly use of the waterspace 10 |
| Context, paragraph 2.11 Add reference to add Gloucestershire Health & Wellbeing Strategy 2019-2030 as latest evidence base. | There are pockets of significant deprivation in the city and in some cases, these are worse than the national average. It is estimated that around 20% of children in the city live in poverty. Life expectancy is also lower than the rest of the country. From a public health perspective there are challenges and inequalities around issues such as inactivity, obesity, alcohol related harm, diabetes and drug misuse, suicide and attempted suicide, all of which are at higher levels than the national average. Planning for and developing strong, healthy and vibrant communities are vital in ensuring the physical and mental well-being of the city's residents. | There are pockets of significant deprivation in the city and in some cases, these are worse than the national average. It is estimated that around 20% of children in the city live in poverty. Life expectancy is also lower than the rest of the country. From a public health perspective there are challenges and inequalities around issues such as inactivity, obesity, alcohol related harm, diabetes and drug misuse, suicide and attempted suicide, all of which are at higher levels than the national average. Planning for and developing strong, healthy and vibrant communities are vital in ensuring the physical and mental well-being of the city's residents. <u>13. Gloucestershire Health & Wellbeing Strategy 2019-2030</u> |
| Development needs and strategy, Paragraph 3.1 Comma instead of full stop in housing requirement Other changes shown are Main Modifications | Policy SP1 – The need for new development': <u>at least</u> 14,359 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, <u>at least</u> 192 hectares of B-Class employment land to support approximately 39,500 new jobs | Policy SP1 – The need for new development': <u>at least</u> 14,359 new homes for Gloucester City and, along with Cheltenham Borough and Tewkesbury Borough, <u>at least</u> 192 hectares of B-Class employment land to support approximately 39,500 new jobs |

| | | |
|--|--|--|
| <p>Development needs and strategy, Paragraph 3.8</p> <p>Spelling error</p> | <p>Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council’s website.</p> | <p>Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed <u>proposals</u> to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council’s website.</p> |
| <p>Development Management Policies. A: Housing, Paragraph 4.1.1</p> <p>Spelling error – ‘neighbouring’</p> | <p>There is a significant shortage of housing in the UK and this problem has persisted for decades. Not enough homes are being built to meet current or future needs and Gloucester is certainly not immune from this major social and economic issue. Gloucester’s population is growing, but the city is physically constrained by the M5 to the east and floodplain to the west and is not able to meet its housing needs without formal cooperation with its neighboring authorities. Through the adopted JCS the urban extensions to Gloucester (geographically in Tewkesbury Borough) will make an important contribution to meeting housing needs up to 2031. However, further allocations are made through the GCP and it is important that the most effective use of these sites is made of these development opportunities and that residential development delivers the range of housing required to meet the city’s needs. Further information on the city’s housing requirement, delivery and site allocations made through the GCP is provided at Section 4 – Site allocations.</p> | <p>There is a significant shortage of housing in the UK and this problem has persisted for decades. Not enough homes are being built to meet current or future needs and Gloucester is certainly not immune from this major social and economic issue. Gloucester’s population is growing, but the city is physically constrained by the M5 to the east and floodplain to the west and is not able to meet its housing needs without formal cooperation with its <u>neighbouring</u> authorities. Through the adopted JCS the urban extensions to Gloucester (geographically in Tewkesbury Borough) will make an important contribution to meeting housing needs up to 2031. However, further allocations are made through the GCP and it is important that the most effective use of these sites is made of these development opportunities and that residential development delivers the range of housing required to meet the city’s needs. Further information on the city’s housing requirement, delivery and site allocations made through the GCP is provided at Section 4 – Site allocations.</p> |
| <p>Estate regeneration</p> | <p>The City Council is in the process of preparing Supplementary Planning Documents for the areas of Matson and Podsmead. These SPDs provide</p> | <p>The City Council <u>has produced</u> is in the process of preparing Supplementary Planning Documents for the areas of Matson and Podsmead. These SPDs</p> |

| | | |
|---|---|--|
| Correct tense in supporting text. | additional guidance to support any future regeneration in these areas and should be considered as part of future planning applications | provide additional guidance to support any future regeneration in these areas and should be considered as part of future planning applications |
| Employment development, culture and tourism – Introduction. Paragraph 4.2.4 Tidying wording – removing ‘That said...’ from the beginning of the sentence. Amend reference to Section 4 ‘Site allocations’, which is now Section 5. Other changes relate to MM14. | That said, the GCP plays its part in allocating sites for additional employment land, in whole or in part, at the following locations; SA07 Lynton Fields (Land East of Waterwells Business Park); SA08 King’s Quarter; SA09 Quayside House; SA17 Land South of Triangle Park; and SA21 Part of West Quay, The Docks.; and SA22 Land adjacent to Secunda Way Industrial Estate. Further information is available in Section 45 of this plan – Site allocations. | That said, The GCP plays its part in allocating sites for additional employment land, in whole or in part, at the following locations; SA07 Lynton Fields (Land East of Waterwells Business Park); SA08 King’s Quarter; SA09 Quayside House; SA17 Land South of Triangle Park; and SA21 Part of West Quay, The Docks.; and SA22 Land adjacent to Secunda Way Industrial Estate. Further information is available in Section 4 of this plan – Site allocations. |
| Employment development, culture and tourism – Introduction, Paragraph 4.2.5 Grammatical error Other sentences highlighted have been copied and pasted from paragraph 3.22 of the submitted plan | Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council’s website. | <u>It is important that the city protects existing employment land and buildings for the benefit of existing and future business, including small and medium size business (SMEs) and ‘startups’, and that opportunities are taken to support business growth and the attractiveness of employment stock.</u> Policy B2 of the GCP seeks to protect against the loss of employment land and buildings and Policy B3 supports proposed proposals to intensify existing employment land where possible and appropriate. Further information of available in the Employment Background Paper, available to download from the City Council’s website. |
| Employment development, culture and tourism – | At the same it is important to support the economic potential of tourism and cultural development. For this reason, the GCP supports proposals to make better use of key assets | At the same it is important to support the economic potential of tourism and cultural development. For this reason, the GCP supports proposals to make better use of key assets including |

| | | |
|---|--|---|
| Introduction, Paragraph 4.2.6 - Grammatical error | including the Docks and Canal and develop with tourist and cultural base. | the Docks and Canal and develop with <u>their</u> tourist and cultural base. |
| Employment development, culture and tourism – Introduction, Paragraph 4.2.8 Grammatical error | The JCS provides retail and city centre policies for the city at Policy SD2. However, this policy is subject to an immediate review. The review will cover, amongst other things, a revised assessment of retail floorspace needs and a strategy for each of the designed centres. It covers all designated ‘town centres’, i.e. the city / town centres, district centres and local centres. Further information is available on the JCS website. | The JCS provides retail and city centre policies for the city at Policy SD2. However, this policy is subject to an immediate review. The review will cover, amongst other things, a revised assessment of retail floorspace needs and a strategy for each of the designed <u>designated</u> centres. It covers all designated ‘town centres’, i.e. the city / town centres, district centres and local centres. Further information is available on the JCS website. |
| B2 Safeguarding employment sites and buildings – Supporting text, Paragraph 4.2.18 Spelling error | Gloucester is a primary focus for economic activity in the county and it is important this is maintained. In order to achieve this, existing sites and premises are protected from redevelopment to alternative uses, unless the proposal can meet the criteria outlined in the above policy. Where opportunities exist, the City Council will support proposals to intensify and improve the quality and offer of existing employment sites – see Policy B3 below. | Gloucester is a primary focus for economic activity in the county and it is important this is <u>is</u> maintained. In order to achieve this, existing sites and premises are protected from redevelopment to alternative uses, unless the proposal can meet the criteria outlined in the above policy. Where opportunities exist, the City Council will support proposals to intensify and improve the quality and offer of existing employment sites – see Policy B3 below. |
| B3 New employment development and intensification and improvements to existing employment land – Supporting text, Paragraph 4.2.24 Grammatical error | The City Council’s Employment Land Review (2019), Economic Growth Strategy (2019) and Strategy Options for the City of Gloucester (2017) point to an excellent supply of existing employment land within the city, which overall meets of and is attractive to the business community. However, it also identifies that there are opportunities for environmental improvements and/or intensification that could support increased productivity/economic growth and the needs of growing businesses. This is particularly true within the city centre where concerns around the quality of the environment has been identified as an issue in attracting businesses to the area. | The City Council’s Employment Land Review (2019), Economic Growth Strategy (2019) and Strategy Options for the City of Gloucester (2017) point to an excellent supply of existing employment land within the city, which overall meets <u>the needs</u> of and is attractive to the business community. However, it also identifies that there are opportunities for environmental improvements and/or intensification that could support increased productivity/economic growth and the needs of growing businesses. This is particularly true within the city centre where concerns around the quality of the environment has been identified as an issue in attracting businesses to the area. |

| | | |
|---|---|--|
| B6 Protection of public houses – Supporting text, Paragraph 4.2.36 Grammatical error | Local pubs can be an important focal point within the local community. The City Council therefore seeks to protect pubs from unnecessary loss and will seek evidence to from an applicant to demonstrate that all reasonable efforts have been made to retain the pub in viable use. | Local pubs can be an important focal point within the local community. The City Council therefore seeks to protect pubs from unnecessary loss and will seek evidence to from an applicant to demonstrate that all reasonable efforts have been made to retain the pub in viable use. |
| Healthy communities – Introduction and context, Paragraph 4.3.1 Amend Key Principle number | Across the city there are significant health inequalities which result in people living a poorer quality of life and having reduced life expectancy. In 2016 life expectancy was 13.9 years lower for men and 12.5 years lower for women in the most deprived areas of Gloucester than in the least deprived areas. Key Principle 14 of this plan seeks to improve the health and wellbeing of communities through good design that promotes and prioritises active travel and active lifestyles, by providing access to good quality open spaces, playing fields, multi-functional green infrastructure and community facilities | Across the city there are significant health inequalities which result in people living a poorer quality of life and having reduced life expectancy. In 2016 life expectancy was 13.9 years lower for men and 12.5 years lower for women in the most deprived areas of Gloucester than in the least deprived areas. Key Principle 14 <u>12</u> of this plan seeks to improve the health and wellbeing of communities through good design that promotes and prioritises active travel and active lifestyles, by providing access to good quality open spaces, playing fields, multi-functional green infrastructure and community facilities |
| Healthy communities – Introduction and context Explains how wider policies support healthy communities | The following policies have been included to ensure new development does not harm human health and takes all available opportunities to provide our residents with healthy active choices. | The following policies have been included to ensure new development does not harm human health and takes all available opportunities to provide our residents with healthy active choices. <u>More widely, the GCP supports the creation of healthier communities. This is reflected in many other policies, for example those relating to heritage, good design and creating a sense of place in new development, the delivery of new homes that meet the needs of communities and sustainable transport.</u> |
| C1 Active design and accessibility – Supporting text, Paragraph 4.3.9 Replace ‘or’ with ‘and’ | Active design promotes healthy lifestyles that are made easy through: the pattern of development, providing access to local services and facilities, good levels of connectivity, green spaces and green routes, safe places for active play, and spaces for food growing. All of which will be accessible by walking or cycling. | Active design promotes healthy lifestyles that are made easy through: the pattern of development, providing access to local services and facilities, good levels of connectivity, green spaces and green routes, safe places for active play, and spaces for food growing. All of which will be accessible by walking or <u>and</u> cycling. |
| C3 Public open space, playing fields and | The location and extent of open spaces and playing fields is identified on the policies map. Where new development | The location and extent of open spaces and playing fields is identified on the policies map. Where new development |

| | | |
|---|---|--|
| <p>sports facilities, Paragraph 4.3.21</p> <p>Grammatical error</p> | <p>delivers additional open spaces and playing fields that aren't shown on the policies map, these will be afforded the same level of protection. In terms of protecting against the loss of built sports facilities, for the avoidance of doubt, these include sports halls, swimming pools, squash courts, the athletics track, indoor bowls and indoor tennis. It also includes village, community and parish halls, albeit they have a wider function within the community.</p> | <p>delivers additional open spaces and playing fields that aren't <u>are not</u> shown on the policies map, these will be afforded the same level of protection. In terms of protecting against the loss of built sports facilities, for the avoidance of doubt, these include sports halls, swimming pools, squash courts, the athletics track, indoor bowls and indoor tennis. It also includes village, community and parish halls, albeit they have a wider function within the community.</p> |
| <p>Hot food takeaways</p> <p>Additional supporting text regarding waste management</p> | <p>New paragraph in supporting text.</p> | <p><u>Hot food takeaways can often generate significant levels of local litter and waste. The Council will expect efficient and effective commercial waste collection services that support the implementation of the waste hierarchy and encourage resource efficiency and waste reduction.</u></p> |
| <p>Hot food takeaways</p> <p>Update to obesity figures in supporting text</p> | <p>Gloucester has several health issues connected with obesity that need to be addressed. Public Health England (PHE) reports that in 2017/18 66.3% of adults and 36.8% of children in Year 6 were overweight. Reducing obesity, particularly among children, is one of the priorities of (PHE and the government's 'Childhood Obesity Plan'). Being overweight increases a person's risk of developing cancer, heart disease and type 2 diabetes.</p> | <p>Gloucester has several health issues connected with obesity that need to be addressed. Public Health England (PHE) reports that in 2017/18 66.3% of adults and 36.8% of children in Year 6 were overweight. <u>2018/19 25.9% of 4-5 year olds and 36.9% of 10-11 year olds in Gloucester City are an excess weight (overweight or obese).</u> These figures are significantly higher than national and county averages. Furthermore, 5.4% of 10-11 year olds are affected by severe obesity and this level is one of the highest in the South West region. Reducing obesity, particularly among children, is one of the priorities of (PHE and the government's 'Childhood Obesity Plan'). Being overweight increases a person's risk of developing cancer, heart disease and type 2 diabetes.</p> |
| <p>Heritage introduction</p> <p>Reflect NPPF Terminology, Heritage Strategy and Highstreet Heritage</p> | <p>The City Council has recently adopted a new Heritage Strategy (HS) for the city. It sets out that Gloucester's historic environment, is a powerful resource for economic development, regeneration, supporting business and enterprise, competitiveness, tourism, and attracting people to live, work, visit and invest. It also provides volunteer opportunities and helps foster local identify and pride.</p> | <p><u>Gloucester Heritage Strategy</u></p> <p>The City Council has recently adopted a new Heritage Strategy (HS) for the city. It sets out that Gloucester's historic environment, is a powerful resource for economic development, regeneration, supporting business and enterprise, competitiveness, tourism, and attracting people to</p> |

