

# Developing the Preferred Option

## What is the JCS?

The Joint Core Strategy (JCS) is a joint development plan which will shape the way the areas of Gloucester, Cheltenham and Tewkesbury develop in the period up to 2031. It is a cross boundary strategy across the administrative areas of Gloucester City, and Cheltenham and Tewkesbury Boroughs. It will include a number of strategic allocations and development management policies to guide future development in the JCS area.

## Why are we producing the Joint Core Strategy?

Working jointly means that new development in the JCS area can be properly co-ordinated across the three authorities. It also means that the two main urban areas of Gloucester and Cheltenham can be planned so that they act as a single sub-regional centre to attract investment and jobs. This will bring benefits to the urban and rural areas.

## What is included within Developing the Preferred Option paper?

The document builds upon previous public consultations and sets out the vision for the JCS area to 2031 and a number of emerging options for how development can be achieved. Included within this document are the potential employment and housing requirements for the JCS area. A number of strategic allocations to meet development requirements for 2011-2021 are identified based on the assessment of consultation and evidence base work carried out to date. Possible options for broad locations to deliver development requirements post 2021 across the JCS area are also identified.

Draft development management policies are included within the document, although saved local plan policies will continue to be saved until they are replaced at a later date.

## JCS Vision

The JCS document has a vision in order to deliver the strategy, this is as follows: our vision is to produce a strategy which fosters growth in the local economy and provides sufficient homes, including affordable homes, in sustainable locations, without increasing the risk of flooding, or harming high quality landscape, whilst maintaining and enhancing the separate vitality, identity and character of individual settlements.

## Development Strategy

There are two phases to the strategy being consulted on: the first focuses on the allocation of development for the first ten years of the plan and the second identifies broad locations for development for the last ten years. Through the public consultation the strategy seeks opinions of where development should be located.

## Development Options

The document identifies four development options for the lifetime of the plan. Option A focuses on urban capacity and existing commitments, plus a 2,400 capacity to be delivered in the rural areas.

Options B-D offer a range of development options based around demographic projections which include strategic allocations on the edge of the urban areas in addition to the sites in scenario A. These options are explained in more detail within the document.

## Next Steps....

The document has been prepared for the three councils to consider at separate council meetings, with the last meeting being at Gloucester City on the 24th November 2011. If all three councils agree with the vision and proposed strategy, the document will be subject to public consultation for nine weeks between **13th December 2011** and **13th February 2012**.

Following the public consultation, the JCS team will prepare a preferred option paper which will include one development option and development management policies. The Preferred Option paper will be subject to public consultation in summer 2012.

