

Strategic Assessment of Land Availability (SALA)

Gloucester City Council - March 2016



Strategic Assessment of Land Availability March 2016

Disclaimer

In relation to the information contained within this report and any previous/related reports relating to Gloucester City Council's Strategic Assessment of Land Availability the council makes the following disclaimer:

- This 2016 Strategic Assessment of Land Availability (SALA) forms part of the evidence base for the preparation of the Gloucester City Plan. It represents a 'snapshot' in time and draws on and updates information contained within earlier SALA, SHLAA and SELAA documents produced by the Council.
- This SALA only identifies sites that may have future development potential it does not *allocate* sites to be developed for housing or employment purposes as that is the role of the Gloucester City Plan.
- The identification of a site in the SALA as suitable, available and achievable does not imply that the Council will grant planning permission on the site. Any planning applications made prior to the adoption of the Gloucester City Plan will be assessed against the appropriate national and local policies at the time, taking into account any other material considerations that may apply.
- The inclusion of potential housing and employment sites within the study does not preclude them from being developed for other purposes.
- The information contained in the sites assessment table is based on information available at the time of writing and whilst every effort has been made to present accurate information, there may be some omissions and/or factual inaccuracies. The council does not accept liability for omissions and/or factual inaccuracies. Users of the study must appreciate that there may be additional constraints on some sites that were not identified at the time of the survey. It is therefore important to note that any future proposals will need to be assessed **on their own merits** at the time of submission rather than on the information contained in the SALA.
- Likewise, some of the identified constraints may have been removed or addressed since the assessment was compiled. Issues may arise during the course of a detailed application that could not/were not foreseen at the time of the SALA study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of planning application and not rely solely on the findings of the assessment.
- The purpose of this report is to give a broad indication of sites with housing and employment development potential. It is impossible to identify all sites that may be delivered.
- The exclusion of sites, buildings or areas from the study does not preclude the possibility of planning permission being granted in them. Sites will continue to come forward, which will be suitable for development, and which have not been identified in the assessment.

- The SALA will be subject to annual review and will be a key evidence document in the preparation of the City Plan with regard to the supply of deliverable and developable sites within the administrative area of Gloucester City.
- The delivery of dwellings and employment land will continue to be monitored through the annual housing monitoring report and bi –annual employment land monitoring report.

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Abbreviations

SHLAA: Strategic Housing Land Availability Assessment

SELAA: Strategic Employment Land Availability Assessment

SALA: Strategic Assessment of Land Availability

SAP: Sites Assessment Panel

AONB: Area of Outstanding Natural Beauty

LCA: Landscape Conservation Area

SSSI: Site of Special Scientific Interest

TPO: Tree Preservation Order

PDL: Previously Developed Land

JCS: Joint Core Strategy

CP: City Plan

NPPF: National Planning Policy Framework

NPPG: National Planning Practice Guidance

DCLG: Department of Communities and Local Government

SPD: Supplementary Planning Document

RSS: Regional Spatial Strategy

PAS: Planning Advisory Service

SFRA: Strategic Flood Risk Assessment

OAN: Objectively Assessed Need

Executive Summary

- This report is the second Strategic Assessment of Land Availability (SALA) for housing and employment land for Gloucester City. It updates the 2014/15¹ Strategic Assessment of Land Availability Report (SALA).
- The National Planning Policy Framework (NPPF) (paragraph 47) requires local planning authorities to identify and annually update a supply of specific ‘deliverable’ sites to provide a five year plus 5% supply against their housing requirements; plus a supply of ‘developable’ sites or broad locations for growth for years 6-10 and where possible for years 11-15.
- This assessment therefore considers sites within Gloucester City that are considered potentially capable of delivering housing and/or employment within the City over the next 15 years and beyond. The assessment is part of the evidence base informing the preparation of the Gloucester Cheltenham and Tewkesbury Joint Core Strategy and the Gloucester City Plan, which taken together, along with any Neighbourhood Plans that may be adopted within the City, will comprise the development plan for the City.
- The purpose of the SALA is to help the Council identify specific sites that may be suitable for allocation for housing and or employment development within the administrative area of the City.
- The SALA methodology has been prepared jointly by Gloucester City, Cheltenham Borough and Tewkesbury Borough Council in accordance with the National Planning Policy Framework (2012) and the DCLG online Planning Practice Guidance – Land Availability (ID 3-001-20140306) which requires assessments for housing and employment land to be undertaken concurrently.
- The methodology is set out at Appendix 1 of the report.
- The 2016 SALA identifies 74 sites² as follows:

Site Origin	Number
HA Sites = previous or potential Housing Allocations	11
EA Sites = from Employment Allocations	5
NLUD Sites = from the National Land Use Database	2
SUB Sites = Submitted by agents	34
FS Sites = Officer found sites	14
ED Sites = Employment Land Availability Study sites	6
LAP Sites = Lapsed sites	2
Total	74

¹ The previous SALA report is referred to as the 2014/15 SALA as it was published in early 2015 but contains 2014 data.

² Note: In this report, large sites such as ‘Railway Corridor’ are counted as 1 site under 1 number e.g. HA20.

- Appendix 2a lists the sites for easy reference and Appendix 2b provides more detail. In 2b sites identified in light lilac shading are existing commitments.
- The 2016 SALA identifies 27 sites that are potentially suitable, available and achievable and therefore 'deliverable' within the first five years for housing and/or employment.
- An assessment of potential Gypsy, Traveller and Travelling Showpeople sites will be published separately as an addendum to this report.

Section 1: Introduction and Methodology

- 1.1 This report is the second combined Strategic Assessment of Land Availability (SALA) prepared by Gloucester City Council. It provides a comprehensive review of sites within the City for housing and employment development.
- 1.2 The assessment has been published as part of the evidence base for the City Plan and is not subject to statutory public consultation. Any comments on the findings of the report or the methodology used will be considered during the on-going annual reviews of the SALA.

What is the Strategic Assessment of Land Availability?

- 1.3 The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF) published by the DCLG in 2012. Paragraph 47 of the NPPF requires local planning authorities to prepare Strategic Housing Land Availability Assessments to assess land availability over a plan period. The National Planning Practice Guidance (PPG) published by DCLG (ID 3-001-20140306) suggests that local authorities undertake assessments of housing and employment land concurrently.
- 1.4 To that end the three Joint Core Strategy authorities have produced a joint methodology for the assessment of housing and employment land, with each authority undertaking its own individual assessment of sites in order to provide an evidence base for on going development plan preparation (see Appendix 1).
- 1.5 The strategic development plan for the City will be the Joint Core Strategy (JCS), which will provide a strategic framework for future development across Gloucester, Cheltenham and Tewkesbury until 2031. Gloucester's City Plan will set locally specific policies and identify housing and employment allocations within the administrative area of the City for the same plan period. The SALA will therefore help the Council to identify specific sites that may be suitable for allocation in the City Plan.
- 1.6 The definition of 'employment' for the purpose for this assessment has been informed by the NPPF and includes the traditional 'B class' uses of B1 (offices, research and development and light industry), B2 (general industry) and B8 (storage and distribution) as well as job generating uses such as retail, education, health and leisure.

How much housing and employment provision is Gloucester City expected to deliver?

- 1.7 On 27th May 2010 the Coalition Government announced its intention to abolish Regional Spatial Strategies (RSS) through the Localism Bill (published 13th December 2010) and to make local planning authorities responsible for establishing the right level of local housing provision for their area. Local authorities were advised to continue to collect and use reliable information in order to justify their housing supply policies and defend them during the local plan examination process. The south west RSS was formally revoked on 20th May 2013.
- 1.8 Following announcements made regarding the RSS the JCS authorities reacted positively and continue to progress the JCS, which was submitted to the Planning Inspectorate for

examination on 20th November 2014. The JCS evidence base, prepared by Nathaniel Lichfield and Partners (NLP) and Cambridge Centre for Housing and Planning Research (CCHPR) provided the basis for the JCS authorities to establish the objectively assessed housing need for market and affordable housing (OAN) across the housing market area comprising the three authorities.