| | | |
|--|---|--|
| <p>Action Zone (Cathedral Quarter)</p> | <p>The overall aim of the HS is 'To achieve effective and sustainable conservation, regeneration and management of Gloucester's heritage, so as to fully realise its economic, community and cultural potential.' It sets out projects and opportunities to deliver, enable, engage and support conservation and recreation of heritage.</p> <p>The JCS and GCP have a strong role in delivering the aims and objectives of the HS. The policies that follow in this section quite obviously have a direct link in that they seek to conserve and enhance the historic environment. However, the HS is a golden thread that has informed and will be delivered by different policies, including for example Policy A1, which supports the reuse of vacant floors above commercial units to support the reuse of historic buildings and repopulation of the city centre. There are also important implications for some of the site allocations, particularly SA08 King's Quarter, SA10 Former Fleece Hotel & Longsmith Street Car Park and SA21 Park of West Quay, The Docks.</p> | <p>live, work, visit and invest. It also provides volunteer opportunities and helps foster local identify and pride.</p> <p>The overall aim of the HS is 'To achieve effective and sustainable conservation, regeneration and management of Gloucester's heritage, so as to fully realise its economic, community and cultural potential.' It sets out projects and opportunities to deliver, enable, engage and support conservation and recreation of heritage.</p> <p><u>The HS was delivered through the Great Place scheme, funded by the Heritage Fund and Arts Council England. The Great Place scheme places a strategic focus on enhancing Gloucester's heritage for all and embeds a culture of developing an holistic approach to the regeneration of the city centre through the development of a heritage strategy which will in turn aid proactive working with developers, members, stakeholders and partners, whether professional or residents of the City over the next ten years and beyond.</u></p> <p><u>Heritage is a key component in the effective delivery of sustainable growth. It contributes to the creation of a competitive City Centre, support for the diverse needs of local communities, and the creation and maintenance of a high quality and sustainable environment. The historic environment is an integral part of the wider regeneration, economic development, tourism and cultural aspirations of the City of Gloucester.</u></p> <p><u>A background document has been created which informs the Gloucester Heritage Strategy 2019-29 titled "Gloucester Heritage Strategy Background Document - Evidence, Analysis, Engagement". It comprises an evidence base and summary of</u></p> |
|--|---|--|

| | | |
|--|--|---|
| | | <p><u>stakeholder engagement and provides the foundation on which the strategy has been formulated. In addition to being the evidence base for the heritage strategy, it provides evidence for the Gloucester City Local Plan and includes evidence and analysis of Gloucester’s heritage resources, including the nature of the resource, economic value and key issues. Analysis of key projects and development involving or affecting Gloucester’s heritage, with a particular focus on design quality and economic impact. An overview of other local plans and strategies relevant to heritage. A summary of the outcomes of stakeholder and community engagement. Details of local stakeholders from across the sectors and a section on possible funding sources.</u></p> <p><u>The Heritage Strategy has been written as a collaboration between local and national heritage organisations, including the City Council, Gloucester Civic Trust, Gloucester Historic Buildings Trust, Gloucester Heritage Forum and Historic England. The delivery of the key actions will require collaboration and close working between those partners to draw upon each other’s strengths and to attract the necessary resources to maximise the 10-year vision the strategy puts forward.</u></p> <p><u>High Street Heritage Action Zone – Cathedral Quarter</u></p> <p><u>The City Council has also been successful in achieving High Street Heritage Action Zone (HSHAZ) status for the Cathedral Quarter, located around Westgate Street. Westgate is one of the oldest and best-preserved areas of Gloucester and the main commercial route linking the cathedral to the rest of the city. One of four original Roman routes, Westgate links the spectacular medieval cathedral to the rest of the city. Its array</u></p> |
|--|--|---|

| | | |
|--|--|---|
| | | <p><u>of stunning historic buildings includes the 15th century timber-framed Fleece Inn and Antiques centre, both of which are on Historic England’s Heritage at Risk register. Despite its strong historic character, proximity to the cathedral and good location, Westgate Street is underperforming. Westgate’s retail environment has changed dramatically in recent years. It once had a strong mix of independent businesses whose owners embraced the street’s historic buildings, but many have moved on and prospective new owners feel the properties are expensive to run and difficult to convert. The street scene is tired, with poor paving, inconsistent signage, and general clutter. Many retail units stand vacant. Locals perceive the area in a negative light and of the thousands of visitors to the cathedral, few are attracted into Westgate Street.</u></p> <p><u>The Heritage Action Zone will capitalise on Westgate’s untapped potential and boost the number of people living, working and taking pride in the area. The award of up to £1.9m to Gloucester City Council will invest in Westgate Street’s beautiful historic buildings, repairing buildings and historic shopfronts and converting vacant upper floors for new uses. There will be advice and support for businesses in historic properties, and the streetscape will be improved with new signage and branding. The area will be vibrant with cultural activities, from community archaeology to performing arts, and will become known for its attractive evening and night-time offer. The Heritage Action Zone will help Westgate thrive again by bringing a modern business approach to an outstanding historic environment.</u></p> <p>The JCS and GCP have a strong role in delivering the aims and objectives of the <u>HS and Cathedral Quarter HZAZ</u>. The policies that follow in this section quite obviously have a direct link in</p> |
|--|--|---|

| | | |
|--|--|---|
| | | that they seek to conserve and enhance the historic environment. However, the HS is a golden thread that has informed and will be delivered by different policies, including for example Policy A1, which supports the reuse of vacant floors above commercial units to support the reuse of historic buildings and repopulation of the city centre. There are also important implications for some of the site allocations, particularly SA08 King’s Quarter, SA10 Former Fleece Hotel & Longsmith Street Car Park and SA21 Park of West Quay, The Docks. |
| Heritage introduction Reference the Townscape Character Study and Public Realm Strategy | New paragraphs | <u>A Townscape Character Assessment (TCA) has been undertaken for every part of the City. The TCA identifies the morphology of Gloucester identifying form and origins, building types, past and present uses, trees and greenspaces, grain, density and plot coverage, and architectural qualities including periods, detailing and materials and colour palettes for each character area. The TCA can be used to inform an understanding of character and local distinctiveness.</u> <u>The Public Realm Strategy SPD provides further guidance relating to the high-quality design of streets, squares, parks, green spaces and other outdoor spaces required in the historic core of the City.</u> |
| Non-designated heritage assets Rationalise text and reference commitment to preparing a Local List in supporting text | Gloucester City Council does not have a formal Local List of non-designated heritage assets, but the Council have developed criteria for the identification of undesigned heritage assets which may be suitable for inclusion on a future local list and this is available from the City Council website. These criteria have been developed following Historic England Guidance ‘Local Heritage Listing: Historic England Advice Note 7’, which is available to download from the Historic England website. | Gloucester City Council does not have a formal <u>is in the process of creating a Local List of non-designated heritage assets, using a criteria for the</u> but the Council have developed criteria for the identification of undesigned heritage assets, which may be suitable for inclusion on a future local list and this is available from the City Council website. These criteria have been developed following Historic England Guidance ‘Local Heritage Listing: Historic England Advice Note 7’, which is available to download from the Historic England website. |

| | | |
|--|---|--|
| | Non-designated heritage assets will continue to be identified as part of the planning application process, Gloucestershire Historic Environment Record and the Gloucester Townscape Character Appraisal (2019), will be given appropriate consideration and may be added to any future Local List. | Non-designated heritage assets will continue to be identified as part of the planning application process, Gloucestershire Historic Environment Record and the Gloucester Townscape Character Appraisal (2019), will be given appropriate consideration and may be added to any future <u>the</u> Local List. |
| D2 Non-designated Heritage Assets, Paragraph 4.4.24 Deleted 'any future' as the City Council is now preparing a local list. | 4.4.24 Non-designated heritage assets will continue to be identified as part of the planning application process, Gloucestershire Historic Environment Record and the Gloucester Townscape Character Appraisal (2019), will be given appropriate consideration and may be added to any future Local List. | 4.4.24 Non-designated heritage assets will continue to be identified as part of the planning application process, Gloucestershire Historic Environment Record and the Gloucester Townscape Character Appraisal (2019), will be given appropriate consideration and may be added to any future <u>the</u> Local List. |
| D4 Shopfronts, shutters and signs (now D7). Typo – delete an additional 'a'. | 2. Proposals for new shopfronts <u>New shopfronts</u> which are of a high quality | 2. Proposals for new shopfronts <u>New shopfronts</u> which are of a high quality |
| Natural environment introduction Reference climate and ecological emergencies declared by the Government and City Council | The protection of the natural environment and the fight against climate change has never been higher up the political agenda. In January 2018 the Government published an ambitious '25- year plan to improve the environment' which set several challenging targets. In June 2019 the Government announced that it was committing the UK to net zero greenhouse gas emissions by 2050, the first country in the world to do this. At the local level the Gloucester City Plan (GCP) seeks to make a difference. The policies in this chapter specifically reflect Key Principles 1, 9 and 11. All the policies aim, directly or indirectly to address climate change. | The protection of the natural environment and the fight against climate change has never been higher up the political agenda. In January 2018 the Government published an ambitious '25- year plan to improve the environment' which set several challenging targets. <u>In May 2019 the UK parliament declared a climate and ecological emergency.</u> In June 2019 the Government announced that it was committing the UK to net zero greenhouse gas emissions by 2050, the first country in the world to do this. At the local level the Gloucester City Plan (GCP) seeks to make a difference. The policies in this chapter specifically reflect Key Principles 1, 9 and 11. <u>In July 2019 the City Council declared a climate emergency committing to make the city carbon neutral</u> |

| | | |
|---|--|---|
| | | by 2050 and the Council's activities by 2030. All the policies aim, directly or indirectly to address climate change. |
| Biodiversity and geodiversity Add text to asterix in supporting text (was missing) | Where an adverse effect (or effects) on integrity cannot be mitigated, further tests will apply in order to decide whether permission can be granted*. | Where an adverse effect (or effects) on integrity cannot be mitigated, further tests will apply in order to decide whether permission can be granted*. <u>*Habitats Regulations Assessment. Conservation of Habitats & Species Regulations 2017 (As amended) – Paragraph 63 & 64. See also adopted JCS Policy SD9 and Policy E7 of this Plan.</u> |
| E1 Biodiversity and geodiversity Remove additional bracket | Development proposals on local sites that include Local Nature Reserves (LNR), Gloucestershire Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS) and in localities that could have an impact upon such designations will be permitted where it can be demonstrated that: | Development proposals on local sites that include Local Nature Reserves (LNR), Gloucestershire Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS) and in localities that could have an impact upon such designations will be permitted where it can be demonstrated that: |
| E1 Biodiversity and geodiversity, Paragraph 4.5.9 Amend policy reference | If the City Council considers that no on site mitigation is practical or possible, measures should be implemented as 'biodiversity offsetting' in the nearest Green Infrastructure (GI) project as set out in the JCS Green Infrastructure Strategy, or if this isn't possible, in Gloucester's designated Nature Recovery Area (NRA) as detailed at Policy E3 of the GCP. | If the City Council considers that no on site mitigation is practical or possible, measures should be implemented as 'biodiversity offsetting' in the nearest Green Infrastructure (GI) project as set out in the JCS Green Infrastructure Strategy, or if this isn't possible, in Gloucester's designated Nature Recovery Area (NRA) as detailed at Policy E3 2 of the GCP. |
| Green / Blue Infrastructure Correct name of JCS Green Infrastructure Strategy in supporting text | JCS Policy INF3 and the associated JCS Green Infrastructure Plan (GIP) seek to connect the urban areas of Gloucester with the high-quality Green Infrastructure (GI) assets of the Cotswold's AONB and the Severn Vale. | JCS Policy INF3 and the associated JCS Green Infrastructure Plan (GIP) Strategy seek to connect the urban areas of Gloucester with the high-quality Green Infrastructure (GI) assets of the Cotswold's AONB and the Severn Vale. |
| Flooding, sustainable drainage and wastewater | Applicants should contact the Environment Agency at the earliest opportunity to understand the constraints and opportunities of culverted watercourses for their proposals | Applicants should contact the Environment Agency and the Lead Local Flood Authority at the earliest opportunity to understand the constraints and opportunities of culverted |

| | | |
|---|---|--|
| Reference that 'Land Drainage Consent' may be required, in supporting text. | | watercourses for their proposals <u>and because Land Drainage Consent may be required.</u> |
| E4 Flooding, sustainable drainage, and wastewater, Paragraph 4.5.38 Grammatical and spelling error | Development proposals shall not remove or interrupt the continuity of existing natural or manmade drainage features, unless agreed with the city Council. Where watercourses or dry ditches are present within a development site, these should be retained and, where 76 possible, enhanced. Enhancement measures could include removing redundant structures, improving fish passage and restoring watercourses to more natural alignments by improvingly hydromorphology. All measures can contribute to achieving 'good' status as required under the Water Framework Directive. Access to drainage features for maintenance should be retained and ownership of land clearly defined as part of the site maintenance plan. The removal of natural drainage features may result in an increased need to connect to the public sewerage network, and therefore be contrary to the SuDS / drainage hierarchy. | Development proposals shall not remove or interrupt the continuity of existing natural or manmade drainage features, unless agreed with the eCity Council. Where watercourses or dry ditches are present within a development site, these should be retained and, where 76 possible, enhanced. Enhancement measures could include removing redundant structures, improving fish passage and restoring watercourses to more natural alignments by improvingly hydromorphology. All measures can contribute to achieving 'good' status as required under the Water Framework Directive. Access to drainage features for maintenance should be retained and ownership of land clearly defined as part of the site maintenance plan. The removal of natural drainage features may result in an increased need to connect to the public sewerage network, and therefore be contrary to the SuDS / drainage hierarchy. |
| Renewable energy potential of the River Severn and Canal Correct Canal and River Trust name in supporting text | According to the Canal and River Trust... | According to the Canal and & River Trust... |
| E5 Renewable energy potential of the River Severn and the Canal, Paragraph 4.5.46 Grammatical error | Development that may have direct and indirect impacts on watercourses used by the Special Areas of Conservation (SAC) and Ramsar species, which will be subject to a Habitats Regulations Assessment (HRA). | Development that may have direct and indirect impacts on watercourses used by the Special Areas of Conservation (SAC) and Ramsar species, which will be subject to a Habitats Regulations Assessment (HRA). |

| | | |
|--|---|--|
| <p>E6 Development affecting Cotswold Beechwoods Special Area of Conservation, Paragraph 4.5.47</p> <p>Spelling error</p> | <p>There is planned growth in housing development in districts surrounding the Cotswold Beechwoods Special Area of Conservation (SAC), which could lead to an increased level of recreational pressure resulting from people visiting the site. Due to the extent of the Beechwoods and the fact that visitors travel a significant distance to visit the site, a Gloucestershire wide approach is required in order to successfully mitigate and likely adverse impacts.</p> | <p>There is planned growth in housing development in districts surrounding the Cotswold Beechwoods Special Area of Conservation (SAC), which could lead to an increased level of recreational pressure resulting from people visiting the site. Due to the extent of the Beechwoods and the fact that visitors travel a significant distance to visit the site, a Gloucestershire wide approach is required in order to successfully mitigate and likely adverse impacts.</p> |
| <p>Development affecting Cotswold Beechwoods Special Area of Conservation, Paragraph 4.5.48</p> <p>Delete likely timing of Mitigation Strategy</p> | <p>The Gloucestershire planning authorities commissioned a visitor survey, carried out over the summer of 2019, in order to better understand the recreational pressures on the SAC. The survey results will form part of the evidence base leading to the production of a mitigation strategy. This will identify what measures need to be put in place to mitigate the impact of new development and ensure the protection of the site. The evidence may also assist in determining when a development may be likely to have an adverse impact depending on factors such as distance from the SAC. The mitigation strategy is expected to be available in early 2020.</p> | <p>The Gloucestershire planning authorities commissioned a visitor survey, carried out over the summer of 2019, in order to better understand the recreational pressures on the SAC. The survey results will form part of the evidence base leading to the production of a mitigation strategy. This will identify what measures need to be put in place to mitigate the impact of new development and ensure the protection of the site. The evidence may also assist in determining when a development may be likely to have an adverse impact depending on factors such as distance from the SAC. The mitigation strategy is expected to be available in early 2020.</p> |
| <p>F5 Open plan estates, Paragraph 4.6.25</p> <p>Missing full stop</p> | <p>Extending the boundary treatment of gardens to incorporate amenity land can reduce the feeling of openness. When the boundary is adjacent to a footpath enclosing the surrounding amenity space can have a negative impact on visual amenity and community safety by narrowing the overall width of the footway and its landscaping. This can reduce views along the footpath and make the footpath feel more enclosed and less safe to use.</p> | <p>Extending the boundary treatment of gardens to incorporate amenity land can reduce the feeling of openness. When the boundary is adjacent to a footpath enclosing the surrounding amenity space can have a negative impact on visual amenity and community safety by narrowing the overall width of the footway and its landscaping. This can reduce views along the footpath and make the footpath feel more enclosed and less safe to use.</p> |
| <p>F6 Nationally Described Space Standards, Paragraph 4.6.24</p> | <p>The NPPF states makes clear that it is important to plan for the achievement of high quality and inclusive design for all development, including individual buildings. Housing developments should be of the highest possible quality internally, externally and in relation to their local context. All new housing should have sufficient internal space to cater for</p> | <p>The NPPF states makes clear that it is important to plan for the achievement of high quality and inclusive design for all development, including individual buildings. Housing developments should be of the highest possible quality internally, externally and in relation to their local context. All new housing should have sufficient internal space to cater for a</p> |

