

Local Development Scheme

2017 – 2020

Adopted October 2017

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1. Introduction

- 1.1 The City Council has a statutory responsibility to prepare and maintain a Local Plan (LP) for its area. The LP is used as the basis for setting the planning vision for the City and, together with any neighbourhood development plans, for determining planning applications.
- 1.2 As part of this ongoing responsibility the City Council must prepare and maintain a Local Development Scheme (LDS). The purpose of the LDS is to describe which documents will make up the LP, what they will contain and set a timetable for when they will be prepared and reviewed.
- 1.3 Specifically, the Planning Compulsory Purchase Act 2004, sets out that an LDS must:
 - Contain a brief description of all local development documents to be prepared and the content and geographic area to which they relate;
 - Identify which documents are to be development plan documents (DPDs);
 - Identify which documents are to be prepared jointly with one or more other local planning authorities; and
 - Set out a timetable for producing DPDs, with key milestones.
- 1.4 The Council has prepared three previous LDSs. This latest LDS updates the last version adopted by the Council in January 2015. It explains what work the Council will be doing over the next three years in preparing the LP for the City and was adopted by the Council with immediate effect on 11 October 2017.

2. Background

- 2.1 The adopted Gloucester Local Plan dates back to 1983. A number of policies in this plan were formally 'saved' by the Secretary of State for Communities and Local Government in 2007 (shown in Annex 1). A draft replacement Local Plan was published in 2001 and updated in 2002. This version of the plan, the second stage deposit was approved by the Council for the purposes of development management decision making.
- 2.2 The Council has adopted a number of Supplementary Planning Documents (SPDs) as 'interim supplementary policy' to support existing policies. A schedule of adopted SPDs is provided at Annex 2. The Council anticipates that these SPDs will be reviewed and updated in the near future. Further updates will be made available on the Gloucester City Council website (www.gloucester.gov.uk/planning).
- 2.3 The Planning and Compulsory Purchase Act 2004 sets out what Local Planning Authorities are statutorily required to do in preparing LPs.

- 2.4 It sets out that there are two types of Local Development Document (LDD) that the Council must or may choose to prepare. The first type are Development Plan Documents (DPDs). These documents can only be adopted once have been scrutinised independently. They have what is called “development plan” status. This means the Council and other decision makers must legally have regard to them when determining planning applications.
- 2.5 The second type of LDDs are called Supplementary Planning Documents (SPDs). These are typically advice notes clarifying how specific types of planning applications will be assessed or suggesting how key sites could be developed. The difference between these types of document is that SPDs are not subject to independent scrutiny. SPDs do not have development plan status but considerable weight should be given to them when determining planning applications. A list of the Council’s current SPDs is set out in Annex 2.
- 2.6 Gloucester City Council is currently working on two DPDs:
- Gloucester, Cheltenham and Tewkesbury Joint Core Strategy with Cheltenham and Tewkesbury Borough Councils; and
 - Gloucester City Plan.
- 2.7 Together, these two plans will comprise the “Local Plan” for Gloucester. Once adopted, this means that all development must be in accordance with these plans, and any neighbourhood development plans, unless there are material considerations that would indicate otherwise. (Section 38 (6) of the Planning and Compulsory Purchase Act 2004).
- 2.8 In preparing these DPDs, the Council must consult the public in accordance with an agreed Statement of Community Involvement (SCI). The Council adopted a SCI in 2015 and approved a Consultation Statement in 2011 with Cheltenham and Tewkesbury Borough Councils to cover how the three Councils will consult people in connection with the JCS.
- 2.9 Table 1 explains how the different documents relate to one another.

Table 1 – The Development Plan, SPDs, the SCI and the LDS

Gloucester's Local Development Framework			
Gloucester's Development Plan Documents	Statement of Community Involvement (SCI)	Supplementary Planning Documents (SPD)	Local Development Scheme (LDS)
Neighbourhood Development Plans (NDP)	Explains how the community can get involved in the preparation of planning documents.	Other documents which give advice to supplement policies and proposals in the JCS, City Plan and County Council DPDs.	This project plan setting out the programme for preparing Development Plan Documents.
There are no active NDPs at this time. NDPs are led by the community and can be developed by Parish councils or designated Neighbourhood forums.			
Joint Core Strategy (JCS)			
Sets out the long term spatial vision for Gloucester City, Cheltenham and Tewkesbury Boroughs. Identifies strategic sites and policies to deliver the vision.			
Gloucester City Plan (GCP)			
Delivers the JCS locally. Identifies and allocates local sites for development. Contains criteria based policies against which all development within the City will be determined.			
Waste Core Strategy			
Maintained by Gloucestershire County Council and subject to a separate LDS			
Minerals Local Plan			
Maintained by Gloucestershire County Council and subject to a separate LDS			