- 1.13 The Submitted JCS³ (November 2014) took forward the OAN of 30,500 dwellings and 28,000 jobs with an associated 64.2ha of employment land. The Submission JCS demonstrated that Gloucester could deliver 7,670 dwellings (2011-2031) with 3,630 dwellings to be provided at urban extension sites to the north of the administrative area of the City.
- 1.14 The current position (early 2016), following a number of stages of examination hearings points to a figure for Gloucester City (and the JCS area) significantly higher than the OAN figure in the Submitted JCS.
- 1.15 The JCS OAN and employment land requirement will continue to be monitored and will be reviewed five years after the JCS is adopted and will take account of the most up to date evidence available at that time. Adoption of the JCS is currently scheduled for 2017; this would trigger a review in 2022.
- 1.16 Further information on the JCS and its evidence base can be found on the JCS website at www.gct-jcs.org

Methodology

- 1.17 This SALA report has been produced in accordance with the Planning Practice Guidance using a methodology agreed jointly between the three JCS authorities and attached at Appendix 1. The methodology will be further reviewed for future years should this be required by future amendments to the Planning Practice Guidance.
- 1.18 It should also be noted that work is on-going across the Gloucestershire authorities to try and establish a joint methodology and approach towards strategic site assessment within the housing market area in order to comply with emerging guidance.

³ For an explanation of the process by which the OAN figure for the Submitted JCS was arrived at, and the changing figures over time, please refer to Section 1 of the 2014/15 SALA.

Section 2: The Assessment Process

Sources of Sites

- 2.1 The report considers a number of sources of sites in order to provide a comprehensive assessment of housing and employment potential across the City.

Draft LDF allocations for housing, employment or mixed use from the LDF Central Area Action Plan and LDF Sites Allocation Document.

- 2.2 The development potential of all housing and employment and mixed use draft allocations from the LDF documents described above has been assessed. While many of the draft allocations were subject to a preferred options consultation they were not formerly subject to an examination in public and consequently not formerly adopted.

- 2.3 Draft housing sites are identified in the site table at the Sites Assessment Table, Appendix 2 with the prefix 'HA' and employment allocations as 'EMP'.

Sites submitted for consideration and assessment

- 2.4 The Council has an on going 'call' for sites that have the potential to contribute housing and employment development in the City.
- 2.5 Sites that have been submitted to the sites consideration process since 2008 are identified with the prefix 'SUB' in the sites assessment table. Where submitted sites and allocated sites overlap there may be two reference numbers for a site – however only one row will be completed with information in order to ensure double counting of capacity does not occur.
- 2.6 Sites that were previously considered in the Strategic Employment Land Availability Assessment 2012 but were not considered by the 2012 Strategic Housing Land Availability Assessment are identified with the prefix 'ED'.

Sites found through further study

- 2.7 Over the course of the years additional 'officer found sites' have been added to the study. These are sites that have come to the attention of officers through internal joint working with other teams and departments within the Council. Such sites include amongst others, vacant buildings known to officers, sites that have expired planning permissions and sites known to officers with development potential. A small number of officer found sites have been added to the 2016 study.
- 2.8 Sites that have been identified by officers have the prefix 'FS' in the sites assessment table.

Carrying out the survey

- 2.9 Where sites have been previously assessed the findings have been reviewed in order to ensure accuracy.

- 2.10 The Council’s GIS mapping system was interrogated in order to ascertain constraints such as flooding and heritage.
- 2.11 Recent changes to site constraints were due to additional information concerning archaeological constraints and the need for additional built environment and heritage evidence.

Capacity Considerations

- 2.12 Where a site has an extant planning permission and the delivery of the permitted number of dwellings is considered undeliverable by the Site Assessment Panel this is noted in the ‘Market Adjustment’ column of the table. The market adjustment figure is then carried forward into capacity calculations and the SALA trajectory.
- 2.13 The NPPF encourages local authorities to set their own approach to housing density to reflect local circumstances. Site capacities are based on evidence from site promoters, urban design principles and other local information. Where evidence is unavailable the indicative site densities are based on 40 -50 dph within the urban area and 30-40 dph outside the urban area.
- 2.14 Where sites can yield at a higher density owing to local circumstances or the type of development proposed, the potential higher capacity has been indicated in the sites table. This is particularly relevant for central area sites within the City which have the potential to yield higher density development for example as the result of the conversion of historic buildings, to make the best use of land or to comply with good principles of urban design.
- 2.15 In order to ensure that site capacity makes sufficient provision for infrastructure a density multiplier has been used to achieve a net developable area based on the following assumptions;

Table 1: Developable Area Multiplier

Site Size (ha)	Discounted site area	Area for housing
0-0.4	10%	90%
0.4 - 2	17%	83%
2+	37%	63%

- 2.16 Where a site has been required to be heavily discounted for landscape purposes then the density multiplier may have increased at the request of the Site Assessment Panel, this is noted on a site by site basis at Appendix 2.
- 2.17 Where a site has been identified as suitable for employment development, the site capacity is expressed as a gross developable area in hectares.

- 2.18 Where a site is suitable for both residential and employment development both a capacity figure for dwellings and the site area for employment is provided.

Assessment Criteria

Suitability

- 2.19 Sites have been considered suitable where they offer a suitable location for development and would contribute to the creation of sustainable, mixed communities. Each site was considered for its suitability for both housing and employment development.
- 2.20 The assessment focuses on the existence of physical and environmental constraints based on available evidence.

Flood Risk

- 2.21 Technical Guidance to the NPPF makes it clear that where there are no reasonably available sites in flood zone 1, local authorities may consider development in flood zone 2. Sites in flood zone 2 have therefore been considered suitable for some development in this assessment subject to a flood risk assessment on the appropriateness and scale and nature of the development.
- 2.22 Sites have generally been assessed as unsuitable if they fall entirely within flood zones 3a and 3b (SFRA Level 2 - 2010 and 2013). A site's capacity is adjusted where part of the site falls within flood zone 3a or 3b. Consideration has also been given to whether a site includes a watercourse, culverted watercourse or a planned scheme to mitigate flood risk.

Potential impacts upon landscape features

- 2.23 This study has been informed by the Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis (2013). Where sites are identified as being within an area of high landscape sensitivity, they have been deemed inappropriate and assessed as unsuitable. Where sites are identified as being within an area of medium to high landscape sensitivity they are considered suitable for development.
- 2.24 The WSP Landscape report provides further evidence for City Plan purposes for those sites subject to landscape constraints within the City and its findings have been reflected in the capacities identified in the Sites Assessment table.

Cordon Sanitaire

- 2.25 Sites have been assessed as unsuitable where they fall within an identified cordon sanitaire. Within the City there is a cordon sanitaire around the Netheridge sewage treatment works to the south of Hempsted and north of Quedgeley.

Contamination

- 2.26 The existence or likely existence of contamination has been considered in determining the suitability of sites. Where contamination is known to exist this may affect the viability of small sites for residential purposes.

Availability

- 2.27 Sites have been considered available for development where there is confidence there are no legal or ownership problems, the land is owned by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where constraints do exist a site may be considered available where the local authority considers the constraints can be overcome in a timely manner.

Achievability

- 2.28 Sites are considered achievable where they are suitable and available and there is a reasonable prospect that they will be delivered at a certain point in time. The potential timescale for delivery is indicated in the Sites Assessment Table at Appendix 2.
- 2.29 Where sites have been considered achievable for development, an assessment has been made of when the site could come forward. The period of achievability has been identified as 1-5, 6-10 or 11-15 years.
- 2.30 Sites can not be considered achievable in the first five years if they have been identified as unsuitable or unavailable. Where a site may be available beyond five years and is suitable an estimate is provided of when it may be achievable. An indicative site capacity is also provided.

