

HELP SHAPE THE FUTURE OF PODSMEAD



Newsletter 5 | June 2020

This newsletter is produced by GCH, Gloucester City Council and Gloucestershire County Council to help keep you informed about the regeneration of your community

REGENERATION UPDATE FOR PODSMEAD



Dear Residents, we hope that you are all well and keeping safe. Whilst we are all still dealing with the impact of the coronavirus, we wanted to focus on the future and provide an update on how the plans for regenerating Podsmead are progressing.

Although it may seem that things have gone quiet in terms of the future regeneration plans for Podsmead, we want to assure you that a lot of hard work has been going on in the background.

Following a 6 week public consultation on the Podsmead Supplementary Planning Documents (high level planning policy documents) by the council, updated versions which take on board your feedback **were approved by Gloucester City Council in November 2019**. If you would like to see the consultation feedback and resulting amendments you can visit our website www.shapethefutureglos.co.uk

There is ongoing commitment to the regeneration of Podsmead which includes the MP for Gloucester Richard Graham in his pre-election manifesto, Gloucester City Council in its Housing and Homeless Strategy and Gloucester City Homes' Board in allocating extra funding to support the planning process.

Your City Councillor for Podsmead, Sebastian Field (Sebastian.Field@gloucester.gov.uk) and the City Council Cabinet Member for Planning and Housing Strategy recently met with GCH's regeneration team and the City Council to agree next steps and joint ambitions to start regeneration. There is still a long way to go and as highlighted in our previous communications, identifying funding continues to be a key factor.

Once lockdown is over we will be consulting with you on the revised plans for the regeneration of Podsmead.

In this newsletter there is a timeline which shows the key milestones that have already been reached, alongside the agreed next steps. For more detailed information about this project please visit www.shapethefutureglos.co.uk



Ashley Green
Chief Executive
GCH



Jon McGinty
Managing Director
Gloucester City Council



REGENERATION TIMELINE

March
2015

The City Council and GCH committed to Regeneration in 2015 when the council's homes were transferred to GCH.

March
2017

GCH secured a Government Estate Regeneration Grant of £1.25m to fund consultation, the creation of a high level planning document called a Supplementary Planning Document (SPD) and a master plan for Matson and Podsmead.

October
2017

GCH and the City Council began initial consultation with both communities to understand their priorities, to feed into the planning documents (SPDs).

May
2018

GCH and the City Council met with the Government, who advised they were unable to provide the high level of funding required for future regeneration.

May
2018

GCH developed a range of alternative regeneration options in response to the Government funding position and obtained further feedback from both communities. A draft planning document (SPDs) was completed for each community and passed to the City Council for consultation .

July-August
2019

The City Council consulted both communities on the draft planning documents (SPDs) and made amendments based on their feedback.

November
2019

A final version of the planning documents (SPDs) were approved by the City Council, reflecting community feedback and including increased planning policy requirements.

January
2020

The City Council agreed 'in-principle' to transfer some City Council owned land to GCH to help start the project.
GCH also confirmed their ongoing commitment to regeneration and working towards producing a planning application.

What are the aims of Regeneration?

A Joint Commitment

In 2017 - GCH, the City Council, County Council and the City MP agreed to work together to identify land and funding opportunities to improve housing, local shops and facilities, education, employment, health and environment in Podsmead.

The partnership committed to providing:

Stronger & Cohesive Communities

- Meaningful resident empowerment and active citizenship
- Supporting tenants to sustain their tenancies

Safer Communities

- Reducing anti-social behaviour
- Reducing crime and the fear of crime

A Thriving Economy

- Better access to training, skills and employment opportunities
- Improving local shops and amenities for residents

Sustainable Environment & Housing

- Providing homes that meet the needs of local people
- Creating greener, cleaner communities and improving the quality and use of green open space

Better Health & Wellbeing

- Improving access to activities and healthcare
- Encouraging healthier lifestyles

What are the next steps?

June 2020 to April 2021

- Encourage more residents to join the Community Advisory Group, which is open to all residents
- Continue discussions with City Planning Officers to agree a financially deliverable option which meets City Council planning policy requirements
- Continue to consult with the community on the regeneration proposals and gain their support for a planning application
- Submit individual planning applications for Podsmead to the City Council for approval
- Finalise land transfer with the City and County Councils, securing land for free or at low cost to help make regeneration financially possible
- Continue talking to the Government about available funding options
- Carry out initial discussions with potential partners we could work with to deliver the regeneration programme
- Hold more consultation with all residents and stakeholders in Podsmead
- Select partners who we would work with to make the project happen

Once the above is completed we will be able to advise on the next steps

How can I get more involved?

Join the Community Advisory Group



The Podsmead Community Advisory Group is made up from Podsmead residents. (Residents include, leaseholders, home owners, private tenants and tenants of all housing providers).

Over the last year they have gone on site visits to other regeneration projects, met with the Regeneration Planning Consultant and reviewed the SPD consultation feedback.

The group is supported by Jenny Vernon and Mal Harrison from TPAS who provide independent advice in relation to the regeneration project.

If you would like to join the group please contact Jenny and Mal; Call freephone* number **0800 731 1619** or email **gloucester@tpas.org.uk**

* (If calling from a mobile number you will be charged, so leave your name, mobile number and area you live for a call back.)

Have you got a question or feedback?

Get in touch...

Visit: www.shapethefutureglos.co.uk

Email: regen@gch.co.uk

Call: 01452 424344

Join our Facebook group: 'Help Shape the Future of Matson & Podsmead'

Jeśli chciałbyś otrzymać ten dokument lub jakiegokolwiek informacje na temat projektu regeneracji w języku polskim, proszę skontaktuj się z GCH pod numerem telefonu **01452 424344** lub napisz na adres mailowy communications@gch.co.uk.

Podczas kontaktu z nami prosimy o uwzględnieniu informacji czy mieszkasz w Matson czy w Podsmead.



Technical Surveys Starting Soon!

We have now reached the stage where we need to carry out some technical surveys to check on ground conditions.

Ground investigations will take place in 3 areas between 22nd and 26th June;

- The green between Scott Avenue and Masefield Avenue at the Shakespeare Avenue (Northern) end.
- The green between Scott Avenue and Masefield Avenue at the Podsmead Road (Southern) end.
- The green between the A38 (Cole Avenue) and Byron Avenue at the Lower Tuffley Lane (Western) end



As part of the investigation work a small drilling rig will be on each area for 2-3 days.

The investigations will give a greater understanding of the future engineering requirements that may be required as part of the proposed regeneration.