| | | |
|--|--|--|
| Remove additional word – ‘states’ | a variety of different household needs, with the aim of promoting high standards of liveability, accessibility and comfort. | variety of different household needs, with the aim of promoting high standards of liveability, accessibility and comfort. |
| Climate change summary, Paragraph 4.7.5 Spelling error | Climate change today is already resulting in a shift in our seasons; hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in officers and homes, greater strain on water resources and wildlife, worsening summer air pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Gloucester. The risk of flooding in Gloucester and neighbouring areas is already high and these risks are increasing steadily. | Climate change today is already resulting in a shift in our seasons; hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in officers <u>offices</u> and homes, greater strain on water resources and wildlife, worsening summer air pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Gloucester. The risk of flooding in Gloucester and neighbouring areas is already high and these risks are increasing steadily. |
| Climate change summary, Paragraph 4.7.12 Delete ‘recently published’ | This policy also links to the recently published the Gloucestershire Energy Strategy 2019 | This policy also links to the recently published the Gloucestershire Energy Strategy 2019 |
| G1 Sustainable transport and parking, Paragraph 4.7.15 Grammatical error | At present, buses and taxis operating within the city are fuelled by petrol/diesel. The City Council supports a move away from vehicles that use fossil fuels to the use renewable sources. Applications for infrastructure to support this, such as electric charging points, will be supported where they comply with other policies with the JCS and GCP. | At present, buses and taxis operating within the city are fuelled by petrol/diesel. The City Council supports a move away from vehicles that use fossil fuels to the use renewable sources. Applications for infrastructure to support this, such as electric charging points, will be supported where they comply with other policies <u>with</u> in the JCS and GCP. |
| G2 Cycling Add supporting text regarding the benefits of green cycling routes | Gloucester is relatively flat and is a good place to cycle. Cycling is increasingly popular and arguably if routes and facilities were better and safer, the take-up would be even greater. Cycling as an activity and a mode of transport has very few downsides. It is an effective means of transport that can significantly reduce car trips. Cycling contributes towards | Gloucester is relatively flat and is a good place to cycle. Cycling is increasingly popular and arguably if routes and facilities were better and safer, the take-up would be even greater. Cycling as an activity and a mode of transport has very few downsides. It is an effective means of transport that can significantly reduce car trips. Cycling contributes towards reducing carbon |

| | | |
|---|---|--|
| | reducing carbon emissions and improving air quality. It assists with the adoption of healthier lifestyles and can help existing transport networks in towns and cities to run more efficiently | emissions and improving air quality. It assists with the adoption of healthier lifestyles and can help existing transport networks in towns and cities to run more efficiently. <u>There is evidence that 'green' cycling routes are more likely to be used and that they contribute to the enhancement of ecological networks.</u> These factors should be considered when improvements are made. |
| G2 Cycling Add supporting text clarifying that the canal towpath isn't a dedicated cycle path. | New paragraph | <u>With regard to the Canal towpath, this is not a dedicated cycle path and current and future use must reflect the needs of other users.</u> |
| G3 Walking Add supporting text regarding the benefits of green walking routes | Regularly walking in a safe and pleasant environment can have major benefits for health and wellbeing and where there is an opportunity for walking there is generally also the opportunity for jogging / running. Good quality, connected and accessible footpaths can encourage people to walk to access local shops, services or sustainable transport connections, supporting more active lifestyles and reducing the use of the private car. | Regularly walking in a safe and pleasant environment can have major benefits for health and wellbeing and where there is an opportunity for walking there is generally also the opportunity for jogging / running. Good quality, connected and accessible footpaths can encourage people to walk to access local shops, services or sustainable transport connections, supporting more active lifestyles and reducing the use of the private car. <u>There is evidence that 'green' walking routes (e.g. pavements with trees) are more likely to be used and that they contribute to the enhancement of ecological networks.</u> These factors should be considered when improvements are made. |
| G3 Walking Grammatical error | The City Council will support development proposals that protect and enhances convenient, safe and pleasant walking environments within the city and, where appropriate, to areas outside of the City Council's administrative boundary. | The City Council will support development proposals that protect and enhances convenient, safe and pleasant walking environments within the city and, where appropriate, to areas outside of the City Council's administrative boundary. |
| G5 Broadband connectivity, Paragraph 4.7.31 | The NPPF requires planning policies to support the expansion of full-fibre broadband connections, prioritising connections to existing and new developments. Likewise, it is Government policy for all properties to have access to full- | The NPPF requires planning policies to support the expansion of full-fibre broadband connections, prioritising connections to existing and new developments. Likewise, it is Government policy for all properties to have access to full-fibre broadband |

| | | |
|--|---|--|
| Delete extra 'high speed' and correct spelling error | <p>fibre broadband by 2025. This policy requires all new residential and commercial development to be serviced by a high speed, reliable and high-speed broadband connection. At present, the main target standard is for full-fibre connectivity. This may well change in the future; if this is the case, it is expected that properties should be meet the best possible standard.</p> | <p>by 2025. This policy requires all new residential and commercial development to be serviced by a high speed, reliable and high-speed broadband connection. At present, the main target standard is for full-fibre connectivity. This may well change in the future; if this is the case, it is expected that properties should be meet the best possible standard.</p> |
| <p>Site allocations introduction</p> <p>Correct name of Transport Assessment</p> | <p>The site allocation is underpinned by a comprehensive evidence base including a Flood Risk Assessment (Level 2), Highways Assessment and Infrastructure Delivery Plan to understand the likely infrastructure requirement required to support delivery.</p> | <p>The site allocations is <u>are</u> underpinned by a comprehensive evidence base including a Flood Risk Assessment (Level 2), Highways <u>Transport</u> Assessment and Infrastructure Delivery Plan to understand the likely infrastructure requirement required to support delivery.</p> |
| <p>Jordan's Brook House site allocation statement</p> <p>Remove reference to retention of naturalised watercourse</p> | <p>Biodiversity</p> <ul style="list-style-type: none"> • Improve Green Infrastructure links via a corridor to Land at Barnwood Manor (Site Allocation SA02) and Barnwood Arboretum / Park and Local Wildlife Site. • Retention of naturalised watercourse. | <p>Biodiversity</p> <ul style="list-style-type: none"> • Improve Green Infrastructure links via a corridor to Land at Barnwood Manor (Site Allocation SA02) and Barnwood Arboretum / Park and Local Wildlife Site. • Retention of naturalised watercourse. |
| <p>Land south of Triangle Park site allocation statement</p> <p>Amend 'description and overview' to match Main Modification required to reflect new Use Classes Order (MM59 and MM88).</p> | <p>The site provides an opportunity for an extension to the successful 'Triangle Park' to the north and is therefore allocated for B use employment.</p> | <p>The site provides an opportunity for an extension to the successful 'Triangle Park' to the north and is therefore allocated <u>as above</u> for B use employment.</p> |
| Monitoring Framework | <p>The following provides the monitoring framework to review the effectiveness of policies. The JCS already includes a</p> | <p>The following provides the monitoring framework to review the effectiveness of policies. The JCS already includes a monitoring</p> |

| | | | | | | | | | | | |
|---|---|--|--------------------------------|---|---------------|------------------------------------|---|---------------|--|---|---------------|
| Grammatical error | monitoring framework, which are directly relevant to GCP policies. Additional indicators have been identified where there is a gap and the information required in easily available and reliable. | framework, which are <u>is</u> directly relevant to GCP policies. Additional indicators have been identified where there is a gap and the information required in <u>is</u> easily available and reliable. | | | | | | | | | |
| Monitoring framework Add health indicators. | New indicators | <table border="1"> <tr> <td><u>Gap in child expectancy</u></td> <td><u>Gloucestershire County Council – Public Health</u></td> <td><u>Annual</u></td> </tr> <tr> <td><u>Adults in physical activity</u></td> <td><u>Gloucestershire County Council – Public Health</u></td> <td><u>Annual</u></td> </tr> <tr> <td><u>National Child Measurement data</u></td> <td><u>Gloucestershire County Council – Public Health</u></td> <td><u>Annual</u></td> </tr> </table> | <u>Gap in child expectancy</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> | <u>Adults in physical activity</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> | <u>National Child Measurement data</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> |
| <u>Gap in child expectancy</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> | | | | | | | | | |
| <u>Adults in physical activity</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> | | | | | | | | | |
| <u>National Child Measurement data</u> | <u>Gloucestershire County Council – Public Health</u> | <u>Annual</u> | | | | | | | | | |
| Appendix 2 – Relationship with the Adopted Development Plan. Corrected first row of table to state ‘Development Plan’ rather than ‘Joint Core Strategy.’ | <u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Joint Core Strategy.</u> | <u>The following table sets out how each of the policies in the Gloucester City Plan relate to policies in the adopted Development Plan Joint Core Strategy.</u> | | | | | | | | | |
| Glossary Amend name of Highways England | Highways Agency - An executive agency of the Department for Transport. The Highways Agency is responsible for operating, maintaining and improving the strategic road network of England. | Highways Agency <u>England</u> - An executive agency of the Department for Transport. The Highways Agency <u>England</u> is responsible for operating, maintaining and improving the strategic road network of England. | | | | | | | | | |
| Glossary Delete reference to transport assessment | Transport Assessment – A comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. | Transport Assessment – A comprehensive review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to mitigate any adverse consequences. | | | | | | | | | |
| Glossary | Community Infrastructure Levy - A levy allowing local authorities to raise funds from owners or developers of land | Community Infrastructure Levy – A levy allowing local authorities to raise funds from owners or developers of land | | | | | | | | | |

| | | |
|---|--|---|
| <p>Delete reference to 'Community Infrastructure Levy' – Not reference in Gloucester City Plan</p> | <p>undertaking new building projects in their area. Learn more about the Community Infrastructure Levy.</p> | <p>undertaking new building projects in their area. Learn more about the Community Infrastructure Levy.</p> |
| <p>Glossary Delete reference to 'Decentralised Energy' – Not reference in Gloucester City Plan</p> | <p>Decentralised Energy - Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.</p> | <p>Decentralised Energy – Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.</p> |
| <p>Glossary Add 'Gloucester' City Plan and move to alphabetical location in glossary</p> | <p>City Plan – Part of the Development Plan for the City of Gloucester</p> | <p><u>Gloucester City Plan</u> – Part of the Development Plan for the City of Gloucester.</p> |

This page is intentionally left blank



| | | | |
|-------------------------|--|---------------------------------|--|
| Meeting: | Cabinet Council | Date: | 7 December 2022 26 January 2023 |
| Subject: | Local Council Tax Support Scheme 2023/24 | | |
| Report Of: | Cabinet Member for Performance and Resources | | |
| Wards Affected: | All | | |
| Key Decision: | Yes | Budget/Policy Framework: | No |
| Contact Officer: | Karen Haile, Service Delivery Manager (Revenues & Benefits) | | |
| | Email: Karen.Haile@gloucester.gov.uk | Tel: 396476 | |
| Appendices: | 1. Council Tax Support Scheme – Gloucester City Council | | |

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 To seek approval to retain the current Local Council Tax Support Scheme for 2023/24

2.0 Recommendations

2.1 Cabinet is asked to **RECOMMEND** that:

- (1) the current Local Council Tax Support scheme, as the approved scheme for Gloucester City in 2022/23, be adopted for 2023/24
- (2) the scheme approved at 2.1 (1) above be updated to align with any legislation changes in January 2023 and to be implemented from 1st April 2023.
- (3) any urgent amendments to the scheme approved at 2.1 (1) above, in the event of a national emergency and authorised by the government, be adopted and implemented immediately.

2.2 Council is asked to **RESOLVE** that:

- (1) the current Local Council Tax Support Scheme, as the approved scheme for Gloucester City in 2022/23, be adopted for 2023/24
- (2) the scheme approved at 2.1 (1) above be updated to align with any legislation changes in January 2023 and to be implemented from 01 April 2023
- (3) any urgent amendments to the scheme at 2.1 (1) above, in the event of a national emergency and authorised by the government, be adopted and implemented immediately

3.0 Background and Key Issues

- 3.1 Members will be aware that the current Local Council Tax Support (LCTS) scheme was approved and adopted at a meeting of full Council on 27th January 2022.
- 3.2 Council Tax charges are the means by which local residents make a contribution towards the cost of local services.
Prior to April 2013 Council Tax Benefit was administered under a national scheme set by Central Government which allowed eligible local residents to claim up to 100% reduction from their Council Tax bill – subject to legislative and means tested income requirements. The Council were able to receive full funding from the Government to cover all of the Council Tax Benefit awards made.
- 3.3 From April 2013 Council Tax Benefit was abolished and replaced with a Local Council Tax Reduction scheme. Any person who is liable to pay Council Tax can apply for a reduction in their Council Tax under the Local Council Tax Reduction scheme. The scheme is not legislated by Central Government, rather each local authority now has its own scheme. Central Government no longer fully funds this locally administered award, as there was an expectation that Local Authorities would amend their local schemes to fund the shortfall. Gloucester City Council's scheme remains more generous than many local authorities as residents can still apply for, and receive up to, 100% reduction from their council tax charge (subject to means testing)
- 3.4 As the rollout of Universal Credit continues, administratively it has made sense to align Local Council Tax Support to Universal Credit. The traditional link between Housing Benefit (which will no longer be available to new working age claimants) and Local Council Tax Support will not exist anymore, and it is essential the scheme is changed to assist those affected.
- 3.5 **Pension Age Customers** - It is important to note that those customers who reached pensionable age are **NOT** affected as Council Tax support for pensioners was never localised and remains under the jurisdiction of a national scheme.
- 3.6 For working age claims there is a complex means-tested assessment involving multiple aspects of the household circumstances including income, capital, residents and relationships. Although the scheme retains a number of these complex areas, some were removed in the 2020/21 scheme making it easier to administer and understand. In addition, the scheme now has a more simplified way of managing claims from people receiving Universal Credit, which all working age households receiving welfare benefit support are migrating to over the coming years.