Site Assessment Panel

- 2.31 A Sites Assessment Panel (SAP) has been established for the JCS area in order to inform housing and employment land availability assessments in accordance with former DCLG SHLAA guidance. This panel includes local land agents, planning consultants, representatives from local Chambers of Commerce, local authority policy, housing and economic development officers and registered social landlords.
- 2.32 It is the role of the SAP to help advise on the viability of sites and their possible deliverability. A SAP session was held for Gloucester City, Tewkesbury Borough and Cheltenham Borough on 12th January 2015 and 6th January 2016 to consider all sites. The comments of the panel are recorded in the table attached at Appendix 2.
- 2.33 The testing of the viability of sites may be further supplemented in the future by the use of viability assessment tool kits such as the Planning Advisory Service (PAS) viability toolkit.
- 2.34 The Terms of Reference for the SAP require a member to express an interest at the meeting where they have a commercial, financial or personal interest in a site.

Section 3.0: Residential Site Phasing

- 3.1 In order to boost the supply of housing, the NPPF states that local planning authorities should:
- Identify and update annually a supply of specific 'deliverable' sites sufficient to provide five year's worth of housing against their housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities are required to increase the buffer to 20% to provide a realistic prospect of achieving the planned supply; and
 - Identify a supply of specific, 'developable' sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 3.2 The initial survey of sites and assessment of their deliverability and developability has been used to inform an indicative SALA housing trajectory for the City, which is attached at Appendix 3. Its purpose is to inform plan making and to provide evidence for the NPPF requirements for local authorities to produce housing trajectories and to maintain a five year supply of deliverable sites.
- 3.3 The SALA trajectory covers a 20 year period, with the first five year period commencing in the monitoring year of 2014/15. It gives an indication of when dwellings on 'deliverable' and 'developable' development sites could be delivered, particularly during the first five years.
- 3.4 Delivery rates set out in the trajectory have been based on local circumstances and evidence, including that provided by developers. The SAP has also reviewed this information and provided an additional market perspective in relation to the likely deliverability of sites. Where no developer update has been received, build out rate and lead in period assumptions are as per the agreed Joint JCS methodology.

Section 4.0: Results

- 4.1 The headline results of the SALA trajectory are set out in Table 2 below and are taken from the SALA trajectory attached at Appendix 3.

Table 2: 2016 SALA Results Table

Category (sites without planning permission)	Capacity
Potential dwelling delivery in years 1-5 (sites without planning permission)	1299 dwellings
Potential dwelling delivery in years 6-15 (sites without planning permission)	1121 dwellings
Potential employment land (sites without planning permission)	7.07 ha gross

- 4.3 Please note that some sites on the table in Appendix 2 are identified as being suitable for mixed use and therefore could deliver an amount of residential as well as employment development therefore some double counting may occur.
- 4.4 For details of delivery of dwellings and the existing level of commitments in the City please refer to the City Council's annual housing monitoring report which can be found at <http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/Monitoring.aspx>

Section 5.0: Employment Land

- 5.1 As indicated by Table 2 above, 7.07 ha gross is considered to be 'deliverable' for employment purposes. This figure was submitted to the JCS Statement of Common Ground Employment Land Summary (Feb 2016) (JCS Exam Document 183).

Section 6.0: Next Steps

- 6.1 This document is not subject to a statutory consultation period.
- 6.2 The assessment will be reviewed in the summer/autumn of 2017. New sites can be submitted at any time using the Sites Submission form on the City Council website.
- 6.3 Further information can be obtained from

Planning Policy and Heritage Service 01452 396861
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Appendix 1: Joint JCS Strategic Site Assessment Methodology

Supply component	Approach
<p><i>Assessment sites from a range of sources:</i></p> <p>(NB: From 2013 onwards sites that could deliver 5 or more dwellings or covering 0.2ha are included in the assessment)</p>	<p>Existing/draft/emerging development plan site allocations</p> <p>Submitted sites</p> <p>Officer-identified sites</p> <p>Assessment sites from previous years SALA/SHLAA/SELAA studies</p> <p>Expired planning permissions yielding 5 or more units from 2011/12 monitoring period onwards</p>
<p>Planning consents</p>	<p>All extant planning consents for residential use are included in the assessment as potential housing sites</p>
<p>Criteria</p>	
<p>Suitability</p>	<p>A site is considered suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The assessment focuses on the existence of physical and environmental constraints, based on available evidence. To reflect the fact that development plans are being reviewed, existing Local Plan policies which restrict the use of a site or area are not, in general, employed at this stage of the assessment. The key exceptions to this approach are designated Green Belt areas and the Cotswold Area of Outstanding Natural Beauty (AONB). The approach to sites in these areas is also set out below.</p> <p>Assessment of the suitability of a site for development is also informed by local evidence including the existence of any relevant pre-application discussions, planning applications, Development Briefs, Supplementary Planning Documents etc. and evidence gathered from site assessment panels.</p>
<p>Availability</p>	<p>A site is considered available for development where there is confidence that there are no legal or ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners, the land is controlled by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.</p> <p>Where such constraints exist, a site may be considered available where the local authority considers that constraints can be overcome in a timely manner.</p>

Achievability	<p>A site is assessed as achievable where it is considered deliverable and viable and there is reasonable prospect of it being available at a point in time. This is essentially a judgment about the economic viability of a site and also its deliverability in relation to current and emerging planning policies where appropriate.</p> <p>It is the role of the Sites Assessment Panel to help advise on the viability of sites. This may be supplemented by the use of viability assessment tools such as the Planning Advisory Service (PAS) viability toolkit.</p> <p>A site cannot be considered achievable if it is identified as unavailable or unsuitable. Sites require a timescale for delivery where suitable, available and achievable, namely 1-5, 6-10, 11-15 years or 16-20 years.</p>
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Suitability for residential development

<i>Green Belt</i>	<p>A Green Belt site may be considered suitable where it is located within an area of Green Belt proposed to be removed by the emerging development plan document. Areas of land proposed to be removed from the Green Belt but safeguarded for future development needs may be considered as suitable for longer term development needs.</p>
Cotswolds AONB	<p>A site may be considered suitable where it is sustainably located and is not in an area of 'high' landscape sensitivity (see landscape section below). However, in the absence of an evidence base relating to the landscape sensitivity of sites within the AONB a precautionary approach will be taken for the purpose of this assessment and sites will generally considered unsuitable.</p>
Physical constraint: Flood Risk	<p>A site is assessed as unsuitable if entirely within flood zone 3a/b. This is informed by the Environment Agency Flood Zone Map, Strategic Flood Risk Assessment Level 1 (2008), Level 2 (2010) and Level 2 Additional Assessments (2013). A site's capacity will be adjusted where part of the site falls within flood zone 3a or 3b.</p> <p>Consideration will be given to whether the site includes a watercourse, culverted watercourse or planned scheme to mitigate flood risk.</p>
Physical constraint: Access	<p>A site is not suitable if not physically accessible and constraints cannot be overcome within the achievability considerations.</p>
Physical constraint: Topography	<p>A site is not suitable if the topography of the site is steeply sloping or deemed a physical constraint on development. A site's capacity will</p>

	<p>be adjusted where part of the site is physically constrained by topography.</p>
Evidence: Landscape	<p>The Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis are used to assess landscape sensitivity around the JCS Broad Locations (2011). In general, a site is considered unsuitable where it is assessed as being of 'high' landscape sensitivity. It is accepted that this does not cover the entire JCS area, where other landscape designations exist these will be noted but will not necessarily affect suitability.</p> <p>Where local landscape analysis exists, this will also be used to inform assessments.</p> <p>Gloucester City uses additional outputs from the WSP Landscape report commissioned as City Plan evidence to inform site assessment panel capacities. Tewkesbury Borough is using additional outputs from the Landscape Assessment for the Tewkesbury Borough Plan.</p> <p>Cheltenham published a landscape character, sensitivity and capacity assessment of Cotswold AONB within the Cheltenham Borough administrative boundary in April 2015. This document assesses suitability of a site in terms of its potential level of capacity. A site is considered unsuitable where it is assessed as being of 'low overall' 'resulting landscape capacity'</p>
Cordon Sanitaire	<p>A site is unsuitable if it falls within an identified cordon sanitaire.</p> <p>Nb. For Cheltenham areas of cordon sanitaire are identified within the adopted Local Plan as a Development Exclusion Zone. Para 4.6.22 of the JCS states there is potential for the zone to be reduced in size, however this work is on-going and will be assessed through the JCS examination.</p>
Contamination	<p>The existence, or likely existence, or contamination will be considered in determining the suitability of the site. Where contamination is known to exist on a small site this may affect viability for residential use.</p>
<p>Suitability for economic development and other uses</p>	
Employment development	<p>Sites are considered in accordance with the same criteria as residential development. The suitability of the site with regard to infrastructure requirements is also taken into consideration.</p> <p>A site can be considered suitable for both residential and employment uses.</p>