The Joint Core Strategy DPD

- 2.10 The Council has been working on the Joint Core Strategy (JCS) with Cheltenham and Tewkesbury Borough Councils since 2008. The JCS will provide a spatial vision for the local authority areas of Gloucester, Cheltenham and Tewkesbury covering up to the year 2031. It sets out in broad terms how many houses and jobs we will be needed and where these could be accommodated. It also deals with key strategic issues including; Green Belt; flooding; transport; housing/employment and the direction, timing and location of growth. The JCS must be consistent with the Government policy and underpinned by local evidence. The JCS will be accompanied by a policies map.
- 2.11 The JCS is at an advanced stage of preparation, having gone through the following stages:
- Scoping report published – October 2008
 - Stakeholder engagement – June 2008 to November 2009
 - Developing the preferred option – December 2011 to February 2012
 - Preferred option consultation – October to December 2013
 - Pre-submission consultation - June to August 2014
 - JCS submitted to Planning Inspectorate for independent scrutiny - November 2014
 - Examination in Public Hearings– May 2015 to July 2017
 - Main Modifications Consultation – February 2017 – April 2017
- 2.12 The three Councils have jointly considered comments received during the various rounds of consultation and have amended various drafts of the JCS where it has been appropriate and reasonable to do so as a way of ensuring the soundness of this document.

Gloucester City Plan DPD

- 2.13 The Gloucester City Plan (GCP) will be a DPD that sits beneath the JCS. It will explain how the Council will implement the spatial vision and strategic objectives in the JCS up to the year 2031 and provide criteria that it will apply when considering planning applications for different types of buildings or other development. It will identify and allocate land in the City that could accommodate some of our forecast growth in housing and employment needs. The various proposals in the City Plan will be shown on a comprehensive policies map.
- 2.14 Geographically the GCP covers the whole administrative area of Gloucester City Council.
- 2.15 The City Council has already written and consulted on several parts of the City Plan. These parts are as follows:

- City Plan Scope (what it will cover) - May to August 2011
- City Plan Part 1 (key principles) – March to April 2012
- City Plan Part 2 (potential site allocations and city centre strategy) – May to July 2013
- Draft Gloucester City Plan (potential site allocations and development management policies) – January to February 2017

2.16 An indicative timetable for the preparation of the rest of this document is set out below. The Council recognises that any delay in the adoption of the JCS will result in knock on delays to the delivery/ adoption of the City Plan.

3. Timetable for Delivering the JCS and the City Plan

3.1 The JCS timetables is estimated as follows:

Table 2 – Timetable for delivery of JCS

Milestone	Date
Inspector’s final report	Autumn 2017
Adoption	Late 2017/early 2018

3.2 Following the adoption of the JCS it will be subject to an immediate review of its “retail and city/town centres” policy. This review will take approximately two years to complete. There will also be an immediate review of the housing supply for Gloucester and Tewkesbury upon adoption of the JCS.

3.3 The City Plan timetable is estimated as follows:

Table 3 – Timetable for delivery of City Plan

Milestone	Date
Pre submission draft public consultation (regulation 19)	November – December 2018
Submission to Planning Inspectorate	February 2019
Examination in Public	Summer/Autumn 2019
Adoption	Winter 2019/Spring 2020

4. Further information and how to participate in the plan making process

4.1 The Council’s Place Team is responsible for maintaining this LDS and for preparing the various documents that form Gloucester’s Local Plan.

4.2 If you have any queries concerning this work, please contact:

Gloucester City Council Planning Service
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Email: cityplan@gloucester.gov.uk

