

What is the Joint Core Strategy?

Gloucester, Cheltenham and Tewkesbury Councils are preparing a new plan for the area known as the Joint Core Strategy.

This document will set out an overarching vision for the area and will identify areas for housing land and job creation up to 2031 as well as areas to be protected and improved.

The Joint Core Strategy Vision

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.

The Joint Core Strategy will cover a 20 year period (2011-2031)

- Phase 1 (1st 10 years) seeks to provide strategic allocations for development (see purple boxes on the large map)
- Phase 2 (2nd 10 years) carries forward the strategic allocations development and seeks to provide further broad locations for development (see the three theme maps)
- An estimated 2,400 new dwellings in the rural area also need to be provided
- At least 46 hectares of employment land across the 20 years



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Four scenarios are being consulted on

Scenario	Housing Numbers	% Locally Predicted Forecast
A	16,200	Delivering only existing urban and estimated rural capacity
B	33,200	Providing new homes for approximately 10% less than the estimated housing requirement up to 2031. This is the same rate of delivery as the past 5 years
C	36,850	Providing new homes to meet the estimated housing requirement up to 2031
D	40,500	Providing new homes for approximately 10% more than the estimated housing requirement up to 2031



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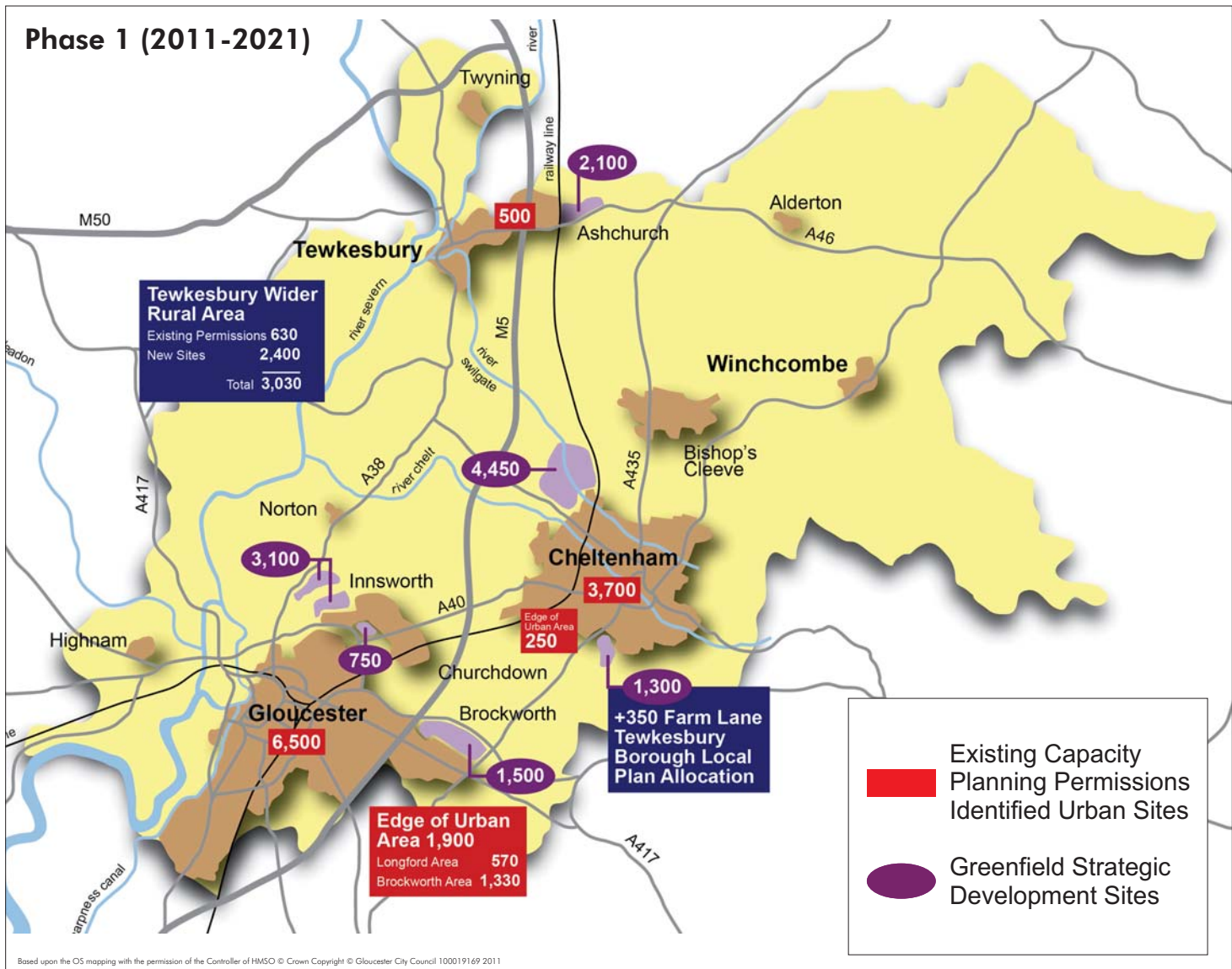