4.0 Social Value Consideration

- 4.1 Gloucester City Council's local council tax support scheme is more generous than many other local authorities as it retains the ability to award 100% support to those households which are most financially disadvantaged.
- 4.2 Gloucester City Council also have a Council Tax discretionary hardship scheme for those City residents who may find themselves in exceptional circumstances. For this purpose, exceptional is defined as 'not typical, entirely unusual, and only likely to happen very infrequently'. A resident would have to demonstrate financial

hardship or exceptionally difficult personal circumstances and must also have applied for all other exemptions, discounts and benefits before an award can be considered. Any award made would be for the current financial year's Council Tax only.

- 4.3 The longer-term consideration of the policy is to align Gloucester City Council's Local Council Tax Support scheme to Universal Credit which will make the scheme less onerous to administer, and easier for customers to understand and assist with their budgeting. Full migration of the existing legacy benefit caseload to Universal Credit is not expected to be achieved until at least 2024.

5.0 Environmental Implications

- 5.1 There are no environmental implications associated with this report

6.0 Alternative Options Considered

- 6.1 Amendments to the scheme have not been considered for the 2023-24 year.

7.0 Reasons for Recommendations

- 7.1 Gloucester City Council have managed to maintain the current scheme broadly mirroring the original fully funded scheme for ten years, to date. Whilst the Council are facing a range of financial pressures, it is not considered pertinent to amend the scheme at this time. Across the UK households are struggling to make their incomes stretch to cover the rising cost of living; the current scheme offers a degree of financial support in uncertain financial times for our residents.
- 7.2 As government funding continues to decrease, we also need to strike a balance between a revised scheme that is fair and affordable for those who receive support, and also for all our residents who receive council services. However, we do remain committed to providing support to our residents with low incomes.

8.0 Future Work and Conclusions

- 8.1 January 26th 2023 - meeting of the full Council are asked to resolve that the scheme approved at 2.1 above be updated to align with any legislation changes prior to April 2023 and be implemented from 01 April 2023, with the caveat that any urgent amendments to the scheme in the event of a national emergency and decreed by central government may be implemented immediately.

9.0 Financial Implications

- 9.1 A review of the scheme is carried out annually to assess the financial cost of the scheme and to ensure it remains operationally and financially viable, taking into account ongoing changes in legislation and financial requirements. Central Government no longer fully funds this locally administered award, as there was an expectation that Local Authorities would amend their local schemes to fund the shortfall. The funding for the local scheme reduced immediately by 10% of direct subsidy in April 2013. Overall funding has continued to reduce, including the level of admin grant.
- 9.2 For 2023/24 there are no changes proposed

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

10.0 Legal Implications

- 10.1 The Local Government Finance Act 2012 abolished Council Tax Benefit and instead required each authority to design a scheme specifying the reductions which are to apply to amounts of council tax. The prescribed regulations set out the matters that must be included in such a scheme.

The Local Council Tax Support 'LCTS' scheme is required under Section 9 of the Local Government Finance Act 2012.

- 10.2 Pensioners (those over state pension age) are protected from any changes, but otherwise the Council has discretion to decide how it wishes to design its scheme to cover any shortfall, in accordance with the prescribed requirements.

(One Legal have been consulted in the preparation of this report.)

11.0 Risk & Opportunity Management Implications

- 11.1 Implementation of the minimum payment element of the Council Tax Support scheme has been deferred for another year.
- 11.2 The cost of the scheme and administration lies solely with the billing authority, however any uncollected council tax will be reflected in the collection fund. The council only has a minority stake in this of approximately 11.5%, with the majority of the revenue collected being dispersed to the preceptors; 74.3% to County Council and 14.2% to the Police and Crime Commissioner respectively.

12.0 People Impact Assessment (PIA) and Safeguarding:

- 12.1 There are no changes proposed so PIA not relevant

13.0 Community Safety Implications

- 13.1 None

14.0 Staffing & Trade Union Implications

- 14.1 None

Appendix 1



Gloucester City
Council - Local Council

Background Documents:

Local Government Finance Act 1972 -

<http://www.legislation.gov.uk/ukpga/1972/70/contents>

Gloucester City Council Tax Reduction Scheme

Gloucester City Council's local Council Tax Support Scheme was introduced in April 2013 based on the default scheme set out by the government controlled by Council Tax Reduction Schemes (Default Scheme) (England) 2012 Regulations.

Legislative requirements

The government set out elements of the scheme which are required to be administered by all councils and are detailed in the prescribed requirements legislation. Changes being applied from 1 April 2023 will be set out in The Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2023 and, once published, can be viewed on www.legislation.gov.uk

The Government has also set out rules in the following Regulations:

- Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012, which protect claimants of state pension credit age;
- Council Tax Reduction Schemes (Prescribed Requirements and Default Scheme) (England) (Amendment) Regulations 2012;
- Council Tax Reduction Schemes (Prescribed Requirements) (England) (Amendment) Regulations 2013

The 'Prescribed Requirements' regulations detail how Council Tax Support will be worked out for people of state pension credit age. In designing a local Council Tax Support scheme for people of state pension credit age, local authorities must include the provisions of the council tax reduction schemes 'Prescribed Requirements' regulations.

The Council Tax Reduction Schemes (Default Scheme) (England) 2012 Regulations include all of the provisions of the Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012, ensuring that claimants of state pension credit age are protected, and they also made provision for deciding CTS entitlement for working age claimants.

The scheme is reviewed on an annual basis and updated where it is appropriate to do so in line with local priorities and to reflect changes within the wider Welfare Benefit system.

No changes that require consultation are being made for 2023/24.

On the 30th January 2020 the council agreed a number of changes to the local scheme for people who are not pensioners which came into force from 1 April 2020. The changes aligned Gloucester City Councils scheme to Universal Credit and made the scheme less onerous to administer.

These changes have been incorporated into the Gloucester City Council scheme as per the attached document.



Gloucester City
Council - Local Council

There are no amendments planned for 2023-24 and it is proposed to retain the current policy.

This page is intentionally left blank



| | | | |
|-------------------------|---|---------------------------------|--|
| Meeting: | General Purposes Committee Council | Date: | 12 January 2023 26 January 2023 |
| Subject: | Review of Members' Allowances 2023 | | |
| Report Of: | Independent Remuneration Panel | | |
| Wards Affected: | All | | |
| Key Decision: | No | Budget/Policy Framework: | No |
| Contact Officer: | Tanya Davies, Policy & Governance Manager | | |
| | Email: tanya.davies@gloucester.gov.uk | Tel: | 39-6125 |
| Appendices: | <ol style="list-style-type: none"> 1. Summary of Recommendations 2. Report of the Members' Allowances Panel 3. Draft Schedule 2 of the Members' Allowances Scheme for 2022-23 4. Draft Schedule 2 of the Members' Allowances Scheme for 2023-24 | | |

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 To report the recommendations of the Independent Remuneration Panel (IRP) with regard to the Council's Members' Allowances Scheme and seek a decision on:
 - 1.1.1 An appropriate increase for the 2022-23 scheme, in light of officers being awarded a flat rate increase instead of the usual percentage.
 - 1.1.2 An appropriate scheme for the payment of allowances in 2023-24.

2.0 Recommendations

- 2.1 General Purposes Committee is asked to **RESOLVE TO RECOMMEND** to Council that the recommendations contained in the Report of the Independent Remuneration Panel (Appendices 1 and 2) be approved.
- 2.2 Council is asked to **RESOLVE** that the recommendations contained in the Report of the Independent Remuneration Panel (Appendices 1 and 2) be approved.

3.0 Background and Key Issues

- 3.1 The last detailed review of Members' allowances took place in 2019 when only minor changes were made to the Scheme and the link to the local government pay award was retained for a further four years. Since that time, with the exception two small changes, allowances have only been adjusted in line with the local government pay award, as previously agreed.

- 3.2 The Panel, who were newly appointed in 2021, began its work in September 2022 and has met 3 times in the course of review, and conducted a survey and a series of Member interviews. Correspondence has taken place via email and, supported by the Policy and Governance Manager, the Panel considered data and methodologies from a number of sources.

2022-23 Scheme

- 3.3 While the Panel was scheduled to conduct the four-yearly detailed review of allowances, they were also called upon to provide a recommendation on an appropriate increase for the 2022-23 scheme. Although the scheme is linked to the local government staff pay award, this works on an assumption that staff are awarded a percentage increase; however, in October 2022, a flat rate of £1,925 was agreed for staff, resulting a variable percentage increase dependent on existing salary. This meant that the pay award could not be applied to Members' allowances without a decision from Council on an appropriate award and a recommendation from the Panel is required before the Council can amend the scheme.
- 3.4 As detailed in the Panel's report at Appendix 2, having considered the options, the Panel is recommending an increase of 4.04% for the 2022-23 scheme, which is in line with the percentage awarded for any allowances payable to staff. This provides a Basic Allowance (BA) of £6,465.18. Appendix 3 shows the impact of the proposal on Special Responsibility Allowances for 2022-23. If approved, the increase will be backdated to 1 April 2022.

2023-24 Scheme

- 3.5 Turning to the detailed review of the scheme for 2023-24, all Members were asked to complete a questionnaire and a response rate of 66.7% was achieved. Eight Members attended an interview and a further two provided additional information via email. This included SRA holders and Members not in receipt of an SRA.
- 3.6 Following consideration of all of the evidence and comments, the Panel have listed their recommendations in Appendix 1 and provided their full report at Appendix 2. They have concluded that the scheme is clear and robust and that, given where Gloucester allowances sit in relation to local, regional and nearest neighbour authorities, there should be no further change to the BA and that the link to the local government pay award should be retained, enabling allowances to be increased annually in line with staff pay without any further decision by Council. Should a flat rate pay award be made again during the term of the index, assuming a similar reference is made to a percentage increase for staff allowances, that percentage could also be applied automatically.
- 3.7 Should Council agree the Panel's recommendation in respect of the 2022-23 scheme, the proposed BA for 2023-24 would be £6,465.18, but if it is not agreed, the BA for 2023-24 would be £6,214.13, unless Council agrees an alternative proposal altogether.
- 3.8 The Panel has proposed an increase to the SRA for the Chair of the Overview and Scrutiny Committee and the deletion of the SRA for the Chair of the General Purposes Committee. They have also recommended that Councillors be able to

access Dependent Carers' allowances if they have a legitimate interest in attending meetings of the council as an observer.

- 3.9 Appendix 4 shows the impact of the Panel's recommendations on SRAs for 2023-24 and includes columns that show the allowances payable both with and without the proposed 4.04% increase for 2022-23.
- 3.10 The Panel would like to thank Members for their involvement in the review, in particular those who took the time to attend an interview or respond to the survey.

Quedgeley Town Council

- 3.11 The Panel acts as the Members' Allowances Panel for Quedgeley Town Council (QTC), making recommendations to the Parish Council as it does to the City Council. QTC must have regard to the Panel's recommendations, but is ultimately entitled to agree its own scheme.
- 3.12 During this review, the Panel did not look at QTC allowances in detail, however, in light of the increase of 4.04% recommended to the principal council's scheme, the Panel recommends that QTC consider using the new level of Basic Allowance that this provides in their percentage calculation for allowances for the Chair and Members of QTC and ultimately adopting a 4.04% increase.
- 3.13 Should QTC wish the Panel to review their allowances in more detail, they are welcome to make this request to the Policy and Governance Manager.

Consultation with General Purposes Committee

- 3.14 The General Purposes Committee received a presentation on the Panel's report from the Chair of the Panel, Mr Graham Russell, at their meeting on 12 January 2023. The Committee unanimously agreed to recommend the Panel's report and its recommendations to Council for approval.

4.0 Social Value Considerations

- 4.1 Not applicable.

5.0 Environmental Implications

- 5.1 The scheme makes provision to cover the costs of using public transport outside the city boundaries and encourages its use by not allowing mileage claims within the city boundaries.

6.0 Alternative Options Considered

- 6.1 The Panel conducted a thorough and detailed review, considering a number of options for different parts of the Scheme. The recommendations and Scheme proposed represent the Panel's view on the appropriate level of allowances having disregarded the other options.

7.0 Reasons for Recommendations

- 7.1 When agreeing a Members' Allowances Scheme, the Council is required to have regard to the recommendations of an Independent Remuneration Panel. The recommendations in the attached report represent the views of the Council's appointed Panel in light of the evidence reviewed.

8.0 Future Work and Conclusions

- 8.1 If approved, the uplift to the 2022-23 scheme will be backdated to 1 April 2022.
- 8.2 If the proposed Scheme for 2023-24 is approved, it will take effect from 1 April 2023 and any scheduled pay awards will be implemented at the appropriate time. The new Scheme will be published on the Council's website.
- 8.2 It is proposed that the next detailed review be scheduled to report to Council in January 2027, which is in line with the four-yearly cycle.
- 8.3 In the intervening years a short exercise will be undertaken to identify whether there have been any significant changes that require the Panel to consider recommending any changes to the Scheme. Additionally, the Panel have indicated that they may bring forward proposals soon after the City Council elections in 2024.

9.0 Financial Implications

- 9.1 In respect of the proposed uplift for the 2022-23, the total cost of the Members' Allowances Scheme for the current financial year would increase from £346,438 to £360,434 based on current appointments and excluding the Civic Allowances, which are not technically part of the scheme. If approved, the increased costs will be met from existing budgets.
- 9.2 In respect of the proposed Members' Allowances Scheme for 2023-24, the total cost would be £361,080, assuming the 2022-23 increase is agreed, or £347,059 if it is not agreed. This does not include any uplift to reflect any staff pay award that may be agreed for 2023-24. If approved, the cost of the scheme will be factored into the 2023-24 Money Plan.

(Financial Services have been consulted in the preparation this report.)

10.0 Legal Implications

- 10.1 The review of Members' Allowances meets the Council's obligations under the Local Authorities (Members' Allowances) (England) Regulations 2003, which require the Council to make and publish a Scheme of Allowances each year that makes provision for the payment of a Basic Allowance; the Scheme may also make provision for the following allowances if the Council authority intends to make such payments:
- (a) special responsibility allowance;
 - (b) dependants' carers' allowance;
 - (c) travelling and subsistence allowance; and
 - (d) co-optees' allowance.

10.2 The Council is required to maintain an independent panel which makes recommendations to Council on the matter of Members' allowances. The Council must have regard to the recommendations of the Panel when agreeing its Scheme.

(One Legal have been consulted in the preparation this report.)

11.0 Risk & Opportunity Management Implications

11.1 The Panel are satisfied that their recommendations do not present any risk to the Council.

12.0 People Impact Assessment (PIA):

12.1 During the PIA Screening Stage issues around age and gender were identified, however, the Panel considered that the impact on these areas was neutral as, the scheme actively seeks to remove barriers by offering an appropriate level of remuneration and increasing allowances annually in line with staff pay, noting that the Panel must operate within the relevant legislative and policy framework. Any impact is further mitigated by making provision for the costs of engaging child and dependent care cover and favourable provisions relating to maternity/paternity/parental leave and leave for ill health reasons.

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

13.0 Community Safety Implications

13.1 None.

14.0 Staffing & Trade Union Implications

14.1 None.

Background Documents: None

This page is intentionally left blank

Review of Members' Allowances – Summary of Recommendations

RECOMMENDATION 1: That a 4.04% uplift be applied to members' allowances, backdated to 1st April, 2022, providing a Basic Allowance of £6,465.18 for 2022/23.