Other uses	Sites may be considered for other uses where appropriate to inform their development plans.
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Capacity considerations

Market adjustments to existing consents	For sites with planning consent, housing development capacities may be adjusted, taking into account any planning applications, local delivery evidence and the views of the 2016 site assessment panel where the existing planning consent is considered unviable or undeliverable under current market conditions.
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Density assumptions - residential	<p>The NPPF encourages local planning authorities to set their own approach to housing density to reflect local circumstances.</p> <p>Site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information.</p> <p>Where evidence is unavailable, for Cheltenham and Gloucester, 40-50dph is generally used for the urban area and 30-40dph for areas outside of this. For Tewkesbury, 30-40dph is used for urban areas and 30dph for other areas.</p>
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To account for a proportion of the site that will be taken up by infrastructure and landscaping, a density multiplier is applied to achieve a net developable area based on the following assumptions:

Density Multiplier Assumptions

Site Size (ha)	Discounted site area	Area for housing
0-0.4	10%	90%
0.4-2	17%	83%
2+	37%	63%

Density assumptions - employment	Site capacity is expressed as a developable area in hectares. Where necessary this can be used to calculate floor space and jobs capacity using guidance on densities.
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It is for the plan making process to identify locations for specific types of employment development.

Cotswolds AONB	When assigning development capacities to sites within the AONB, regard will be had to NPPF paragraph 116 which states that ‘planning permission should be refused for major developments in these areas except in exceptional circumstances’.
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Evidence: Conservation	<p>Heritage is identified as a potential constraint on capacity and where a listed building of scheduled ancient monument exists figures may be adjusted accordingly.</p> <p>Gloucester undertook a review of all sites with regard to impact on heritage constraints for 2012 and 2013. Additional Historic Site Assessment to inform the SALA is currently being undertaken – where this has been completed for sites it has been incorporated into the SALA review for 2016.</p> <p>Additional heritage work to inform the SALA and site allocations in the emerging Cheltenham Plan has begun but will not be completed in time for the 2016 SALA panel, this data will be considered in future reviews of SALA once the work is complete.</p>
Evidence: JCS Wildlife/Biodiversity	JCS Biodiversity Evidence is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.
Evidence: Green Infrastructure	Green Infrastructure is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.
Contamination	Contamination is identified as a potential constraint on capacity but figures are not adjusted at this stage.
Involvement of local communities	
Community involvement	<p>Community involvement includes any ‘call for sites’ carried out by a local authority as well as public consultation carried out as part of development plan preparation (for example the Gloucester City Plan sites consultation).</p> <p>Sites emerging from Neighbourhood Plan work will be incorporated into future SALA assessments.</p>
Residential site phasing	
Purpose	To inform plan making and to provide evidence for the NPPF requirement for local authorities to produce housing trajectories and to maintain a 5 year supply of deliverable sites.
Time period	20 years.

First five year period	Commences in 2015-16.
Role of phasing	To give an indication of when dwellings on achievable development sites could be delivered, particularly during the first 5 years.
Small sites	The phasing of housing development on small sites will reflect the approach employed for the emerging Joint Core Strategy.
Green Belt sites	Where a site is proposed to be removed from the Green Belt by the emerging Joint Core Strategy it will not be included within the first 5 years unless evidence identifies progress has been made in bringing the site forward.
Greenfield sites	All potential greenfield sites have been included within residential sites phasing against appropriate delivery times. A greenfield site can be included in the first 5 years against realistic delivery rates where some progress has been made in bringing the site forward.
Lapse rate	A lapse rate may be applied to extant planning permissions - to be justified by local authorities based on local circumstances.
Windfalls	For the purpose of the housing trajectory an assumption about windfall development will be made in addition to the supply from planning consents and assessment sites. This relies on the windfall analysis undertaken in support of the JCS which projects past delivery trends forward for windfall sites of 0-4 dwellings, recognising that the majority of larger scale development will come forward through sites identified by Local Plans. The period of analysis was ten years to encompass the economic cycle (2003 to 2013). Windfall development occurring on garden land has been excluded from the figure in accordance with NPPF Paragraph 48. The windfall allowance is phased in following the first two years of the analysis period to ensure that double counting of extant permissions does not occur.
Assessment Matrix conformity	<p>A site should only be identified to deliver within the first 5 years if it is considered 'deliverable' – i.e. suitable, available and achievable</p> <hr/> <p>A site should be included within years 5+ where it is identified as developable in the longer term but not in the first 5 years. Delivery after the first five years is assigned to the time periods 6-10, 11-15 and 16-20 years.</p>
Delivery rates	Delivery rates are justified based on local circumstances and evidence including that provided by developers. Where no developer update on residential sites phasing has been provided the following

assumption is made:

25 dwellings in the first year and 50 dwellings per annum per developer thereafter.

Lead-in periods

For sites of less than 100 dwellings there is a 1 year lead-in from planning consent to completion of the first houses.

For sites over 100 dwellings there is an 18 months lead-in period from planning consent to completion of the first houses.

Appendix 2a: SALA 2016 – List for easy reference

No.	SALA Reference	Site Name
1	HA02	Kings Quarter
2	HA05	Contract Chemicals & Bristol Rd Sites
3	HA08	Thomas Rich's Car Park Hampden Way
4	HA11	MOD Site (Oil Storage, Hempsted)
5	HA12	Former Telecom House, Great Western Road
6	HA17	Greater Blackfriars
7	HA18	Land Adj Dry Dock
8	HA20	Railway Corridor & Triangle Sites
9	HA21	Land between Canal & Bristol Road (Griggs Timber)
10	HA26	Land at Leven Close
11	HA29	Norville site, Tarrington Road
12	EA01	Long stay car park, Railway Station
13	EA03	Land east of Waterwells Business Park
14	EA04	Secunda Way Industrial Estate
15	EA06	Land south junction between Eastern Ave and Barnwood Road
16	EA10	Land adjacent to Walls factory
17	NLUD01	Spinnaker Park
18	NLUD03	Land to rear of 5 to 15 Kemble Road
19	SUB02	GWRSA Social Club
20	SUB04	Helipebs, Sisson Road
21	SUB06	Land east of Hempsted Lane
22	SUB09	Land at The Wheatridge
23	SUB14	Car park at Tuffley Library
24	SUB15	Tuffley Resource Centre, Grange Road
25	SUB17	Fire Station, Eastern Avenue
26	SUB18	Land at Clearwater Drive
27	SUB19	Bohanam House & adjoining Community Centre, Barnwood Road
28	SUB21	Land at Corncroft Lane
29	SUB24	Land south Ski Centre
30	SUB25	Manor Gardens, Barnwood

