

Comparison of GVG Town Centre Master Plan and GBC Local Plan Submission

Town Centre

1. The Town Centre for the purposes of comparison covers the area from Woodbridge Meadows south to Millmead, and East from North Street to the Cathedral.

The Area covers

- GBC Local Plan sites submitted in the range A1 to A15
 - GVG Sites that overlap the proposed sites in the local plan e.g. at Station
 - New sites identified by GVG, mainly Woodbridge Meadows and New Civic Quarter
2. The GVG plan includes proposals for massing/ size of buildings and allocation of space, this has been included in tables below and includes Community Space, Education, Health Facilities etc.

Headings in Table

1. **GVG TCMP to sum of the Town Centre Masterplan excluding North Street**
2. **GVG - North Street** - GVG has not done detailed work on North Street, we show a possible scheme for North Street with a more commercial use bias. Could include relocating Cinema to provide anchor for site (Cinema doesn't require river views!!). North Street needs careful use optimisation to support future requirements with a flexible development
3. **GVG TCMP Uplift** - possible total of housing if extra height over and above the average of 4 stories proposed by GVG was applied to the GVG scheme to an average 6 stories. (Note this is not as high as the agreed Solum Scheme)
4. **GBC Local Plan Submission**
5. **Approved post Submission** - Sites approved post Submission – Solum and The Plaza Site (although NOTE that Pegasus has notified their mailing list that they will not now be developing the Plaza site - ANNEX 1)

	GVG TCMP	GVG - North Street	GVG TCMP Uplift	GBC Local Plan Submission -includes North Street	Approved post Submission
Residential Sqm	281,279	-	-	-	-
Parking Sqm	96,449	5,600	-	-	-
Retail Sqm	9,726	5,100	-	42,150 (North Street)	3,427 (Station)
Food & Beverage	9,159	5,100	-	8,500	-

	GVG TCMP	GVG - North Street	GVG TCMP Uplift	GBC Local Plan Submission -includes North Street	Approved post Submission
Sqm				(North Street)	
Office/Commercial Sqm	10,440	25,000	-	3,000 (North Street)	1,877 (Station)
Health Centre/Hospital Facilities	1,152	-	-	-	-
Cinema Unit	1 Unit	-	-	1 unit	-
Care Home Unit	4,368	-	-	-	-
Station Sqm	4,004	-	-	-	-
Hotel Unit Sqm	5,765	-	-	-	-
Arts Centre	4,626	-	-	-	-
Nursery Sqm	612	-	-	-	-
School Unit Sqm	14,672	-	-	-	-
Community Unit	3,906	-	-	-	-
Student Housing Sqm	19,703	-	-	-	-
Civic Offices (Council, Police, Courts) Sqm	37,554	-	-	-	-
Retirement Sqm	0	-	-	-	-
Open Space Sqm	0	0	5 areas	-	0
Gym Unit	0	1 unit	0	2 unit	1 unit
Infrastructure (Roads etc)	New Transport Corridors	-	0	-	-
Total GEA in GVG TCMP area	506,360	-	-	-	-
Number of Dwelling Units in GVG TCMP Area	3002	400	1100	1541 (includes North Street)	598
Number of Parking Spaces	2,688	140	0	450	812
Number of Student Units	353	-	354	-	-
Number of Retirement Units	52	-	41	56	100

Summary

GVG plan provides via a comprehensive plan:

- Circa 1,900 more units than GBC, excluding North Street. GVG also has 353 more units for Students.
- GVG proposes less Retail and F&B 10,000 sqm than GBC at 50,000 sqm – spread in smaller units, which GVG believes is more viable in current retail climate
- GVG has 10,000 sqm more Office commercial space than GBC, excluding a possible 25,000sqm in our proposals for North Street
- GVG plan allows for relocation of Police, GBC, etc. into a new civic quarter which is allowed for by circa 35,000sqm of space.
- GVG plan supplies space for an Education, Market, Hotel, Health and community facilities.
- As GVG have not considered Bright Hill 40 units, we have adopted GBC proposals into GVG totals.

Total for the major developments (Godsden, Slyfield, Blackwells, Ash)

GBC Major Housing Outside Town Centre	Sqm or Units
Residential Sqm	0
Parking - spaces	0
Retail Sqm	3,360
Food & Beverage Sqm	0
Office/Commercial Sqm	40,000
Health Centre/Hospital Facilities	0
Cinema Unit	0
Care Home Unit	0
Station	0
Hotel Unit	0
Arts Centre Unit	0
Nursery Unit	0
School Unit	6
Community Unit	3,100
Student Housing Sqm	0
Civic Offices (Council, Police, Courts) Sqm	0
Retirement Sqm	100
Open Space	0
Gym Unit	0
Other	0
Infrastructure (Roads etc)	0
Total GEA	0
Number of Dwelling Units	8,450

GBC Major Housing Outside Town Centre	Sqm or Units
Number of Parking Spaces	0
Number of Student Units	0
Number of Retirement Units	0

Other GBC sites outside Town Centre

GBC outside Town Centre	Area / units
Residential Sqm	
Parking - spaces	0
Retail Sqm	200
Food & Beverage Sqm	0
Office/Commercial Sqm	7,500
Health Centre/Hospital Facilities	0
Number of Dwelling Units	1,797
Number of Parking Spaces	0
Number of Student Units	200
Number of Retirement Units	112

GVG 5/18 V.3