RECOMMENDATION 2: That the Council endorses this broader understanding of the purpose of the Basic Allowance (set out in paragraph 19 of the report).

RECOMMENDATION 3: That the Basic Allowance for 2023/24 be set at £6,465.18 (on the assumption that the Council accepts our recommendation 1 above regarding the 2022/23 uplift) or £6,214.13 (if the Panel's recommendation 1 above is not accepted).

RECOMMENDATION 4: That the Basic Allowance for 2023/24 and beyond continue to be indexed to the annual staff pay award and that, should a flat rate pay award be made again, assuming a similar reference is made to a percentage increase for staff allowances, that percentage be the appropriate uplift applied in relevant years.

RECOMMENDATION 5: That the Council note the intention of the Panel to continue to review the level of Basic Allowance over the coming year and if appropriate to formulate proposals for the Council to consider, for adoption after the May 2024 elections.

RECOMMENDATION 6: That the principle that a member may only claim one SRA be continued.

RECOMMENDATION 7: That all SRAs continue to be calculated as a multiplier of the Basic Allowance.

RECOMMENDATION 8: That the special responsibility allowance for the Leader of the Council be set at £21,749.46 (£22,628.13) i.e. unchanged at 3.5 x Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 9: That the special responsibility allowance for the Deputy Leader of the Council be set at £13,981.79 (£14,546.66) i.e. unchanged at 2.25 x the Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 10: That the special responsibility allowance for Cabinet Members be set at £10,874.73 (£11,314.07) i.e. unchanged at 1.75 x the Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 11: That the special responsibility allowance for the Chair of the Overview and Scrutiny Committee be increased to £4,971.30 (£5,172.14) , equal to that of the Chair of Planning Committee, i.e. 0.8 x the Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 12: That no special responsibility allowance be made to the Deputy Chair of the Overview and Scrutiny Committee at this time but that the Council notes the intention of the Panel to keep this matter under review in the light of operational experience.

RECOMMENDATION 13: That the special responsibility allowance for the Chair of the Planning Committee be set at £4,971.30 (£5,172.14) i.e. unchanged at 0.8 x the Basic Allowance, effective from 1st April , 2023.

RECOMMENDATION 14: That the special responsibility allowance for the Deputy Chair of the Planning Committee be set at £1,242.83 (£1,293.04) i.e. unchanged at 0.2 x the Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 15: That the special responsibility allowance for the Chairs of the Audit and Governance and Licensing and Enforcement Committees be set at £3,107.07 (£3,232.59) i.e. unchanged at 0.5 x the Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 16: That the special responsibility allowance for the position of Chair of the General Purposes Committee be deleted from the Scheme with effect from 1st April, 2023.

RECOMMENDATION 17: That the special responsibility allowance for Minority Group Leaders be set at £6,214.13 (£6,465.18) i.e. unchanged at 1 x the Basic Allowance, effective from 1st April, 2023;

RECOMMENDATION 18: That the special responsibility allowance for Minority Deputy Group Leaders be set at £1,553.53 (£1,616.30) i.e. unchanged at 0.25 x the Basic Allowance, effective from 1st April, 2023;

RECOMMENDATION 19: Council be invited to note the intention of the Panel to bring forward a proposal on this matter for the Council to consider.

RECOMMENDATION 20: That the special responsibility allowances for the Mayor and Sheriff/Deputy Mayor be set respectively at £3,728.48 (£3,879.11) i.e. unchanged at 0.6 x the Basic Allowance, and £1,242.83 (£1,293.04) i.e. unchanged at 0.2 x the Basic Allowance, effective from 1st April, 2023.

RECOMMENDATION 21: That the Council be invited to comment to the Panel on how it sees the role of member champions evolving in the future within Gloucester City Council.

RECOMMENDATION 22: The Council be urged to consider establishing a clear structural and constitutional framework (along the lines agreed with Stroud District Council) within which member champions can operate, in order to maximise their effectiveness.

RECOMMENDATION 23: That no change be made at the present time to the travel and subsistence provisions of the Scheme.

RECOMMENDATION 24: That no change be made at the present time to the dependent care provisions of the Scheme, and that all councillors be urged to recognise their entitlement to such expenses.

RECOMMENDATION 25. That section (a) of the Approved Duties be amended to read as follows: *"Attendance, by right of membership or express invitation or as an observer with a legitimate interest, at meetings of the Council, Cabinet, Committees, Sub Committees, Working Groups, Panels and Task and Finish Groups."*

REPORT OF THE INDEPENDENT REMUNERATION PANEL (MEMBERS' ALLOWANCES) TO GLOUCESTER CITY COUNCIL

JANUARY, 2023

(A) UPLIFT IN MEMBERS' ALLOWANCES – 2022/23

(B) REVIEW OF MEMBERS' ALLOWANCES – 2023/4 AND BEYOND

Introduction

1. The Local Government Act, 2000 required local authorities to produce a Scheme in respect of councillors' allowances. Under the Local Government (Members' Allowances) (England) Regulations 2003, Councils have to set up an independent remuneration panel to make recommendations on members' allowances. The Independent Remuneration Panel for the City Council also acts in that capacity for Stroud District Council and has just completed a full review for that authority.
2. The following have been appointed to act as the Panel:

Graham Russell, former Head of Democratic Services with Bath & North East Somerset Council (Chair of the Panel)
John Morris, former Squadron Leader RAF
Kim Hawkins, Administrator at Pangolin Editions, Fine Art Foundry
Chris Markley, former Military Inspector/Auditor for public funded allowances
3. The Panel has undertaken a full review of the Scheme of Members' Allowances, as it is required to do every 4 years. We are extremely indebted to Tanya Davies, Policy and Governance Manager, for her advice and support throughout the review period.
4. We wish to acknowledge also the time given by elected Members who took part in our survey questionnaire or who took the time to have face to face/virtual meetings with the Panel. This direct evidence has proved extremely valuable in shaping our recommendations and we are very grateful to those members.
5. In addition, the Panel has considered the national pay award for staff for 2022/23 and how that should be applied to Members' allowances.

Members' Allowances uplift for 2022/23

6. Under the present Scheme of Allowances, the Basic Allowance to which all councillors are entitled, is indexed to the annual local government staff pay award. Usually this is a single percentage uplift which can be applied immediately to members' allowances.
7. The local government employers' have this year made an across-the-board uplift of £1,925, resulting in percentage awards for Green Book staff ranging from 10.5% for the lowest grade to 4.04% for the highest; for Chief Officers, who are on a separate pay scale, the percentage award has a lower range. Many local authorities in the South West have referred the matter to their Independent Remuneration Panels for consideration as to what uplift to apply to members.
8. The Panel has noted that the employers' award included a 4.04% uplift in those allowances which staff are entitled to claim. Having examined options relating to local employment rates and specific spinal column points, and in the absence of other guidance, it seems logical that, in the context of this present staff award, a 4.04% uplift should be awarded in respect of members' allowances. This is consistent with the approach being taken by a number of other councils.
9. **RECOMMENDATION 1: That a 4.04% uplift be applied to members' allowances, backdated to 1st April, 2022, providing a Basic Allowance of £6,465.18 for 2022/23.**

Context of the Full Review of Members' Allowances

10. In accordance with legal requirements, the Scheme of Allowances has to be reviewed every 4 years, particularly with regard to the indexing arrangements for the Basic Allowance to which all members are entitled. In addition, the practice in Gloucester has been to undertake a mid-term review to ensure that the provisions of the Scheme remain relevant to how the Council operates.
11. The Panel has based its review on a number of key principles as follows:
- recognising the core values of Gloucester City Council as a service provider/enabler and as an employer;
 - recognising the legal framework relating to a Council which is operating an executive style of governance;
 - taking into account, and balancing, a wide range of evidence, including that relating to the direct experiences of Gloucester City Councillors;
 - creating a sound local basis for calculating the level of Basic Allowance for all councillors and a fair indexing method that was easily understood and applied;
 - the need for recommendations on Special Responsibility Allowances that clearly distinguished those member roles that involved sufficient special characteristics (see para 37 below) to justify an allowance over and above the Basic Allowance;
 - recognising that while there was very little prescription in the Regulations governing members' allowances, there was statutory guidance which should be followed – and an awareness of the public's perception if this was not the case;
12. On this last point, it is important to emphasise that the Panel has made its recommendations within the legal framework governing members' allowances. Some of the evidence offered proposed variations to the Scheme that are simply not permitted in law (e.g. an attendance allowance per meeting or variable Basic Allowances). While the Panel understands the concerns behind these proposals, it is only able to offer recommendations that comply with the legal framework and guidance, notwithstanding the flexibility they provide.

Review Methodology

13. An important part of the evidence base for the Panel was to hear directly from elected councillors in Gloucester. In designing our questionnaire for members' views we were mindful to balance the effort expended by members in completing the survey with the value of the information obtained. The returns have given the Panel a valuable insight into the issues for councillors in performing their duties and responsibilities to the electorate and to the Council.
14. We have also considered comparative statistics, particularly those relating to (a) the Council's CIPFA (*Chartered Institute of Public Finance and Accountancy*) family of Councils; (b) other Gloucestershire Councils and (c) other District Councils in the South West region.

As with all such information, the Panel has exercised caution in using comparator information as not all similar Councils necessarily have the same level of involvement of members. **Appendix A** shows the tables of comparator data.

15. Of particular value was the face to face/virtual meetings between Panel members and councillors who asked to speak with us or whom we wished to meet to gain more information about particular roles they performed.
16. The Panel has met on 3 occasions from October to December (in person and virtually) to review the evidence and to formulate its recommendations to the Council.

The Basic Allowance

17. The Basic Allowance is to be made available to all councillors at the same level of remuneration. There is no flexibility to pay different amounts to members as a Basic Allowance. Members may forego all or part of their allowance.
18. According to Government Guidance issued in 2003, the purpose of the Basic Allowance is to *"recognise the time commitment of all councillors, including such inevitable calls on their time as meetings with officers and constituents and attendance at political group meetings. It is also intended to cover incidental costs such as the use of their homes"*.
19. In the context of modern local government, the Panel believes this description does not offer enough of the clarity that councillors and officers require. The Panel has identified the following as being the main aspects of a councillor's role recognised through the Basic Allowance. The comments of members have helped to compile this list, which the Panel has used to inform its recommendations:
 - time and effort in conducting the local representation role (*the Panel accepts evidence that this is variable and dependent upon many factors e.g. single or multi-member wards*);
 - use of home as an office/work base;
 - travel within the City;
 - recompense in part for the direct impact of the councillor role on the family;
 - serving on such outside bodies to which the member may be appointed;
 - participation with, and advice and support for, local projects;
 - virtual/face-to-face engagement with local constituents (*A number of councillors commented on the increased interaction with constituents during and since the pandemic*);
 - membership of the full Council and such and reasonable attendance at meetings of these bodies to which the member has been appointed;
 - performing a chairing or other lead role at such meetings where the time and effort involved does not equate to a chairing role for which a special responsibility is justified;
 - attendance at political group meetings;

- making a contribution towards the effective governance, administration and performance review of the Council's strategies, policies and service delivery;
- attendance at a reasonable number of training and development events, including all mandatory training events;
- IT consumables (including printing, ink and paper) broadband and telephone.

RECOMMENDATION 2: That the Council endorses this broader understanding of the purpose of the Basic Allowance.

20. The present Basic Allowance is £6,214.13. If however the Council adopts the Panel's recommendation 1 above relating to the 2022/23 uplift, the Basic Allowance becomes £6,465.18. In each category of comparative data (**see Appendix A**) Gloucester City Council is highly ranked within the top quartile of the statistics. Against the CIPFA "nearest neighbours" comparators, Gloucester City Council ranks the highest. It is also relevant to note that Gloucester has the highest number of "residents per councillor" at 3397, significantly above the average for Councils in each category of comparator information.
21. Of those councillors who commented on the Basic Allowance in the questionnaire, a significant number indicated dissatisfaction with the level of Basic Allowance both in terms of the cost of living and in the light of what was the community expected of a City Councillor. Some members commented that the allowance was, for them, satisfactory, but recognised that it was less so for those councillors on lower incomes or with family/employment responsibilities.
22. A fundamental issue for the Panel is to help ensure that the councillor body represents the widest sectors of the community within the City, and that the allowances scheme does not in any way act as a barrier to this.
23. The Panel is aware that members' allowances were never intended to meet all the costs of being a councillor. Indeed, the Government has always held the position that a proportion of the hours worked by elected councillors should be un-remunerated, to reflect the public service element of the role. The current Scheme provides for a 33% public sector discount. In evidence, the Panel has received many comments on this.
24. In summary, the Panel wishes the Council to put in place a robust structure of allowances that recognises
 - the heavy responsibilities and workload that city councillors perform, especially having regard to the number of residents per councillor;
 - the difficulty and sensitivity for councillors in managing challenging service delivery;
 - the community's growing expectations of its councillors, and
 - the potential to create a financial barrier to people from all sectors standing for the Council, if allowances are inadequate.

25. In 2015, the Independent Remuneration Panel used a formulaic approach to calculating the Basic Allowance. This formula took account of the average hours per week taken from the survey of councillors (15 hours) **minus** a 33% voluntary element, **multiplied** by 52 weeks of the year and **multiplied** by the gross median hourly pay for all full time employees in the area, then £10.77.
26. In subsequent years to date, the allowance has been updated in accordance with the local government pay award to staff – a process which most councillors who gave evidence supported.
27. The Panel has also noted the survey responses relating to hours per week spent by councillors on their council and constituency duties. Having had to make certain assumptions about some of the returns, the likely average is 19.5 hours per week (hpw) with a median calculation of 15.5 hpw.
28. The Panel has considered carefully the balanced views of members about the Basic Allowance alongside the position of Gloucester City Council in all the comparator tables reviewed. In addition, the Panel has noted the general support for continuing the annual link between indexing the Basic Allowance and the NJC staff pay award.
29. The Panel feels there is some justification for adjusting the formula adopted in 2015, in respect of hours per week, the revised local employment figure and to some degree the level of the voluntary discount applied. These would all significantly increase the calculation and produce a figure that would be difficult for the Council to accept, without some phasing arrangement.
30. In the present financial climate, and given the preference for comparable adjustments in line with staff awards, the Panel does not feel able to recommend a revised figure for the Basic Allowance for 2023/24 at this time, other than to express the hope that the Council will adopt its recommendation for uplifting the 2022/23 allowance wef 1st April, 2022.
31. However, given the comments that members have made about the upward trend in councillors' workloads and the increasing expectations of constituents, the Panel wishes to keep the matter under constant review and would wish to devise a proposal for consideration next year, for possible phased implementation after the May 2024 elections.
32. **RECOMMENDATION 3: That the Basic Allowance for 2023/24 be set at £6,465.18 (on the assumption that the Council accepts our recommendation 1 above regarding the 2022/23 uplift) or £6,214.13 (if the Panel's recommendation 1 above is not accepted).**
33. **RECOMMENDATION 4: That the Basic Allowance for 2023/24 and beyond continue to be indexed to the annual staff pay award and that, should a flat rate pay award be made again, assuming a similar reference is made to a percentage**

increase for staff allowances, that percentage be the appropriate uplift applied in relevant years.

