

Matson and Podsmead Supplementary Planning Consultation

Frequently Asked Questions

Last update 24/06/2019

What is this all about?

Gloucester City Homes are looking to regenerate parts of Matson and Podsmead. To make sure that any redevelopment is done well and helps to make a great place to live, the council wishes to have a Supplementary Planning Document (SPD) in place to show developers what we want and expect from any planning application and redevelopment.

The council are looking to formally adopted a SPD for each of the Matson and Podsmead estates. As part of the process we wish to ask people what they think about the SPDs. We will then consider all responses to the consultation and where appropriate we will make changes to the SPDs.

After that we will take the documents to a full council meeting to formally adopt the SPDs. If adopted the SPDs will then be a 'material consideration' in the planning process. This means that the council will make sure that any planning applications for development in each of the areas follows the guidance set out in the SPDs.

We are asking you to comment on the SPDs because as a resident you will know better than us what is good about the place you live and what you would like to see improved.

What is an SPD?

SPDs are guides for developers to follow when they design new developments that require planning approval.

This means that the council will make sure that any planning applications for development in the area follows the guidance set out in the SPDs.

Who wrote the SPD?

The SPDs were written by a planning consultant called Tibbalds. They were employed by Gloucester City Homes using money given to them from the government to explore regeneration. The city council were kept fully informed and involved in the process. Once adopted the SPDs will become council documents.

Who is proposing to redevelop my area?

The regeneration of the Matson and Podsmead estates is being proposed by Gloucester City Homes although any other developer may in due course, promote schemes in accordance with the SPD. The role of the council is to consider any planning applications that are submitted by developers (including housing associations) and making sure that those planning applications comply with all of the national and local planning policies and guidance, including the SPDs.

Is Gloucester City Homes part of the council?

No, Gloucester City Homes is an independent Housing Association.

Where can I see the SPDs

You can look at the SPDs online at <https://gloucester.inconsult.uk/consult.ti/matsonandpodsmead>

A paper copy of the SPDs can be viewed at:

- Gloucester City Council Reception
- Matson Library
- The Redwell Centre Matson
- The Hub, Scott Avenue

TPAS are independent advisors and will be supporting the resident's Community Advisory Groups throughout the consultation period. Residents can contact the TPAS team by calling freephone number 0800 731 1619. (If calling from a mobile number you will be charged, so leave your name, mobile number and area you live for a call back.) Or email gloucester@tpas.org.uk

There will also be events held in each area where you can view the documents.

How can I comment?

You can submit comments online through the 'consultation portal' by visiting:

<https://gloucester.inconsult.uk/consult.ti/matsonandpodsmead>

Via post: City Growth & Delivery Team, Gloucester City Council, PO box 3252, Gloucester, GL1 9FW.

Via email: cityplan@gloucester.gov.uk

We will also be collecting comments at the events.

When and where will the events be?

We will be visiting each area twice.

Events for Matson

Moat primary school Fayre Friday 12th July 3-5 pm

Redwell Centre Monday 22nd July 3-7 pm

Events for Podsmead:

Scott Avenue open space Thursday 18th 4.30 - 7pm

Podsmead Big Local Friday 26th July 1-5 pm

What if I can't make the event?

You do not need to come to an event to comment. Everyone is welcome to comment as long you do so before 6pm on Monday 5th August. All of the materials shown at the event will be made available online and left within the community.

If you would like to arrange your own event within the community, with your community group, friends and neighbours, we will do our best to come along. Just email cityplan@gloucester.gov.uk or call 01452 396825 to arrange for an officer to come out and talk to your group.

Where will the development be?

The SPD does not propose specific development or say exactly where development may or may not go. The SPD is a guide to help shape and test the proposals that are submitted to the council by developers in the future. See above "What is an SPD?"

Will my home be affected?

At this stage, the council do not know what particular planning applications will be proposed by any future developers. The SPD, if adopted, will require developers to submit a 'Rehousing Strategy' and a 'Phasing Strategy' so that we can be sure that all residents housing needs are met.

Will the green spaces be built on?

The council do not know what ideas the developers will come forward with as planning applications. The SPD says that building on green spaces may be suggested by developers as it is realised that the space to start redevelopment is limited. The draft SPD says that building on green spaces "...will need to be very carefully considered through the master planning process, with an Open Space Audit used to evaluate the quality of spaces before developing the masterplan proposals, and refining them following consultation with local people."

The approach to open space and landscape will need to comply with policy by:

- improving the quality of existing and new green spaces so compensating for the loss of existing open space;
- improving play provision; and
- creating better linkages between open spaces both within and outside of the estates, so forming a strong green network that locks into the city-wide Green Infrastructure Strategy"

We would like to hear your views on this approach or any other part of the SPD.

When will the redevelopment work start?

We do not know the answer to this question. No planning applications have yet been submitted to the council. The timing of this is a matter for any future developer.

Large, complex regeneration projects often take 5, 10, 15 or more years to complete. For example, the original planning permission for the Kingsway housing development was granted in 2003 and the developers are still building it now in 2019 some 16 years later.

The original planning permission for the wider Quays area (including the land by Sainsburys) was granted in 2006 and is still being built out by the developers 13 years on.

I still have questions what shall I do?

Email cityplan@gloucester.gov.uk or call us on 01452396825