

Canal Corridor



The Canal Corridor provides an important opportunity for a range of employment based regeneration projects, especially for those businesses seeking to relocate or expand within the Gloucester Heritage URC area.

It also offers attractive residential development sites overlooking the Gloucester

and Sharpness Canal that will help meet the growing need for family and affordable housing close to the city centre.

The completion of the South West By-pass will massively improve the southern approaches to Gloucester and open up large areas of land in the city centre and the canal corridor for redevelopment.





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- 1 Blackfriars
- 2 Gloucester Docks
- 3 Canal Corridor
- 4 Gloucester Quays
- 5 Kings Square
- 6 Greyfriars
- 7 Railway Triangle

Site description

The Canal Corridor is situated on both sides of the Gloucester and Sharpness Canal, linking Gloucester Quays to the southern boundary of the city, and Junction 12 of the M5 motorway. The Bristol Road side of the canal contains a range of mainly poor quality industrial, retail and commercial units and the road is heavily congested. The west bank of the canal carries the South West By-pass, accessed by a major new bridge at its southern end, where the road crosses open farmland.

Three large brownfield sites, namely the Transco Site, the Contract Chemicals Site and the Price Street Site, will become more viable when the new South West By-pass is completed in 2007, opening up a range of development opportunities.



Unlocking the south of the city

Canal Corridor

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The preferred scheme

The preferred scheme will deliver a range of industrial and employment-led regeneration opportunities along Bristol Road, together with attractive mixed use residential developments overlooking the canal. Sustainable modes of travel will connect these new communities and businesses to the city centre.

High quality family homes, which cannot be provided within other high density mixed use schemes, as well as affordable housing, will exploit the recreational, lifestyle and amenity potential of the canal.

Outputs

- 22 ha of brownfield land reclaimed
- 450 new homes
- 1,250 new jobs
- 47,000 sq m commercial floorspace
- £100m private sector leverage

Planning issues

Issues include addressing the need to maintain the employment role of the area while exploiting the potential of parts for mixed use development. The role for the area identified through the allocations in the Waste Local Plan also needs to be addressed. Improved pedestrian and cycle links to connect communities across the canal, and improvements to enable sustainable linkages to the city centre, will be required.

There will be likely contamination from gasworks activity and industrial uses which will require further investigation on the three main sites in the area.

Procurement

It is envisaged that the three main redevelopment sites in the canal corridor will be developed by the private sector working closely with the Gloucester Heritage URC.



Declaration: The proposals and schemes described in this publication are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, illustrations, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct but their accuracy cannot be guaranteed and are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or agent of the Gloucester Heritage Urban Regeneration Company Ltd has authority to make or give any representation or warranty in relation to any land or property.

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