34. **RECOMMENDATION 5: That the Council note the intention of the Panel to continue to review the level of Basic Allowance over the coming year and if appropriate to formulate proposals for the Council to consider, for adoption after the May 2024 elections.**

Special Responsibility Allowances

35. These are the allowances that are awarded to members performing key roles within the Council which have specific and significant responsibilities and/or accountabilities and/or which demand significant time and effort.
36. The Panel has applied the following principles in determining its recommendations:
- a. the Scheme currently provides for only one SRA to be claimed by a member, even if they hold more than one role that attracts a SRA – a principle that the Panel upholds and recommends should continue;
 - b. the Panel considers what the Council expects of the member role rather than any individual's approach to the role;
 - c. a councillor receiving a robust basic allowance should reasonably be expected to undertake specific roles within the Council that are not overly demanding of time or effort (e.g. the occasional chairing role).
 - d. to qualify for a SRA, the role should satisfy a number of the special characteristics shown at para 37 below;
37. In determining our recommendations on these allowances, we have looked at each member role in the context of its primary purpose, the activities related to that role (e.g. meeting officers, media management) and the special characteristics attaching to each as follows:
- Time commitment
 - Specialist skills set
 - Functional leadership (*i.e. agenda management, prioritisation of work; public interface; focus on corporate/Council objectives*)
 - Important decision making
 - Complexity of role
 - Identifiable accountability
 - Direct responsibility for important outcomes
 - Culpability in the role
 - Constitutional relevance
38. At present, special responsibility allowances are calculated as a multiplier of the Basic Allowance. This is a practice the Panel would wish to see continued as it enables all SRAs to be adjusted easily once the new annual figure for the Basic Allowance is set.

39. **RECOMMENDATION 6: That the principle that a member may only claim one SRA be continued.**
40. **RECOMMENDATION 7: That all SRAs continue to be calculated as a multiplier of the Basic Allowance.**
41. The following paragraphs reflect our consideration of the various member roles. In all cases, the figures shown in our recommendations are the present values with (in brackets) the 4.04% uplift figures that would apply if our recommendation 1 was approved.

Leader of the Council

42. The Leader of the Council's role is pivotal in achieving the Authority's strategic objectives. The full Council sets the policy and budget framework within which the executive has to operate. The present SRA for the Leader is £21,749.46 set at 3.5 x the Basic Allowance.
43. The position of Leader satisfies all of the special characteristics shown above and should therefore command a significant allowance to reflect the pivotal role of strategic leadership on local, sub regional and regional levels.
44. Although there was evidence offered that the allowance for the Leader should increase, given the strategic responsibilities of the position, the Panel believes on balance that the current allowance and multiplier adequately recognise the roles and responsibilities of the Leader.
45. **RECOMMENDATION 8: That the special responsibility allowance for the Leader of the Council be set at £21,749.46 (£22,628.13) i.e. unchanged at 3.5 x Basic Allowance, effective from 1st April, 2023.**

Deputy Leader of the Council

46. The Panel has noted the legal requirement for a deputy leader and that the role satisfies many of the special characteristics justifying a SRA. The present SRA for the Deputy Leader is £13,981.79 set at 2.25 x the Basic Allowance.
47. The role of Deputy Leader is fully recognised within the Constitution of the Council and, in addition to undertaking allocated portfolio duties, needs to be fully conversant with all aspects of the Leader's role to enable them effectively to deputise on behalf of the Leader. The differential between this allowance and that of a Cabinet Member adequately recognises this important aspect in the Panel's view.
48. The Panel feels the current allowance for this position is robust enough to represent the strategic nature of the role both as a serving deputy and as a major influence in the strategic leadership of the Council.

49. **RECOMMENDATION 9: That the special responsibility allowance for the Deputy Leader of the Council be set at £13,981.79 (£14,546.66) i.e. unchanged at 2.25 x the Basic Allowance, effective from 1st April, 2023.**

Cabinet Members

50. It is clear that there is a significant time commitment required in managing an executive portfolio. While most of the executive decisions are made collectively by the Cabinet, there are many important decisions required to be made by Cabinet Members, who are in regular contact with their relevant lead Officers. The present SRA for a Cabinet Member is £10,874.73 set at 1.75 x the Basic Allowance.
51. Within the executive arrangements, the Cabinet Members carry a significant level of personal responsibility and accountability, as well as a significant time commitment. It is right that these factors should be recognised in a robust and proportionate allowance. The Panel believes that the present allowance level is appropriately robust.
52. **RECOMMENDATION 10: That the special responsibility allowance for Cabinet Members be set at £10,874.73 (£11,314.07) i.e. unchanged at 1.75 x the Basic Allowance, effective from 1st April, 2023;**

Chair of Overview and Scrutiny Committee

53. The Panel took a particular interest in the role and responsibilities for this position, given the important statutory function of scrutiny (and policy development) within an executive form of governance. The present SRA for the Chair of the Overview and Scrutiny Committee is £3,728.48 set at 0.6 x the Basic Allowance.
54. We believe that the Council and the public require a robust scrutiny function that holds the executive to account and provides a mechanism for policy development and review. It is also important that the Scheme of Allowances recognises these expectations.
55. The Panel can see no justification for setting the allowance for the Chair of this statutory function at a level lower than the Chair of Planning. Both should be leading the development of robust member practice for the good of the Council and of the community.
56. Some of the evidence suggested there was room for overview and scrutiny practice in the Council to develop and become more robust in its challenge and review, with less emphasis on monitoring reports. That is a matter for the Council. As far as the Panel is concerned it is looking to ensure that the Scheme of Allowances appropriately recognises the skills and levels of member leadership which the function, and the Council's own Member Role profile, requires.
57. **RECOMMENDATION 11: That the special responsibility allowance for the Chair of the Overview and Scrutiny Committee be increased to £4,971.30 (£5,172.14) , equal to that of the Chair of Planning Committee, i.e. 0.8 x the Basic Allowance, effective from 1st April, 2023**
58. The Panel considered the position of the Deputy Chair of Overview and Scrutiny Committee and whether, in the light of the above recommendation, there was a justification for an allowance to be awarded.
59. On balance, the Panel felt the role was different from that of the Deputy Chair of Planning in the degree to which a full working knowledge of the processes and current issues was required.
60. **RECOMMENDATION 12: That no special responsibility allowance be made to the Deputy Chair of the Overview and Scrutiny Committee at this time but that the Council notes the intention of the Panel to keep this matter under review in the light of operational experience.**

Chair and Deputy Chair of Planning Committee

61. As indicated in the Member Role document, the Chair of a Committee has the responsibility to provide leadership and direction to the Committee. Nowhere is this role more vital than in the leadership and direction of the planning function at member level.
62. There is a strong element of risk management to this role. The consequences of flawed decisions or errors in process carry serious financial and reputational risk to the Council. In this regard, the presence of a Deputy Chair, with full and equal understanding of the planning process as the Chair, is a vital safeguard.
63. Combined with a significant time and effort element, the Panel believes this chairing and deputy role is appropriately recognised within the Scheme of Allowances.
64. **RECOMMENDATION 13: That the special responsibility allowance for the Chair of the Planning Committee be set at £4,971.30 (£5,172.14) i.e. unchanged at 0.8 x the Basic Allowance, effective from 1st April , 2023.**
65. **RECOMMENDATION 14: That the special responsibility allowance for the Deputy Chair of the Planning Committee be set at £1,242.83 (£1,293.04) i.e. unchanged at 0.2 x the Basic Allowance, effective from 1st April, 2023.**

Chairs of the Audit and Governance and Licensing and Enforcement Committees

66. The Panel has received some detailed evidence of the roles performed by the present incumbents of these chairing roles and balanced this with the Member Roles document reflecting what the Council requires.
67. Having regard to the time and effort required of these chairing positions, and the importance of both roles in the integrity of governance and legal processes, the Panel believes the Scheme of Allowances reflects the appropriate remuneration.
68. **RECOMMENDATION 15: That the special responsibility allowance for the Chairs of the Audit and Governance and Licensing and Enforcement Committees be set at £3,107.07 (£3,232.59) i.e. unchanged at 0.5 x the Basic Allowance, effective from 1st April, 2023.**

Chair of General Purposes Committee

69. As will be seen from our list of justifications for the Basic Allowance (para 19) the Panel believes that a member receiving a robust Basic Allowance should be expected to chair occasional meetings, where the time and effort commitment does not reach the levels where a special responsibility allowance is justified under our criteria.

70. The Panel feels that the chairing role for the General Purposes Committee falls into this category. The Committee meets annually to consider making recommendations to the Council on the Scheme of Allowances and on an ad hoc basis for other, constitutional and electoral issues.
71. When an allowance is set at a modest amount, in this case £621.41, the Panel feels it is legitimate to ask the question as to whether this purely chairing role is covered by the Basic Allowance. We believe it is and accordingly, we propose that this allowance is deleted from the Scheme of Allowances.
72. **RECOMMENDATION 16: That the special responsibility allowance for the position of Chair of the General Purposes Committee be deleted from the Scheme with effect from 1st April, 2023.**

Minority Group Leaders/Deputy Group Leaders

73. At present, the Scheme provides that a Minority Group Leader and a Minority Group Deputy Leader are entitled to an allowance of £6,214.13 and £1,553.53 respectively. There is no qualification within the Scheme imposing minimum group size on the entitlement to these allowances. There is however a provision which limits this entitlement to a maximum of two minority Leaders and two minority Deputy Leaders.
74. The Panel explored the relevance of these allowances as presently structured. Of particular interest was the extent to which the Scheme might, or indeed should, acknowledge that all political group leaders, whether in administration or otherwise, have some responsibility for collective good governance as well as recognising the size and management of the group. Indeed it might be argued that the governance element is the more significant role in Council and Constitutional terms.
75. The Panel recognises that it is neither appropriate nor helpful at this time to propose restructuring Group Leader allowances. However, the Panel would wish to develop a proposal in due course for the Council to consider in relation to the period following the May 2024 election.
76. **RECOMMENDATION 17: That the special responsibility allowance for Minority Group Leaders be set at £6,214.13 (£6,465.18) i.e. unchanged at 1 x the Basic Allowance, effective from 1st April, 2023.**
77. **RECOMMENDATION 18: That the special responsibility allowance for Minority Deputy Group Leaders be set at £1,553.53 (£1,616.30) i.e. unchanged at 0.25 x the Basic Allowance, effective from 1st April, 2023.**

78. **RECOMMENDATION 19: Council be invited to note the intention of the Panel to bring forward a proposal on this matter for the Council to consider.**

Mayor and Sheriff/Deputy Mayor

79. The Panel has noted the current special responsibility allowances made available to the Mayor - £3,728.48 and to the Sheriff/Deputy Mayor - £1,242.83 in addition to which there are support budgets that fall outside the scope of the Allowances Scheme.
80. The Panel believes that, with this clear separation of budgets, the present amounts appropriately reflect the responsibilities of these positions.
81. **RECOMMENDATION 20: That the special responsibility allowances for the Mayor and Sheriff/Deputy Mayor be set respectively at £3,728.48 (£3,879.11) i.e. unchanged at 0.6 x the Basic Allowance, and £1,242.83 (£1,293.04) i.e. unchanged at 0.2 x the Basic Allowance, effective from 1st April, 2023.**

Member Champions

82. The Panel has noted that a number of members have been appointed as "Member Champions". Examples include mental health, health and armed forces champions. It is not clear to the Panel how these Champions are appointed, what their standing is in the culture of the Council or what protocol/framework is in place to support both the champions and those with whom they engage.
83. The Panel encountered a similar situation in its review at Stroud District Council and accordingly recommended that an operational framework document be devised to give the role some context.
84. The Panel would strongly urge the Council to liaise with Stroud District Council who have now adopted a comprehensive framework relating to Member Champions. The Panel intends to keep the operation of this framework under review.
85. **RECOMMENDATION 21: That the Council be invited to comment to the Panel on how it sees the role of member champions evolving in the future within Gloucester City Council.**
86. **RECOMMENDATION 22: The Council be urged to consider establishing a clear structural and constitutional framework (along the lines agreed with Stroud District Council) within which member champions can operate, in order to maximise their effectiveness.**

Travel and Subsistence

87. The Panel has noted the current position on travel and subsistence and wishes to endorse these arrangements for the future.
88. **RECOMMENDATION 23: That no change be made at the present time to the travel and subsistence provisions of the Scheme.**

Dependent Carers' Allowance

89. The Panel has noted the present provisions for dependent care allowances. While it wishes to endorse the present arrangements, the Panel is concerned that there appeared to be no take up of these provisions.
90. It is an important aspect of the Scheme of Allowances that all councillors feel able to take up these entitlements, which are intended to help overcome personal barriers to standing for and remaining a councillor. See also para 93 below.
91. **RECOMMENDATION 24: That no change be made at the present time to the dependent care provisions of the Scheme, and that all councillors be urged to recognise their entitlement to such expenses.**

Approved Duties for the Purpose of Making Expenses Claims

92. The Panel considered the present provisions of the Scheme relating to those duties which councillors perform that attract an entitlement to claim expenses.
93. While the provisions meet the needs of councillors at present, the Panel believes there should be a wider entitlement for councillors to be able to claim dependent care when they attend meetings as observers, in connection with ward matters or matters in which they have a legitimate interest.
94. We believe this would be supportive of the wider community role of councillors.
95. **RECOMMENDATION 25. That section (a) of the Approved Duties be amended to read as follows:**

"Attendance, by right of membership or express invitation or as an observer with a legitimate interest, at meetings of the Council, Cabinet, Committees, Sub Committees, Working Groups, Panels and Task and Finish Groups."