31	SUB28	Rear of former Cattle Market
32	SUB29	Hare Lane Car Park
33	SUB33	Land at Snow Capel farm
34	SUB38	Griggs Timber, off Bristol Road
35	SUB40	The Knoll, Stroud Road
36	SUB41	Former Selwyn School Site
37	SUB42	Land Woods Orchard, Tuffley
38	SUB43	Allstone Site, Myers Road
39	SUB44	Land south Grange Road, Tuffley
40	SUB45	Horton Road Sidings
41	SUB46	277-279 Bristol Road
42	SUB48	Warehouse, Great Weston Road
43	SUB49	Gospel Hall, Matson Lane
44	SUB50	Site of former Bishops College, Oxstalls
45	SUB51	Wessex House
46	SUB52	Former Civil Service Sports Club, Estcourt Road
47	SUB53	Land at Winneycroft Farm
48	SUB54	Land at Rea Lane
49	SUB56	Royal Mail Distribution Centre, Eastern Avenue
50	SUB57	Newark Farm, Hempsted
51	SUB58	30 St Catherine Street
52	SUB59	9-11 St Catherine Street
53	FS01	GALA Club, Fairmile Gardens
54	FS02	Southgate Moorings and Car Park
55	FS08	Colwell Community Centre, Derby Road
56	FS09	Rear of Smith & Choyce, Upton Street
57	FS10	104 Northgate Street
58	FS11	Kemble Close
59	FS12	St James Close
60	FS13	Land adjacent to St Aldates
61	FS14	Mead Road
62	FS15	Former Redcliffe College, Horton Road
63	FS16	Land adjacent to Eastgate Shopping Centre & City Council Indoor Market
64	FS19	Double Gloucester Public House, Cheltenham Road

65	FS20	Former Lansons, 12-16 Quay Street
66	FS21	Cathedral Coaches, 18 Quay Street
67	ED011	Former Kwiksave Site
68	ED012	Industrial Units, Alvin Street
69	ED013	Peel Centre
70	ED033	Keyway Site, Barnwood Point
71	ED036	Gloucester Retail Park
72	ED044	67-69 London Road
73	LAP1	Hallmark Hotel, Matson
74	LAP2	37-39 Worcester Street (Tanners Hall)

Appendix 2b: Post Panel Site Assessment Table – January 2016

SALA Ref	City Plan Ref	Site	Source	Character and Assessment summary	Major Constraints	Accessibility	Highways Comments	Suitable	Available (first five years?)	Achievable in year	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2016 Update	2014/15 Position
HA02	WN4	'King's Quarter' Bus station; Market Parade & Kings Square. (Westgate Ward North).	Housing allocation MU.3 in 2nd Deposit Local Plan (2002). Potential housing allocation in City Plan.	Town centre, bus station, office and retail uses, subject to development brief & Concept Statement for retail led redevelopment of area with residential.	Within area of principle archaeological interest. Partly within City Centre Conservation Area and adjacent to London Road Conservation Area. Scheduled Monument of Whitefriars within site area. Multiple ownerships, requires a comprehensive regeneration approach.	Excellent access to services, facilities and employment. Excellent access to public transport, Stagecoach Gold Services and trains. New bus station to be built within the site and railway station located opposite the site. Train and coach services within the County, to Wales, Bristol, Birmingham and London.	Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. Existing capacity and congestion issues on Bruton Way. Transport Statement to accompany any planning application.	Yes	Yes	6-10	4.5	50	Yes - retail led regeneration 20,000 sq. m gross retail floor space.	Planning permission for bus station approved at Planning Committee in Dec 2015. Delivery of the new bus station will help kick start regeneration of this whole area. Land assembled in area by City Council to facilitate regeneration.	King's Quarter is the City Council's top regeneration priority. Kings Quarter Concept Statement adopted by Council in January 2013 Stanhope is the Council's preferred development partner.
HA05	-	Former Industrial Sites – Bristol Road (Contract Chemicals, St Gobaine, Wellman Graham)	Housing Allocation	Derelict and vacant employment site. Outline permission subject to S106 agreement for	Contamination from previous uses.	Fair.	Fair access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-11	9.1	235	Yes	/	Outline consent subject to S.106 for 235 dwellings.

				comprehensive redevelopment for employment and residential. Included with commitments in housing trajectory.											
HA08	WN5	Thomas Rich's Car Park Hampden Way. (Westgate Ward North).	Housing allocation H.2.Site 3 in 2nd Deposit Local Plan (2002). Potential Housing allocation in City Plan.	Occupied and functioning well as a City Centre car park. Need to replace the car parking facility in order to develop.	Area of Principal Archaeological Interest. Further archaeological and heritage assessment required. Site located within the Eastgate and St Michaels Conservation Area.	Excellent access to public transport, services, facilities and employment.	Safe and suitable access and parking required to support any scheme.	Yes	No	6-10/ 11-15	0.2	15	Site not suitable for office development.	Suitability of site for residential development to be considered through forthcoming Car Parking Strategy.	This is a well used car park located in close proximity to the City Centre. Could yield 15 flats at 80 dph.
HA11	WS10	MOD Site (Oil Storage) Hempsted	Housing allocation	Surrounding area subject to redevelopment. Contamination on site. Part of site housing allocation	SFRA 2 identifies part of site in flood zones 3a and 3b. Site adjacent to Newark House - listed building impact on setting and that of the conservation area designated. Site within area currently subject to an application for Neighbourhood Area designation.	Poor to fair.	Poor to fair access to public transport, services, facilities and employment	Yes	Yes	0-5 6-10	3.89	85	No	/	Planning application submitted for 101 dwellings, subject to S106 negotiations. Proposed scheme access is off Hempsted Lane. All proposed development is out of the flood plain.
HA12	KW6	Former Telecom House Great Western Road. (Kingsholm & Wotton Ward).	Employment Commitment in EC.4 in 2nd Deposit Local Plan (2002). Potential Housing allocation in City Plan.	Urban area to north of railway station. Site last used as a parking area. Allocated for magistrates court in 2002 2nd Deposit Draft Local Plan.	Possible contamination from historic use of site as a workhouse. Noise, vibration, air pollution from railway and station immediately to south of site. A culvert may run under the site –	Excellent access to public transport, both railway and bus services, facilities and employment.	25 units thus unlikely to have significant impact on Great Western Road/London Rd/Horton Rd junctions. Improvements to pedestrian and cycling facilities will be	Yes	No	6-10	0.6	25	Any land remaining after redevelopment for parking and new station entrance could be considered for starter homes or employment (update).	Site to be acquired by City Council to lease to Network Rail in order to provide enhanced commuter parking and passenger facilities at Gloucester train	SHLAA panel 2012 stated best use of site was employment or mixed use in conjunction with adjacent Wessex House site. Site included in City Plan Sites

					needs investigation.		sought in the locality.							station. Part of site may remain to enable delivery of key worker/student flats or starter homes.	Consultation 2013. No commitment from MOJ over future use of site.
HA17	WN3	Greater Blackfriars. (Westgate Ward North).	Policy S.2 in 2nd Deposit Local Plan for comparison retail as part of mixed use redevelopment. Potential housing allocation in City Plan as part of mixed use regeneration scheme.	City Centre car parks, vacant and derelict buildings, County Council offices, prison, police station. Multiple owners and interests. Development brief and master planning for comprehensive redevelopment of the area. Area includes the Fleece Hotel – the subject of an adopted Concept Statement (Feb 2012).	Part of site within Floodzone 3a & 3b. Possibility for sites to help deliver fluvial flood scheme for the City. Prison is listed in part and the site of former Gloucester Castle. Area of Principal Archaeological Interest & Scheduled Monuments. Listed buildings and scheduled monument and area located within Barbican and City Centre Conservation Areas. Further built heritage assessment required.	Central location with good access to public transport, services, facilities and employment.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5 6-10	11.76	350	Opportunity to deliver new City Centre offices & assembly & leisure facilities.	Peter Brett Associates commissioned by County Council to deliver masterplan/ LDO at site in Sept 2016. Delivery of County Quayside & Prison sites could help to deliver enhanced flood defenses for the City and Housing Zone - enabling more housing to be delivered within this part of the City by reducing flood risk.	Site includes Quayside blocks within County Council estate. Need for a primary school in the City centre - could be accommodated on this site. Site requires a comprehensive master plan approach. Prison recently sold to 'City & Country'.
HA18	WN6	Adjacent Dry Dock. (Westgate Ward North).	Potential housing allocation in City Plan.	Dock side location adjacent to existing flats and employment uses. Site currently used for car parking, storage and warehouses.	SFRA 2 indicates flood zone 3a & 3b. Setting of listed buildings and Docks conservation area, area of archaeological interest. Further archaeological and	Good access to public transport, services, facilities and employment.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and	Yes	Yes	0-5 6-10	1.34	65	Possible ground floor uses with apartments/ flats above.	Part of site now in use by Gloucester Brewery for employment purposes.	Site in ownership of Canals and Rivers Trust and adjacent to land used in association with Dry Dock by Neilson's for ship and boat repairs and refurbishment.