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How will we develop the Joint Core Strategy Area?

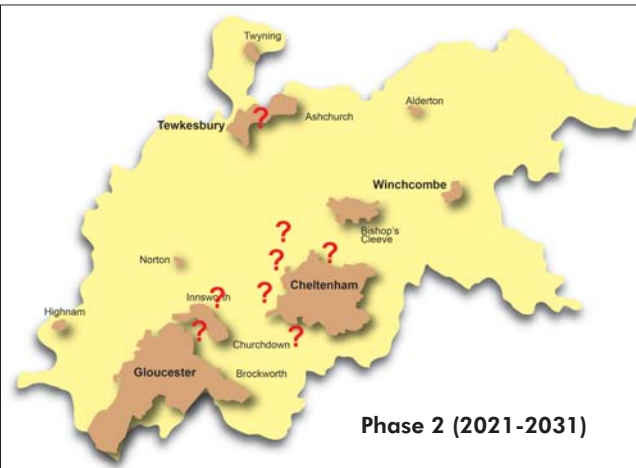


This map shows the existing capacity of the area (red boxes), strategic allocations (purple boxes) and a figure of 2,400 new dwellings across the wider rural area.

To meet housing needs set out in scenarios B, C and D, additional sites will be needed. The smaller maps show three possible themes (Theme 1, 2 and 3) which could deliver the shortfall.



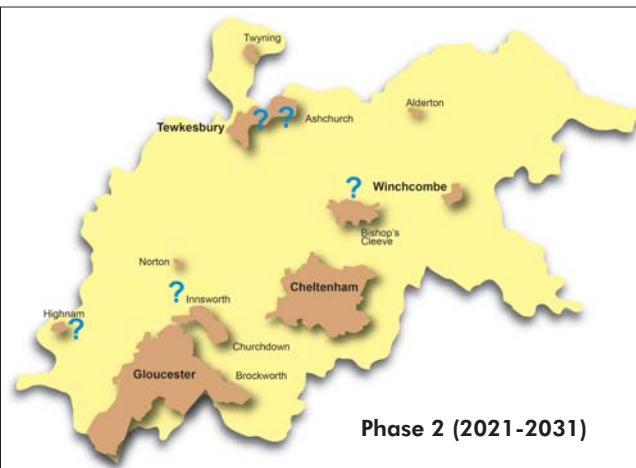
Broad Locations Themes



Broad Locations Theme 1

Maximising Economic Opportunities

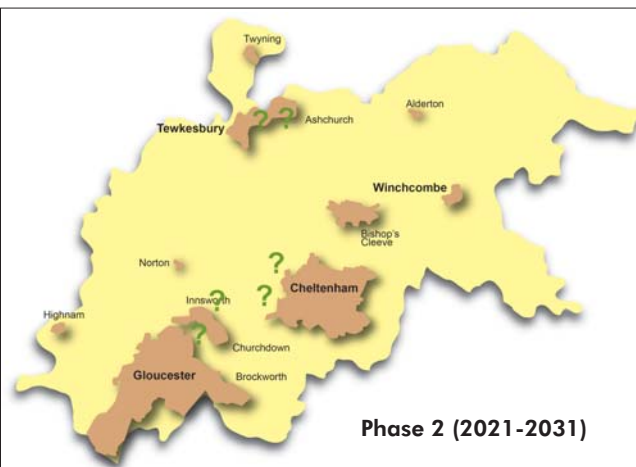
This theme encourages economic growth and the provision of jobs. It would see new development on the edge of existing centres.