Graham Russell, Chair of Panel

APPENDIX A - COMPARATOR STATISTICS**DISTRICT COUNCILS IN GLOUCESTERSHIRE**

| Name | Basic Allowance | Population (Census 2021) | No of Councillors | Residents per Councillor |
|-------------------|------------------|--------------------------|-------------------|--------------------------|
| Tewkesbury | £7,350.00 | 94,900 | 38 | 2497 |
| Gloucester | £6,214.13 | 132,500 | 39 | 3397 |
| Cheltenham | £5,797.00 | 118,800 | 40 | 2970 |
| Stroud | £5,726.86 | 121,100 | 51 | 2375 |
| Cotswold | £5,227.92 | 90,800 | 34 | 2671 |
| Forest of Dean | £5,100.00 | 87,000 | 38 | 2289 |
| AVERAGE | £5,902.65 | 107,517 | 40 | 2,700 |

DISTRICT COUNCILS IN THE SOUTH WEST

| Name | Basic Allowance | Population (Census 2021) | No of Councillors | Residents per Councillor |
|---------------------------|------------------|--------------------------|-------------------|--------------------------|
| Tewkesbury | £7,350.00 | 94,900 | 38 | 2497 |
| South Somerset | £7,059.12 | 172,700 | 61 | 2831 |
| Exeter | £6,425.00 | 130,800 | 39 | 3354 |
| Gloucester | £6,214.13 | 132,500 | 39 | 3397 |
| Cheltenham | £5,797.00 | 118,800 | 40 | 2970 |
| Teignbridge | £5,742.00 | 134,800 | 47 | 2868 |
| Stroud | £5,726.86 | 121,100 | 51 | 2375 |
| Mid Devon | £5,494.62 | 82,800 | 42 | 1971 |
| South Hams | £5,492.00 | 88,600 | 31 | 2858 |
| Cotswold | £5,227.92 | 90,800 | 34 | 2671 |
| Somerset West and Taunton | £5,221.00 | 157,400 | 59 | 2668 |
| Torridge | £5,100.00 | 68,100 | 36 | 1892 |
| Forest of Dean | £5,100.00 | 87,000 | 38 | 2289 |
| North Devon | £4,970.22 | 98,600 | 42 | 2348 |
| Mendip | £4,731.00 | 116,100 | 47 | 2470 |
| Sedgemoor | £4,660.00 | 125,400 | 48 | 2613 |
| West Devon | £4,660.00 | 57,100 | 31 | 1842 |
| East Devon | £4,360.00 | 150,800 | 60 | 2513 |
| AVERAGE | £5,518.38 | 112,683.33 | 43.50 | 2,579.28 |

CIPFA NEAREST NEIGHBOURS

| Name | Basic Allowance | Population (Census 2021) | No of Councillors | Residents per Councillor |
|--------------------|------------------|--------------------------|-------------------|--------------------------|
| Gloucester | £6,214.13 | 132,500 | 39 | 3397 |
| Rushmoor | £6,200.00 | 99,800 | 39 | 2559 |
| East Staffordshire | £4,818.00 | 124,000 | 39 | 3179 |
| Redditch | £4,732.00 | 87,000 | 29 | 3000 |
| Worcester | £4,563.00 | 103,900 | 35 | 2969 |
| Ipswich | £4,326.00 | 139,700 | 48 | 2910 |
| Burnley | £3,570.00 | 94,700 | 45 | 2104 |
| Pendle | £3,000.00 | 95,800 | 32 | 2994 |
| AVERAGE | £4,677.89 | 109,675 | 38 | 2889 |

This page is intentionally left blank

**(DRAFT) SCHEDULE 1 – 2022-23
Special Responsibility Allowances**

The following are specified as the special responsibilities in respect of which Special Responsibility Allowances are payable, and the amounts of those allowances:

| Responsibility | Multiplier of BA | SRA £pa | |
|--|-------------------------|----------------|-----------|
| Leader of the Council | 3.5 | 21,749.46 | 22,628.13 |
| Deputy Leader of the Council | 2.25 | 13,981.79 | 14,546.66 |
| <i>Cabinet Members</i> | | | |
| Communities and Neighbourhoods | 1.75 | | 11,314.07 |
| Culture and Leisure | 1.75 | 10,874.73 | 11,314.07 |
| Environment | 1.75 | 10,874.73 | 11,314.07 |
| Performance and Resources | 1.75 | 10,874.73 | 11,314.07 |
| Planning and Housing Strategy | 1.75 | 10,874.73 | 11,314.07 |
| <i>Chairs of Committees</i> | | | |
| Planning Committee | 0.8 | 4,971.30 | 5,172.14 |
| Audit and Governance Committee | 0.5 | 3,107.07 | 3,232.59 |
| Licensing and Enforcement Committee | 0.5 | 3,107.07 | 3,232.59 |
| Overview and Scrutiny Committee | 0.6 | 3,728.48 | 3,879.11 |
| General Purposes Committee | 0.1 | 621.41 | 646.52 |
| <i>Deputy Chairs of Committees</i> | | | |
| Planning Committee | 0.2 | 1,242.83 | 1,293.04 |
| <i>Other positions of additional responsibility</i> | | | |
| Minority Group Leader | 1 | 6,214.13 | 6,465.18 |
| Minority Group Deputy Leader | 0.25 | 1,553.53 | 1,616.30 |
| Mayor | 0.6 | 3,728.48 | 3,879.11 |
| Sheriff and Deputy Mayor | 0.2 | 1,242.83 | 1,293.04 |

Notes:

1. Where a Councillor holds more than one position of responsibility, only one Special Responsibility Allowance shall be paid, such an allowance being the higher or the highest of the relevant allowances.
2. A maximum of two Minority Group Leaders and two Minority Group Deputy Leaders are payable under the Scheme. An amendment to the Scheme may be required in the event of there being more than two Minority Groups.

This following is not part of the Scheme of Members' Allowances and is provided for information.

Civic allowances are paid to the Mayor and Sheriff and Deputy Mayor in recognition of the costs associated with performing civic duties. These allowances are not subject to an annual adjustment as set out in paragraph 13.

| | |
|--------------------------|-----------|
| Mayor | £6000.00 |
| Sheriff and Deputy Mayor | £3,500.00 |

This page is intentionally left blank

**(DRAFT) SCHEDULE 1 – 2023-24 Scheme
Special Responsibility Allowances**

The following are specified as the special responsibilities in respect of which Special Responsibility Allowances are payable, and the amounts of those allowances:

| Responsibility | Multiplier of BA | SRA £pa (without 22/23 uplift) | SRA £pa (with 22/23 uplift) |
|--|-----------------------------|---|--|
| Leader of the Council | 3.5 | 21,749.46 | 22,628.13 |
| Deputy Leader of the Council | 2.25 | 13,981.79 | 14,546.66 |
| <i>Cabinet Members</i> | | | |
| Communities and Neighbourhoods | 1.75 | 10,874.73 | 11,314.07 |
| Culture and Leisure | 1.75 | 10,874.73 | 11,314.07 |
| Environment | 1.75 | 10,874.73 | 11,314.07 |
| Performance and Resources | 1.75 | 10,874.73 | 11,314.07 |
| Planning and Housing Strategy | 1.75 | 10,874.73 | 11,314.07 |
| <i>Chairs of Committees</i> | | | |
| Overview and Scrutiny Committee | 0.8 | 4,971.30 | 5,172.14 |
| Planning Committee | 0.8 | 4,971.30 | 5,172.14 |
| Audit and Governance Committee | 0.5 | 3,107.07 | 3,232.59 |
| Licensing and Enforcement Committee | 0.5 | 3,107.07 | 3,232.59 |
| General Purposes Committee | 0.1 | | |
| <i>Deputy Chairs of Committees</i> | | | |
| Planning Committee | 0.1 | 1,242.83 | 1,293.04 |
| <i>Other positions of additional responsibility</i> | | | |
| Minority Group Leader | 1 | 6,214.13 | 6,465.18 |
| Minority Group Deputy Leader | 0.25 | 1,553.53 | 1,616.30 |
| Mayor | 0.6 | 3,728.48 | 3,879.11 |
| Sheriff and Deputy Mayor | 0.2 | 1,242.83 | 1,293.04 |

Notes:

1. Where a Councillor holds more than one position of responsibility, only one Special Responsibility Allowance shall be paid, such an allowance being the higher or the highest of the relevant allowances.
2. A maximum of two Minority Group Leaders and two Minority Group Deputy Leaders are payable under the Scheme. An amendment to the Scheme may be required in the event of there being more than two Minority Groups.

This following is not part of the Scheme of Members' Allowances and is provided for information.

Civic allowances are paid to the Mayor and Sheriff and Deputy Mayor in recognition of the costs associated with performing civic duties. These allowances are not subject to an annual adjustment as set out in paragraph 13.

| | |
|--------------------------|-----------|
| Mayor | £6000.00 |
| Sheriff and Deputy Mayor | £3,500.00 |

This page is intentionally left blank



| | | | |
|-------------------------|--|---------------------------------|------------------------|
| Meeting: | Council | Date: | 26 January 2023 |
| Subject: | Programme of Meetings, May 2023-April 2025 | | |
| Report Of: | Policy and Governance Manager | | |
| Wards Affected: | All | | |
| Key Decision: | No | Budget/Policy Framework: | No |
| Contact Officer: | Tanya Davies, Policy and Governance Manager | | |
| | Email: tanya.davies@gloucester.gov.uk | Tel: | 39-6125 |
| Appendices: | 1. Draft Programme of Meetings, May 2023-April 2025 | | |

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 To approve a two-year programme of ordinary meetings of Council and other meetings for the period of May 2023 to April 2025.

2.0 Recommendations

2.1 Council is asked to **RESOLVE** that, subject to any further changes, the two-year programme of ordinary meetings of Council and other meetings for the period of May 2023 to April 2025 be approved.

3.0 Background and Key Issues

3.1 The Council is required to agree a programme of meetings on an annual basis and the draft programme is attached an Appendix 1.

3.2 The Council approves a two-year programme each year in order to provide the Council and Councillors with adequate notice of meetings. As such, this programme contains 12 months of dates that have previously been approved and 12 months of new dates.

3.4 It is important to retain the flexibility to amend the first year of a two year-programme, because dates for events and meetings of other organisations that impact on the Council’s own programme are often not available until 12 months in advance. There are two changes proposed for the first 12 months of the programme:

- To move the July 2023 full Council meeting to a week later, as the earlier date clashes with the LGA Conference, which is attended by Group Leaders.
- At the request of Members, to move the Budget Overview and Scrutiny Committee meeting to a later date to allow more time for the budget papers to fully reflect the Local Government Finance Settlement. The proposed date for 2024 is 22 January and this pattern will be reflected in future years. This means

that there will be three O&S meetings in January in some years, but not others, due to how the dates fall.

- 3.5 It should also be noted that, with the exception of Planning Committee, there are no meetings after March full Council in 2024 as the council will be in the pre-election, or purdah, period ahead of the City Council elections.

4.0 Social Value Considerations

- 4.1 There are no social value considerations.

5.0 Environmental Implications

- 5.1 There are no environmental implications.

6.0 Alternative Options Considered

- 6.1 All available options for the scheduling of meetings were considered when compiling the programme.

- 6.2 Observations and comments were invited from Group Leaders and senior officers.

7.0 Reasons for Recommendations

- 7.1 To agree the programme of ordinary meetings of Council and other meetings for the period of May 2023 to April 2025.

8.0 Future Work and Conclusions

- 8.1 By approving a two-year programme of ordinary meetings several months in advance of the start of the timetable, Members and other interested parties can plan ahead and the business of the Council can be transacted more efficiently and effectively.

- 8.2 Following approval, the dates of meetings will be added to the Council's website. Invitations to all meetings will be sent to Members after Annual Council in May to take account of any changes to committee membership.

9.0 Financial Implications

- 9.1 There are no financial implications arising from this report.

(Financial Services have been consulted in the preparation this report.)

10.0 Legal Implications

- 10.1 By approving the programme of ordinary meetings the Council is fulfilling a constitutional requirement.

(One Legal have been consulted in the preparation this report.)

11.0 Risk & Opportunity Management Implications

11.1 There are no risks arising from this report.

12.0 People Impact Assessment (PIA) and Safeguarding:

12.1 Not applicable.

13.0 Community Safety

13.1 There are no community safety implications.

14.0 Staffing & Trade Union

14.1 There are no staffing or trade union implications.

Background Documents: None

Gloucester **City Council**

PROGRAMME OF MEETINGS

1 MAY 2023-30 APRIL 2025

MAY 2023

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---------------------------------|------------------------------------|------------------------------------|----------|--------|
| 1 BH | 2 6.00pm Planning Committee | 3 6.00pm Cabinet | 4 | 5 |
| 8 BH | 9 | 10 | 11 | 12 |
| 15 Page 456 | 16 | 17 4.30pm Cabinet Briefing* | 18 | 19 |
| 22 3.00pm Annual Council | 23 | 24 | 25 | 26 |
| 29 BH | 30 SH | 31 SH | | |

*not open to the public

**Outside Body meeting, by invitation only

| JUNE 2023 | | | | |
|---|---|---------------------------------------|-----------------|---------------|
| Monday | Tuesday | Wednesday | Thursday | Friday |
| | | | 1 SH | 2 SH |
| 5 6.30 pm Overview and Scrutiny Committee | 6 6.00pm Planning Committee | 7 | 8 | 9 |
| 12 Page 457 | 13 6.30pm Licensing and Enforcement Committee | 14 6.00pm Cabinet | 15 | 16 |
| 19 | 20 | 21 <i>4.30pm Cabinet Briefing*</i> | 22 | 23 |
| 26 | 27 | 28 | 29 | 30 |

*not open to the public

**Outside Body meeting, by invitation only

JULY 2023

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|------------------------------------|---|--------------|
| 3 6.30 pm Overview and Scrutiny Committee | 4 <i>LGA Conference</i> 6.00pm Planning Committee | 5 <i>LGA Conference</i> | 6 <i>LGA Conference</i> 6.30pm Council | 7 |
| 10 | 11 | 12 6.00pm Cabinet | 13 <u>6.30pm Council</u> | 14 |
| 17 6.30 pm Audit and Governance Committee <small>Page 158</small> | 18 | 19 | 20 | 21 |
| 24 | 25 | 26 SH | 27 SH | 28 SH |
| 31 SH | | | | |

*not open to the public

**Outside Body meeting, by invitation only

AUGUST 2023

| Monday | Tuesday | Wednesday | Thursday | Friday |
|-------------------|-----------------------------------|-----------------------------------|----------|--------|
| | 1 SH 6.00pm Planning Committee | 2 SH | 3 SH | 4 SH |
| 7 SH | 8 SH | 9 SH | 10 SH | 11 SH |
| 14 SH Page 459 | 15 SH | 16 SH | 17 SH | 18 SH |
| 21 SH | 22 SH | 23 SH 4.30pm Cabinet Briefing* | 24 SH | 25 SH |
| 28 BH | 29 SH | 30 SH | 31 SH | |

*not open to the public

**Outside Body meeting, by invitation only

SEPTEMBER 2023

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---------------------------------------|-----------------------------|--------|
| | | | | 1 SH |
| 4 6.30 pm Overview and Scrutiny Committee | 5 6.00pm Planning Committee | 6 | 7 | 8 |
| 11 6.30 pm Audit and Governance Committee 09:460 | 12 6.30pm Licensing and Enforcement Committee | 13 6.00pm Cabinet | 14 | 15 |
| 18 | 19 | 20 <i>4.30pm Cabinet Briefing*</i> | 21 6.30pm Council | 22 |
| 25 | 26 | 27 | 28 | 29 |

*not open to the public

**Outside Body meeting, by invitation only

OCTOBER 2023

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|---------------------------------------|---------------------------------------|----------|--------|
| 2 6.30 pm Overview and Scrutiny Committee | 3 6.00pm Planning Committee | 4 | 5 | 6 |
| 9 | 10 | 11 6.00pm Cabinet | 12 | 13 |
| 16 Page 461 | 17 | 18 <i>4.30pm Cabinet Briefing*</i> | 19 | 20 |
| 23 | 24 | 25 | 26 | 27 |
| 30 SH 6.30 pm Overview and Scrutiny Committee | 31 SH | | | |

*not open to the public

**Outside Body meeting, by invitation only

| NOVEMBER 2023 | | | | |
|---|---------------------------------------|---------------------------------------|-----------------------------|---------------|
| Monday | Tuesday | Wednesday | Thursday | Friday |
| | | 1 SH | 2 SH | 3 SH |
| 6 | 7 6.00pm Planning Committee | 8 6.00pm Cabinet | 9 | 10 |
| 13 6.30 pm Audit and Governance Committee 01462 | 14 | 15 <i>4.30pm Cabinet Briefing*</i> | 16 6.30pm Council | 17 |
| 20 | 21 | 22 | 23 | 24 |
| 27 6.30 pm Overview and Scrutiny Committee | 28 | 29 | 30 | |