					heritage assessment required. Wider site area may be subject to contamination.		pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								
HA20	KW8	Railway Corridor: Great Western Road Sidings. (Kingsholm & Wotton Ward).	Landowner Potential housing allocation in City Plan.	Currently underused sidings, employment / commercial uses and car parking. Development of northern triangle has opened up access to allow existing sidings on Great Western Road to be moved to southern triangle. Site included within City Plan Sites consultation 2013 for mixed use development to include employment & residential.	Noise, vibration & air pollution from railway. Area of Principal Archaeological Interest. Contamination from former railway use.	Good access to public transport, services, facilities and employment, as well as City Centre.	Any applications required to be supported by a Transport Assessment. Impact on Great Western Rd/London Rd/Horton Rd will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5 6-10	4.5	100	Aspiration to deliver Biomedical HIC related employment on part of the site. Whole site may lend itself well to employment development.	Site understood to be being marketed by Network Rail - however Network Rail land also understood to be coming under DCLG portfolio and therefore accessible by HCA. HCA actively looking to accelerate delivery at this site as lies within Gloucester City Housing Zone. Freight sidings have been relocated to southern triangle.	Site identified by SELAA panel for mixed use development including biomedical HIC park. Biomedical aspiration still being pursued by University, NHS Trust & City Council partnership.
HA20	KW8	Railway Corridor: Northern Triangle (Elmbridge Ward).									8.61			Morrison's Supermarket and other A & B uses. Consented.	
HA20	KW8	Railway Corridor: Southern Triangle (Barton & Tredworth Ward).									4.22			Not available. No update from Network Rail regarding relocation to this site from	

															Great Western Road Sidings. No change to 2014 position.	
HA21	-	Land between canal and Bristol Road. (Podsmead Ward).	A GHURC 'Magnificent Seven' area.	Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. May require relocation of existing uses. Would need comprehensive development approach.	Some areas SFRA flood zone 2 and 3b. Some areas with contamination issues. Possible industrial heritage of local significance – requires survey. Further built heritage assessment required as area has potential for local industrial heritage assets.	Good access to public transport, services, facilities and employment.	Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	No	No	20.15	600	Area well utilised by existing businesses. Few voids.		2012 SELLA panel advised to retain as employment land for plan period. Site to be kept in SHLAA but capacity not in trajectory. Site not included as a potential development opportunity in 2013 City Plan sites consultation.	
HA24	QSV1	Land at Clearwater Drive. (Quedgeley Severn Vale Ward).	Landowner. Potential housing allocation in City Plan	<u>COUNTED</u> : See SUB18 below.												
HA26	L2	Land at Leven Close and Paygrove Lane. (Longlevens Ward).	Landowner. Potential housing allocation in City Plan.	Greenfield site surrounded by residential uses. Access to the site is locked, therefore not public open space. Allocated for development on part of site, with remainder for public open space.	Comprehensive SUDS scheme would be required as part of any development proposals.	Fair to good access to public transport, local services and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully	Yes	Yes	0-5	0.4	20	No - small site within a residential area	Loss of playing pitch at Paygrove Lane would be subject to the findings of new City Council Playing Pitch Strategy adopted by Council on 28th Jan 2016. Options at Leven Close being pursued	Site approved by Cabinet of County Council for disposal however site still constrained by access.	

							considered. Improvements to pedestrian and cycling facilities will be sought.								by County.	
HA29	BT1	Norville site, Tarrington Road. (Barton & Tredworth Ward).	Potential housing allocation in City Plan	Vacant industrial site, identified as housing allocation in draft LDF and City Plan. Not promoted through SHLAA by site owner. Surrounded by existing residential.	Approximately 1/3 of site within flood zone 3b. Possible contamination from past uses at site.	Good access to local services and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5	0.86	50	2012 SELAA panel identified as unsuitable for employment as within a residential area.	Site currently the subject of a planning application by Rooftop for 50 units. Negotiations at site on going and revised plans anticipated early 2016.	2012 SELAA panel recommended redevelopment for residential. Site included in City Plan Site Consultation Summer 2013. Current developer interest in bringing site forward.	
EA01	-	Long stay car park, railway station. (Westgate Ward North).	Employment allocation in 2nd Stage Deposit Local Plan - Policy E.2.1.	Operational long stay car park for railway station users. Surrounded by employment and transport uses. Site not available – required for continued use by railway users.	Noise issues with proximity to rail.	Good access to public transport, services, facilities and city centre.	-	No	No	No	0.49	-	No	Site to be reconfigured in plans to upgrade the visitor experience and short stay parking at Gloucester Station.	Site required by Network Rail for surface parking for customers. 2012 SELAA – site unlikely to come forward in plan period.	
EA03	QF1	Land east of Waterwells Business Park. (Quedgeley Ward)	Employment allocation in 2nd Stage Deposit Local Plan - Policy E.2.5. Site consulted on in City Plan Sites Consultation 2013.	Greenfield land previously allocated for employment uses within Local Plan and draft DPD. Subject to planning brief adopted by the Council for development	Area of Principal archaeological Interest. Further built heritage and archaeological assessment required. Part of site in Floodzones 2 & 3.	Poor access to public transport, service and facilities. Good access to employment.	Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration.	Yes	No	11-15	15.1	150	All options at site are employment led.	Allocation of area to be considered through City Plan.	2012 SELAA panel agreed most suitable use is employment - this area is the City's only strategic release of employment land remaining.	

				control purposes. Surrounded by employment, agriculture and some residential uses. Only small part of site suitable for residential development – requires full financial evaluation to demonstrate contribution to viability of wider scheme.			Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. Preferred access from Marconi Drive or a 4th arm off the roundabout.								Four options for consideration of this site included in City Plan Sites Consultation Summer 2013.
EA04	WS11	Land at southwest bypass (Secunda Way Industrial Estate). (Westgate South Ward).	See SUB37.	See SUB37.			-	No	Yes	No	0.7		2012 SELAA panel stated most suitable use is employment – possible road side uses.	Potential City Plan allocation for employment.	2012 SELAA panel stated most suitable use is employment. Site included in City Plan Site Consultation Summer 2013.
EA05	-	Land north of Naas Lane, IM Group.	See SUB30.	See SUB30 below.			-	-	-	-					
EA06	-	Land south junction between Eastern Ave and Barnwood Road. (Barnwood Ward).	Employment allocation in 2nd Deposit Local Plan E.2.7.	Vacant land adjacent to Walls roundabout, extent of employment allocation includes part of the Territorial Army site. Residential character on Barnwood Road, commercial on Eastern Avenue.	High archaeological potential - further built heritage and archaeological assessment required. Access and possible multiple ownership issues to be resolved.	Good access to public transport - on No.10 Gold route services, employment and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully	Yes	No	11-15	0.7	23	Currently constrained by access but could deliver offices.	Potential City Plan allocation if access can be resolved. Achievability confirmed by land owner.	2012 SELAA panel – site needs to come forward as part of a larger redevelopment but TA has a long lease on the site – not likely to come forward in plan period. Green field part of site sold by County & now in ownership of