Website: www.gloucester.gov.uk/planning

Annex 1: Saved policies from Gloucester Local Plan 1983



GOVERNMENT OFFICE
FOR THE SOUTH WEST

SCHEDULE

POLICIES CONTAINED IN CITY OF GLOUCESTER LOCAL PLAN 1983

Policy No.	Name
E1	Release of industrial land sufficient for five years requirement
E2	Release of land for office development sufficient for five years requirement
H1	Release of land for residential development to cater for 5 years requirement
H1.c	Provision of additional housing sites to those in H.1a will be encouraged in the city centre
H1.d	H1.d - Presumption against development of other sites except minor infill other than those identified in H.1a and H.1c
H1.e	Density and quality of housing development.
H3	Preservation and revitalization of older housing stock.
H3.f	The conversion of residential properties to non-residential uses will be opposed in certain areas (sites identified)
H4	Housing provision for those whose needs are not met by the private sector
H4.b	Provision of grants for adaptation of homes for the registered disabled
A1.a	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
A2.d	Demolition of listed buildings in Conservation Areas
A3.a	Investigation and resolution of environmental problems caused by traffic on Bristol Road and Barton Street
A4.e	Development on or around Robinswood Hill will not be permitted except where there are exceptional circumstances
A5.a	The inclusion of tourist-orientated uses within the comprehensive redevelopment of the Docks area will be encouraged
A5.c	Conservation and maintenance of structures and settings of City's historic fabric (various sites)
A5.d	Redevelopment of Blackfriars as a tourist attraction.
A5.e	Use of Llanthony Priory for leisure uses will be supported
A6.a	Provision of Coach parking facilities at Westgate Street and the Docks
A7	Encourage provision of an adequate level and mix of accommodation to satisfy visitor demand
A7.a	Provision of appropriate self-catering accommodation, Conference Centre and central area hotels

A7.b	Encourage Guest House developments along main radial routes and the city centre
T1.e	Pedestrian priority within traffic management measures
T1.f	Provision for pedestrians in the City Centre outside the main shopping area.
T2.d	Measures to facilitate rear access servicing
T3	Introduction of traffic regulation and control measures along Bristol Road and Southgate Street
T3.a	Access to existing and future industrial premises will be assisted by traffic management or other measures
T3.b	Consideration will be given to traffic management along Bristol Road
T4.a	Differential charging of short and long stay car parks to discourage inappropriate use
T4.k	Provision of car parking at private development in accordance with the Councils car parking standards
T5.b	Early introduction of new bus services with new residential development
T6	Measures will be introduced to encourage cycling
T6.c	Encourage cyclist-only routes
S1	Maintain and strengthen Gloucester's role as a sub-regional shopping centre and concentrate comparison shopping in the City Centre except in special circumstances
S1.a	Major comparison shopping will not usually be permitted outside the main shopping area
S1.e	Conversion of shops to other uses at ground floor level will not normally be allowed in the main shopping area
S2.b	Major convenience shopping facilities will not normally be allowed outside the main shopping area
S3	Continued provision of shopping facilities to meet local needs outside the City Centre will be encouraged
S3.a	Neighbourhood shopping facilities will be encouraged and sometimes required in developing residential areas
S3.b	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
L1.a	Retain existing areas of public open space
L1.c	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
L1.d	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
L1.e	Financial contributions from developers for maintenance of public open space that has been adopted by the Council
L2.b	Seek to provide additional sports facilities on public open space in new developments
L3.c	Inclusion of leisure facilities within the docks redevelopment and financial contribution towards the cost of transferring the British Waterways museum to Gloucester
L3.d	Maintenance and protection of Robinswood Hill Country Park

Annex 2: – Schedule of Supplementary Planning Documents as interim supplementary policy

The Council has produced a number of SPDs to supplement policies. A schedule of SPDs adopted as 'interim supplementary policy' is set out below. Further information can be found at www.gloucester.gov.uk/planning and clicking on 'Supplementary Planning Documents'.

SPG1: Sustainable Urban Drainage Systems (interim adoption November 2004)

SPG2: Travel Plans (interim adoption November 2004)

SPG3: Standards for the Sub-division of Houses (interim adoption November 2004)

SPG5: Lifetime Homes (interim adoption November 2004)

SPG6: New Housing and Open Space (interim adoption November 2004)

Views of Robinswood Hill and Other High Ground from Hempsted (1996)

Telecommunications Development (interim adoption August 2008)

Development Affecting Sites of the Historic (Archaeological) Environment (interim adoption August 2008)

Home Extension Guide (interim adoption August 2008)

Designing Safer Places (interim adoption August 2008)

Heights of Buildings (interim adoption August 2008)

Gloucester Docks Planning Brief (interim adoption January 2006)

Great Western Road Planning Brief (interim adoption July 2004)

Kwiksave Site (Northgate Street) Planning Brief (interim adoption May 2004)

Industrial Sites (Bristol Road and Tuffley Crescent) (interim adoption March 2003)

Relocation of Court Sites to Great Western Road Planning Brief (interim adoption 2004)

Railway Corridor (interim adoption 2011)

Land East of Waterwells Business Park Planning Brief (interim adoption 2009)

Greater Greyfriars (interim adoption 2010)

Greater Blackfriars (interim adoption 2010)

Fleece Hotel Concept Statement (interim adoption February 2012)

Kings Quarter Concept Statement (interim adoption January 2013)

Waste Minimisation in Development Projects SPD (adopted September 2006)

See: <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/waste-minimisation-in-development-projects-spd/>