Broad Locations Theme 2

Preventing the Coalescence of Gloucester and Cheltenham

This theme would restrict development in the Green Belt and would see growth in more rural areas such as Tewkesbury, Bishop's Cleeve and Highnam.



Broad Locations Theme 3

Making the Best use of Infrastructure

This theme would make best use of our existing infrastructure as well as looking at areas where new infrastructure could be most easily provided.



Joint Core Strategy

Gloucester • Cheltenham • Tewkesbury

Working beyond boundaries - shaping our future

Public Exhibitions with JCS team

Uckington & Elmstone Village Hall
 Parish Rooms, Highnam
 Churchdown Community Centre
 Shurdington Social Centre, Century Hall
 Eastgate Centre, Gloucester
 Kings Walk, Gloucester
 Brockworth Community Centre
 Ashchurch Village Hall
 Tewkesbury Town Hall

Regent Arcade, Cheltenham

St Michael's Church Hall, Bishop's Cleeve
 Dumbleton Village Hall
 Winchcombe School
 Apperley Village Hall

Drop in between...

Wednesday 4 Jan 5.30-8.30pm
 Thursday 5 Jan 4.30-7.30pm
 Monday 9 Jan 3.00-6.00pm
 Thursday 12 Jan 2.30-5.30pm
 Friday 13 Jan 10am-5pm
 Saturday 14 Jan 10am-5pm
 Tuesday 17 Jan 5.00-8.00pm
 Wednesday 18 Jan 5.30-8.30pm
 Friday 20 Jan 10am-1pm and
 Wednesday 1 Feb 10am-1pm
 Friday 20 Jan 10am-5pm and
 Saturday 21 Jan 10am-5pm
 Thursday 26 Jan 5.30-8.30pm
 Monday 30 Jan 2.30-5.30pm
 Tuesday 31 Jan 5.30-8.30pm
 Thursday 2 Feb 2.30-5.30pm

Static Unmanned Exhibitions

Gloucester City

GL1 Leisure Centre
 Gloucester City Museum Foyer
 North Warehouse Reception

Tuesday 3 Jan to Sunday 15 Jan
 Monday 16 Jan to Saturday 28 Jan
 Monday 30 Jan to Friday 10 Feb

Cheltenham Borough

Cheltenham Library
 leisure@cheltenham
 Municipal Offices

Tuesday 3 Jan to Sunday 15 Jan
 Monday 16 Jan to Saturday 28 Jan
 Monday 30 Jan to Friday 10 Feb

Tewkesbury Borough

Tewkesbury Borough Council Offices
 Brockworth Library
 Winchcombe Library
 Bishop's Cleeve Library
 Churchdown Library
 Cascades Leisure Centre

Wednesday 4 Jan to Monday 16 Jan
 Monday 9 Jan to Monday 16 Jan
 Monday 16 Jan to Monday 23 Jan
 Monday 23 Jan to Monday 30 Jan
 Monday 30 Jan to Monday 6 Feb
 Monday 6 Feb to Friday 10 Feb



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Why should you get involved?

We are seeking your opinion on housing numbers and employment land provision, as well as areas to be protected and improved for the period 2011-2031.

This is about the future for you, your children and your grandchildren.

The choices we make today may affect their ability to live and work locally in the future.



The questionnaire below asks for your views on the following:

- The Vision
- The overall housing numbers we should pursue
- The green belt
- Job creation and future economic prosperity
- Flood risk
- Themes for development 2021-2031
- Town centres
- Types of housing we should be providing
- Housing in rural areas
- Gypsy and Traveller accommodation

Please place a completed questionnaire in the box below or send to

Joint Core Strategy Team
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

You can complete a questionnaire on line at **www.gct-jcs.org**

Email your comments to **info@gct-jcs.org**

If you have any questions please contact the JCS team on **0800 073 1441**

All responses must be made by **5pm on 12th February 2012**



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