							considered. Improvements to pedestrian and cycling facilities will be sought.								a local house builder.
EA10	B1	Land adjacent to Walls factory. (Barnwood Ward).	Potential employment allocation in City Plan.	Vacant Greenfield site adjacent to industrial uses and railway line, would not create an appropriate environment for residential development. Allocated for employment use. Site not available for residential as required for employment use.	Area of Principal Archaeological Interest. Contamination investigation required. Access issues. Edge of site SFRA flood zone 3b. Opportunity to improve biodiversity value of site and to improve GI particularly access under railway.	Good access to employment. Fair access to public transport, services and facilities within local area.	Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	No	No	No	5.85	0	Option in City Plan Sites consultation 2013 for employment	Site now benefits from outline consent for employment uses including car showroom.	2012 SELAA panel stated best use of site was employment. Current outline application submitted on the site for employment purposes B1/B2/B8.
NLUD01	-	Spinnaker Park – (Rear of 2 to 28 Hempsted Road)	NLUD site.	Surrounded by employment and industrial uses, electric sub station and landfill site.	Part of site SFRA flood zone 3b. Access and ownership issues to overcome. Setting of Hempsted Conservation Area and impact on Newark House Listed Building.	Poor to fair access to facilities and services.	/	No	No	No	2.54	-	Whole site suitable for employment related development.	/	2012 SELAA panel identified site as most suitable for employment. Site now coming forward for employment permissions. Historic outline permission for use of site for employment. New Hobbs Oils storage facility

															complete on site plus a recycling facility.
NLUD03	-	Land to rear of 5 to 15 Kemble Road.	NLUD.	Garages and vacant land to rear of residential properties. Surrounded by residential. Difficult shape to develop, multiple ownership with multiple access rights.	Further built heritage and archaeological assessment required.	Poor to fair access to public transport, local services, employment and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5	0.27	9	Site within a residential area not suitable for employment	Site transferred to Gloucester City Homes and consent granted for erection of 9 no. units.	City Council site with residential development potential. Site constrained by its shape Site subject to current planning application by Gloucester City Homes for 9 units.
SUB02	-	GWRSA Social Club. (Kingsholm & Wotton Ward).	Agent Submission.	Building on the site occupied by a church and land managed as car parking areas. Surrounded by employment uses, residential, hospital and railway line at an elevated level. Change in levels is a constraint.	Area of Principal Archaeological Interest. Noise, vibration & air pollution from railway and station immediately to south east of site.	Excellent access to public transport interchanges - railway station and bus station, employment, services and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	No	6 - 10	0.4	20	Site could yield a mixed use development given its sustainable location.	Site currently occupied by the Foodbank and Gloucester City Mission. Within Housing Zone - owner could be approached to bring forward regeneration.	Site now occupied by a church and land used for car parking. Site currently not being promoted to City Council. Site not included in City Plan Sites Consultation 2013.
SUB04	E2	Helipebs – Sisson	Agent Submission.	Occupied and	Contamination	Good to	Any	Yes	Yes	0-5	1.6	60	Site lies within	Site the subject	2012 SELLA

		Road. (Elmbridge Ward)	Potential housing allocation in City Plan.	functioning industrial site. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy.	issues. Impact on local industrial heritage. Adjacent to railway and other industrial uses so potential noise and vibration issues.	moderate access to public transport, employment, services and facilities in the wider area.	applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.							a residential area – the most suitable redevelopment would be residential.	of pre-app with City Council. Potential allocation in City Plan.	panel agreed most suitable use to be residential. Site included in City Plan Site Consultation Summer 2013.
SUB06	WS12	Land East of Hempsted Lane.	Agent Submission.	Geenfield open countryside. Surrounded by playing field and residential uses.	Landscape sensitivity, prime biodiversity area, old orchard and good ridge and furrow. Landscape constraints need to be addressed. Would impact on setting of listed buildings and setting of Hempsted Conservation Area. Section 9.2 of Hempsted CAA&MP refers to the above and applies, including section on important views - adopted Sept 2007 as SPD for DC purposes.	Fair to poor.		Yes	Yes	0-5	1.26	50	No - residential area.	/	Current evidence shows the site is subject to landscape sensitivity and this needs to be carefully addressed through any potential scheme in consultation with the local community. Site identified as potential development opportunity site in 2013 City Plan sites consultation. 2013 landscape evidence reduces the developable area of the site.	

					Site included in 2013 City Plan Sites consultation. City Council Landscape Report (Dec 2013) indicates that part of site is suitable for development.										Site within area submitted as an application for designation as a Neighbourhood Area. Outline Planning application for residential development approved in December 2014 subject to S.106.
SUB09	A2	Land at The Wheatridge. (Abbeydale Ward).	Land owner. Allocated as a primary school site in 2002 2nd Deposit Local Plan Policy CS.9. Potential housing allocation in City Plan.	Greenfield vacant land, surplus school site. Surrounded by residential development. Site included in 2013 City Plan Sites consultation.	Unknown archaeological potential - further archaeological assessment required.	Good access to public transport & local services and facilities at Abbeydale District Centre. Access to employment in wider area.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5	2.28	50	No - Site located within a residential area	Potential allocation in City Plan.	City Council Open Space Strategy identifies a shortfall of public open space in Abbey ward. Site included in 2013 City Plan Sites. Consultation to include POS & residential development Site agreed for disposal by County Council Cabinet.
SUB14		Car park at Tuffley Library. (Grange Ward).	Landowner.	Car park for local library, shops and schools. Surrounded by public open space, primary and secondary schools, local shops and	None known.	Good access to public transport - no. 10 Gold Service - local services and facilities at Windsor Drive local centre. Access to	Safe and suitable access and parking required. Improvements to pedestrian and cycling facilities will be sought.	Yes	No	6-10	0.2	7	No - site located within residential area.	No mandate from County Council to dispose of site - however site is still available.	Site still available.

				residential uses. Entrance acts as roundabout for junction, would need complete redesign of access to bring site forward.		employment beyond immediate area at Waterwells, Quedgeley and City Centre.									
SUB15		Tuffley Resource Centre, Grange Road.	Landowner.	Occupied and functioning education facility. Surrounded by residential uses and open countryside and edge of city development. Would require relocation of existing use. Loss of existing community use would need to be justified against policy.	Local heritage asset and unknown archaeological implications. Part of site in flood zone 3.	Fair to poor access to public transport to enable access to services, facilities and employment beyond.	Safe and suitable access and parking required. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5	0.6	14	No - Site located within residential area	Planning permission recently granted for total of 12 dwelling units.	Site agreed for disposal by County Council Cabinet - have had pre-app with the City. Outline application anticipated in New Year.
SUB17	B3	Fire Station, Eastern Avenue. (Coney Hill Ward).	Landowner	Former fire station - site now demolished. Surrounded by retail, commercial and employment uses. Panel opinion that it is not a desirable location for residential development – detached from other residential uses. Loss of employment land would need to be justified against policy.	Possible contamination from fire station use.	Fair to poor access to employment, retail and local services. Access to public transport within the area.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	No	6-10 11-15	0.55	18	Site well located for employment uses.	No update. Preapp for retail.	Operational Fire Station has relocated to Shepherd Road. Pre-app in Summer 2012 for possible use by police. 2012 SELLA panel considered site should be allocated for employment purposes. Site now in ownership of Gloucestershire Constabulary.
SUB18	QSV1	Land at Clearwater Drive. (Quedgeley	Landowner. Allocated as a primary school site in 2002 -	Greenfield land, surplus school site. Surrounded	Half of site in SFRA flood zone 2. Wildlife and	Fair to good access to public transport, local	Any applications required to be	Yes	Yes	0-5 6-10	2.09	30	No - site located within a residential area	No update.	Site included in City Plan Sites Consultation