*not open to the public

**Outside Body meeting, by invitation only

DECEMBER 2023

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|--|--------------------------------|----------|----------|
| | | | | 1 |
| 4 6.30 pm Overview and Scrutiny Committee (Budget) | 5 6.00pm Planning Committee | 6 6.00pm Cabinet | 7 | 8 |
| 11 Page 463 | 12 6.30pm Licensing and Enforcement Committee | 13 4.30pm Cabinet Briefing* | 14 | 15 |
| 18 | 19 | 20 | 21 | 22 |
| 25 BH | 26 BH | 27 SH | 28 SH | 29 SH |

*not open to the public

**Outside Body meeting, by invitation only

JANUARY 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|--------------------------------|--------------------------------|--|--------|
| 1 BH | 2 SH | 3 SH | 4 SH | 5 SH |
| 8 6.30 pm Overview and Scrutiny Committee | 9 6.00pm Planning Committee | 10 6.00pm Cabinet | 11 6.00 pm General Purposes Committee | 12 |
| 15 6.30 pm Audit and Governance Committee Page 464 | 16 | 17 4.30pm Cabinet Briefing* | 18 | 19 |
| 22 <u>6.30 pm Overview and Scrutiny Committee (Budget)</u> | 23 | 24 | 25 6.30pm Council | 26 |
| 29 6.30 pm Overview and Scrutiny Committee | 30 | 31 | | |

*not open to the public

**Outside Body meeting, by invitation only

FEBRUARY 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|---------------------------------------|---|------------------------------------|----------|
| | | | 1 | 2 |
| 5 | 6 6.00pm Planning Committee | 7 6.00pm Cabinet | 8 | 9 |
| 12 Page 465 SH | 13 SH | 14 <i>4.30pm Cabinet Briefing*</i> SH | 15 SH | 16 SH |
| 19 | 20 | 21 | 22 6.00pm Budget Council | 23 |
| 26 6.30 pm Overview and Scrutiny Committee | 27 | 28 | 29 | |

*not open to the public

**Outside Body meeting, by invitation only

MARCH 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|---|----------------------------|-----------------------------|--------|
| | | | | 1 |
| 4 6.30 pm Audit and Governance Committee | 5 6.00pm Planning Committee | 6 6.00pm Cabinet | 7 | 8 |
| 11 <i>Ramadan starts 10/05/24</i> Page 466 | 12 6.30pm Licensing and Enforcement Committee | 13 | 14 | 15 |
| 18 | 19 | 20 | 21 6.30pm Council | 22 |
| 25 SH | 26 SH | 27 SH | 28 SH | 29 BH |

*not open to the public

**Outside Body meeting, by invitation only

APRIL 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|----------------|--|-----------|----------|--------|
| 1 BH | 2 SH 6.00pm Planning Committee | 3 SH | 4 SH | 5 SH |
| 8 | 9 <i>Ramadan ends</i> | 10 | 11 | 12 |
| 15 Page 467 | 16 | 17 | 18 | 19 |
| 22 | 23 | 24 | 25 | 26 |
| 29 | 30 | | | |

*not open to the public

**Outside Body meeting, by invitation only

MAY 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|-----------------------------|----------|--------------------------------|---|----------|
| | | 1 | 2 PCC, CITY COUNCIL AND QTC ELECTIONS | 3 |
| 6 BH | 7 | 8 | 9 | 10 |
| 13 Page 4688 | 14 | 15 | 16 | 17 |
| 20 3.00pm Annual Council | 21 | 22 4.30pm Cabinet Briefing* | 23 | 24 |
| 27 BH | 28 SH | 29 SH | 30 SH | 31 SH |

*not open to the public

**Outside Body meeting, by invitation only

JUNE 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|--|--|--|-----------|
| 3 6.30 pm Overview and Scrutiny Committee | 4 6.00pm Planning Committee | 5 | 6 | 7 |
| 10 | 11 6.30pm Licensing and Enforcement Committee | 12 6.00pm Cabinet | 13 | 14 |
| 17 Page 469 | 18 | 19 <i>4.30pm Cabinet Briefing*</i> | 20 | 21 |
| 24 | 25 <i>LGA Conference (TBC)</i> | 26 <i>LGA Conference (TBC)</i> | 27 <i>LGA Conference (TBC)</i> | 28 |

*not open to the public

**Outside Body meeting, by invitation only

JULY 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---------------------------------------|-----------------------------|-----------------------------|--------|
| 1 6.30 pm Overview and Scrutiny Committee | 2 6.00pm Planning Committee | 3 | 4 | 5 |
| 8 | 9 | 10 6.00pm Cabinet | 11 6.30pm Council | 12 |
| 15 6.30 pm Audit and Governance Committee | 16 | 17 | 18 | 19 |
| 22 | 23 SH | 24 SH | 25 SH | 26 SH |
| 29 SH | 30 SH | 31 SH | | |

*not open to the public

**Outside Body meeting, by invitation only

AUGUST 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|-------------------|-----------------------------------|-----------------------------------|----------|--------|
| | | | 1 SH | 2 SH |
| 5 SH | 6 SH 6.00pm Planning Committee | 7 SH | 8 SH | 9 SH |
| 12 SH Page 471 | 13 SH | 14 SH | 15 SH | 16 SH |
| 19 SH | 20 SH | 21 SH 4.30pm Cabinet Briefing* | 22 SH | 23 SH |
| 26 BH | 27 SH | 28 SH | 29 SH | 30 SH |

*not open to the public

**Outside Body meeting, by invitation only

SEPTEMBER 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---------------------------------------|-----------------------------|--------|
| 2 6.30 pm Overview and Scrutiny Committee | 3 6.00pm Planning Committee | 4 | 5 | 6 |
| 9 6.30 pm Audit and Governance Committee | 10 6.30pm Licensing and Enforcement Committee | 11 6.00pm Cabinet | 12 | 13 |
| 16 Page 472 | 17 | 18 | 19 6.30pm Council | 20 |
| 23 | 24 | 25 <i>4.30pm Cabinet Briefing*</i> | 26 | 27 |
| 30 | | | | |

*not open to the public

**Outside Body meeting, by invitation only

OCTOBER 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---------------------------------------|---------------------------------------|----------|--------|
| | 1 6.00pm Planning Committee | 2 | 3 | 4 |
| 7 6.30 pm Overview and Scrutiny Committee | 8 | 9 | 10 | 11 |
| 14 Page 473 | 15 | 16 6.00pm Cabinet | 17 | 18 |
| 21 | 22 | 23 <i>4.30pm Cabinet Briefing*</i> | 24 | 25 |
| 28 SH | 29 SH | 30 SH | 31 SH | |

*not open to the public

**Outside Body meeting, by invitation only

NOVEMBER 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|---------------------------------------|---------------------------------------|-----------------------------|--------|
| | | | | 1 SH |
| 4 6.30 pm Overview and Scrutiny Committee | 5 6.00pm Planning Committee | 6 | 7 | 8 |
| 11 6.30 pm Audit and Governance Committee P 0 474 | 12 | 13 6.00pm Cabinet | 14 | 15 |
| 18 | 19 | 20 <i>4.30pm Cabinet Briefing*</i> | 21 6.30pm Council | 22 |
| 25 | 26 | 27 | 28 | 29 |

*not open to the public

**Outside Body meeting, by invitation only

DECEMBER 2024

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|---|---------------------------------------|----------|----------|
| 2 6.30 pm Overview and Scrutiny Committee | 3 6.00pm Planning Committee | 4 | 5 | 6 |
| 9 | 10 6.30pm Licensing and Enforcement Committee | 11 6.00pm Cabinet | 12 | 13 |
| 16 Page 475 | 17 | 18 <i>4.30pm Cabinet Briefing*</i> | 19 | 20 |
| 23 SH | 24 SH | 25 BH | 26 BH | 27 SH |
| 30 SH | 31 SH | | | |

*not open to the public

**Outside Body meeting, by invitation only

JANUARY 2025

| Monday | Tuesday | Wednesday | Thursday | Friday |
|--|--------------------------------|--------------------------------|--|--------|
| | | 1 BH | 2 SH | 3 SH |
| 6 6.30 pm Overview and Scrutiny Committee | 7 6.00pm Planning Committee | 8 | 9 | 10 |
| 13 6.30 pm Audit and Governance Committee | 14 | 15 6.00pm Cabinet | 16 6.00 pm General Purposes Committee | 17 |
| 20 6.30 pm Overview and Scrutiny Committee (Budget) | 21 | 22 4.30pm Cabinet Briefing* | 23 | 24 |
| 27 | 28 | 29 | 30 6.30pm Council | 31 |

*not open to the public

**Outside Body meeting, by invitation only

| FEBRUARY 2025 | | | | |
|---|---------------------------------------|--|------------------------------------|-----------------------------|
| Monday | Tuesday | Wednesday | Thursday | Friday |
| 3 6.30 pm Overview and Scrutiny Committee | 4 6.00pm Planning Committee | 5 | 6 | 7 |
| 10 | 11 | 12 6.00pm Cabinet | 13 | 14 |
| SH | 18 SH | 19 SH <i>4.30pm Cabinet Briefing*</i> | 20 SH | 21 SH |
| 24 | 25 | 26 | 27 6.00pm Budget Council | 28 <i>Ramadan starts</i> |

Page 477

*not open to the public

**Outside Body meeting, by invitation only

MARCH 2025

| Monday | Tuesday | Wednesday | Thursday | Friday |
|---|--|--|------------------------------------|---------------|
| 3 6.30 pm Overview and Scrutiny Committee | 4 6.00pm Planning Committee | 5 | 6 | 7 |
| 10 6.30 pm Audit and Governance Committee | 11 6.30pm Licensing and Enforcement Committee | 12 6.00pm Cabinet | 13 | 14 |
| 17 Page 478 | 18 | 19 <i>4.30pm Cabinet Briefing*</i> | 20 | 21 |
| 24 | 25 | 26 | 27 6.30pm Council | 28 |
| 31 <i>Ramadan ends 30/03/25</i> 6.30 pm Overview and Scrutiny Committee | | | | |

*not open to the public

**Outside Body meeting, by invitation only

| APRIL 2025 | | | | |
|--|---------------------------------------|---|-----------------|---------------|
| Monday | Tuesday | Wednesday | Thursday | Friday |
| | 1 6.00pm Planning Committee | 2 | 3 | 4 |
| 7 | 8 | 9 6.00pm Cabinet | 10 | 11 |
| 14 SH | 15 SH | 16 SH <i>4.30pm Cabinet Briefing*</i> | 17 SH | 18 BH |
| 21 BH | 22 SH | 23 SH | 24 SH | 25 SH |
| 28 6.30 pm Overview and Scrutiny Committee | 29 | 30 | | |

*not open to the public

**Outside Body meeting, by invitation only

This page is intentionally left blank



| | | | |
|-------------------------|--|---------------------------------|---|
| Meeting: | Senior Appointments Committee Council | Date: | 19 December 2022 26 January 2023 |
| Subject: | Designation of Monitoring Officer | | |
| Report Of: | Head of Paid Service | | |
| Wards Affected: | All | | |
| Key Decision: | No | Budget/Policy Framework: | No |
| Contact Officer: | Jon McGinty, Managing Director | | |
| | Email: jon.mcginty@gloucester.gov.uk | | Tel: 39-6200 |
| Appendices: | None | | |

FOR GENERAL RELEASE

1.0 Purpose of Report

1.1 To designate a Monitoring Officer.

2.0 Recommendations

2.1 Senior Appointments Committee is asked to **RESOLVE TO RECOMMEND** that Alice McAlpine be designated at the Council’s Monitoring Officer.

2.2 Council is asked to **RESOLVE** that Alice McAlpine be designated as the Council’s Monitoring Officer.

3.0 Background and Key Issues

3.1 The Local Government and Housing Act 1989, Section 5, requires all local authorities to designate one of their officers as the “Monitoring Officer”. The Act specifically excludes the Head of Paid Service and the Chief Finance Officer (Section 151 Officer) from being the Monitoring Officer, although any other officer of the Council can be appointed.

3.2 The Act imposes a duty on the Monitoring Officer, if at any time there appears to the Monitoring Officer that any proposal, decision or omission of the Council, or Committee etc. either has given rise to, or is likely to give rise to, a breach of any law, or any maladministration as would be dealt with by the Ombudsman, to prepare a report to the Council specifying the contravention.

3.3 The Monitoring Officer also has a number of responsibilities arising from the Localism Act 2011 relating to Councillor conduct (City and its Parish Council). These responsibilities include dealing with complaints on the Code of Conduct, as well as providing training for Members thereon. There is a close connection with the S151

Officer, and Internal Audit, and the Monitoring Officer is a member of the Corporate Governance Group.

- 3.4 The current functions of the Monitoring Officer are specified in the Constitution, including the Monitoring Officer's Protocol although some of these may be assigned to other officers by the Managing Director. There is no statutory requirement for the Monitoring Officer to be a Solicitor, although the majority are legally qualified and have a commensurate role within a Council.
- 3.5 Stephen Taylor's designation as interim Monitoring Officer ended on 27 November 2022 and, due to the timescales involved with making a permanent appointment and in accordance with the decision of Council on 29 September 2022, the Head of Paid Service took a decision on 25 November 2022 designating Alice McAlpine, newly appointed Principal Lawyer at One Legal, as interim Monitoring Officer with effect from 28 November 2022.
- 3.6 It is now proposed that Alice McAlpine be designated as the Council's permanent Monitoring Officer until further notice on a 2.5 day/week basis.
- 3.6 In order to make a permanent appointment, a recommendation from the Senior Appointments Committee is required before it can be considered by Council. Prior to making a recommendation, the Senior Appointments Committee, which includes all Group Leaders, will have the opportunity to meet Alice. Thereafter, if content, Senior Appointments Committee will make a recommendation and the final decision will be taken by Council on 26 January 2023.

4.0 Social Value Considerations

- 4.1 Not applicable.

5.0 Environmental Implications

- 5.1 Not applicable.

6.0 Alternative Options Considered

- 6.1 The option of designating an officer already within the Council was considered but discounted on the basis of insufficient capacity.

7.0 Reasons for Recommendations

- 7.1 It is a legal requirement that the Council designates one of their Officers as Monitoring Officer.

8.0 Future Work and Conclusions

- 8.1 If approved, Alice McAlpine will be the Council's Monitoring Officer until further notice.

9.0 Financial Implications

- 9.1 The appointment of a new Monitoring Officer on a 2.5 day/week basis would be approximately double the current resource commitment for Stephen Taylor which is

on a one day/week basis. The Director of Policy and Resources has been consulted and considers that this increased cost can be managed as a necessary in-year cost pressure within the Council's overall budgetary management.

(Financial Services have been consulted in the preparation this report.)

10.0 Legal Implications

10.1 These are contained within the main body of the report.

(One Legal have been consulted in the preparation this report.)

11.0 Risk & Opportunity Management Implications

11.1 If a Monitoring Officer is not in post, the Council would be in breach of Section 5 Local Government and Housing Act 1989.

12.0 People Impact Assessment (PIA) and Safeguarding:

12.1 Not applicable.

13.0 Community Safety Implications

13.1 None.

14.0 Staffing & Trade Union Implications

14.1 The Local Government and Housing Act 1989 effectively requires the person designated as Monitoring Officer to be employed by the Council. The Head of Paid Service in consultation with the Council's HR Business Advisor, has agreed a draft secondment agreement between Alice McAlpine, Tewkesbury Borough Council (employers of One Legal personnel) and Gloucester City Council to cover this proposed designation.

Background Documents: None

This page is intentionally left blank