		Severn Vale Ward)	2nd Deposit Local Plan Policy CS.9. Potential housing allocation in City Plan.	by residential development and canal. Gloucestershire County Council confirms the site is no longer required for educational uses and the site is therefore available.	nature conservation considerations to north west of site.	services, facilities and employment in the Quedgeley area.	supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.									2013. Site to bring forward POS as well as residential development. Site now being considered by County for educational purposes - part of site may still yield residential development.
SUB19	E1	Bohanam House & adjoining Elmscroft Community Centre Barnwood Road. (Elmbridge Ward).	Landowner.	Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Existing use would require relocating and would need to be justified against planning policy.	Potential archaeological implications. Development of site would impact on setting of listed building.	Good access to public transport - on route of Gold Service No.10. Access to local services, facilities and city centre.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	No	6-11	1.15	15	No - site located within a residential area.	No update.	Site included in City Plan Sites Consultation 2013. Bohanam House to be retained by Order of St John for care purposes / Community Centre. Backland area could still yield residential development & a new community centre.	
SUB21	MR1	Land at Corncroft Lane. (Matson & Robinswood Ward).	Agent submission. Potential housing allocation in City Plan.	Greenfield agricultural land and farm. Possible key wildlife site with mosaic of biodiverse habitats including historic orchards.	Site has a complex of listed buildings, setting issues will require consideration. Biodiversity. Site has been identified to assist flooding further	Moderate access to public transport, local services & facilities at Matson Local Centre and Abbeydale District Centre.	Any applications required to be supported by a Transport Assessment. Impact on Painswick Rd/Winneycroft	Yes	Yes	0-5 6-10	4.04	220	No - site located adjacent to residential area.	Application submitted for up to 250 dwellings. As yet undetermined but capacity revised through processing of	Site subject of pre-app by owner & developer. Site included in City Plan Sites Consultation 2013 WSP Landscape	

				Landscape character of medium sensitivity. Urban fringe location.	downstream in draft surface water management plan by provision of a balancing structure. Improvements to GI to Cotswolds AONB to east required. Tree Preservation Orders at site. Area of Principle Archaeological Interest. Site bounded by M5 to east - noise issues.	Employment opportunities further afield at Brockworth, Quedgeley and City Centre.	Lane/ Corncroft Lane/ Norbury Ave will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								application.	Report December 2013 identifies further non developable area at site. Extant permission on farm building complex. A better indication of true developable area and potential capacity of site will be achieved through master planning work. Urban fringe location may require a lower density than JCS methodology. Site should be master planned in conjunction with site to south - Land at Winneycroft Lane SUB53. Outline application for up to 250 dwellings validated in January 2015.
SUB24		Land south of Ski centre. (Matson & Robinswood Ward).	Agent submission.	Greenfield site with poor access, steeply sloping, prominent site. Difficult and costly to develop. Predominantly mown grassland, some woodland but no standing water.	Area of Principal Archaeological Interest. Development would impact on setting of listed building, landscape sensitivity. Adjacent to Matson Wood key	Moderate access to public transport, local services and facilities.	-	No	Yes	No	1.91	-	No	Site has been subject to a Historic Environment Assessments for SALA purposes (Oct 2015). Findings have reduced any potential developable	Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013. Site not suitable or achievable.	

					wildlife site. High to medium landscape sensitivity. Close to Robinswood Hill strategic GI asset. Further built heritage and archaeological assessment required.										area to 1.91 ha.	
SUB25		Manor Gardens, Barnwood.	Agent submission	Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Situated in a predominantly residential area.	Development within curtilage of listed building and would impact on setting of listed building. Part of site in SFRA flood zone 2. TPO's at site. Area of high archaeological potential so further built heritage and archaeological assessment required.	Good access to public transport. Site lies on No.10 Gold bus route. Close to Hucclecote Local Centre. Access to services and facilities within local area and employment at Barnwood; in City Centre and at Brockworth.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	Yes	1.91	15-20	No - Residential area.	New site to SALA - capacity within grounds for additional development or redevelopment.	-	
SUB28		Rear of former cattle market. (Westgate Ward North).	Landowner Potential housing allocation in City Plan.	Vacant land surrounded by retail development. Residential development under construction adjacent to site. Could form continuation of these developments.	Adjacent to flood zone. Possible contamination from previous uses.	Fair access to public transport and employment in City Centre. Good access to services and facilities and City Centre.	Any applications required to be supported by a Transport Assessment. Impact on St. Oswalds Rd/Priory Rd/ Tewkesbury Rd and Westgate Gyratory will need careful consideration. Any application for residential to demonstrate	Yes	Yes	0-5	2.5	60	Site has potential for assisted living or B1/B8 uses.	Potential City Plan allocation. City Council owned site.	City Council jointly own part of site. Part of site to be used as compound for Tesco extension.	

							safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								
SUB29	WNS	Hare Lane Car Park. (Kingsholm & Wotton Ward).	Landowner.	Functioning City Centre car park, surrounded by retail, cathedral, residential, education and city centre uses. Need to balance against requirement for city centre car parking provision.	Area of Principal Archaeological Interest. Conservation Area & setting of listed building. Further built heritage and archaeological assessment required. Possible flood zone considerations.	Good access to public transport, employment, services and facilities within city centre.	Safe and suitable access. Adequate parking and pedestrian and cycling improvements.	Yes	No	6-11	0.32	12	No - site is too small.	Site to be considered through forthcoming City Council parking strategy.	City Council owned site City Council release of site dependent on preparation of City Council Car parking Strategy.
SUB31		Lynton Fields, east of Waterwells – Cross ref with land east of Waterwells.	Agent Submission. This is counted at EA03.	Greenfield, agricultural / small holding. Surrounded by open agricultural land, employment development and some residential. Included within land east of Waterwells allocation. Site subject to a planning brief that was adopted by the Council for development control purposes. Currently subject to employment allocation, justification for the loss of		Poor access to public transport, local services or facilities. Good access to employment.	See comments above.	-	-	-	1.91			See comment for Land east of Waterwells entry above.	Double counting with land east of Waterwells employment allocation

				allocated employment land would be required against policy.											
SUB33		Land at Snow Capel farm. (Matson & Robinswood Ward).	Agent Submission.	Greenfield site adjacent M5, with high to medium Landscape sensitivity. Traditional semi improved grassland with good hedges and good isolated standard trees. Site is remote from any existing development.	Area of Principal Archaeological Interest further built heritage and archaeological assessment required. Betterment for flooding issues downstream may be required. Site includes a scheduled monument, therefore impacts on heritage. Landscape, environmental, sustainability and biodiversity together make the site unsuitable.	Poor access to public transport and any services and facilities.	-	No	Yes	No	20.26	-	Not suitable	No update.	City Landscape report identifies part of site as unsuitable for development on landscape grounds. Site is also distant from services and facilities and does not relate well to existing residential areas.
SUB34 (Duplicate so COUNTED as SUB35 and HA18.		West Quay. (Westgate Ward North).	Agent Submission.	Area of land submitted includes warehouses, the dock basin, dockside, car park and nature reserve.	Development would impact on heritage and listed buildings. SFRA flood zone 3b.	Fair to good access to services, facilities and employment.	See comments for SUB35 & HA18	No	Yes	No	7.19	-		See comments for SUB35 & HA18.	Lock Warehouse has come forward in 2012. Warehouses currently used for employment with additional capacity for more employment to come forward in any redevelopment. SUB35 & HA18 included in site.
SUB37 (Duplicate so COUNTED as EA04)	WS11	Secunda Way Industrial Estate. Westgate Ward (South).	Agent Submission.	Vacant land within curtilage of small development of employment units. Surrounded by residential,	None known.	Fair to poor access to public transport, employment, local services and facilities.	Transport Assessment required owing to potential impact on Hempstead bypass/	No	Yes	No	-	-	Yes	See comment for EA04.	2012 SELAA panel stated most suitable use was for employment – possible roadside use.

				public open space and employment uses. Allocated in Local Plan for employment use – would need to demonstrate not required for this use.			Secunda Way. Safe and suitable access and parking.								
SUB38 (COUNTED as HA21)		Land at Griggs Timber, Bristol Road.	Agent Submission. Employment allocation in 2nd Deposit Draft Plan 2002 Policy E.2.5.	Existing timber merchant site, part of site submitted. Access issues, due to potential ransom strip between site and Bristol Road. Loss of employment would need to be justified against policy. Should be cross referenced with HA21 as site lies within this area.	SFRA Flood zone 3B. Potential contamination from past industrial uses.	Good access to public transport, services, facilities and employment.	See HA21.	Yes	No	11-15	0.5	16	Existing employment site.	No update.	2012 SELAA panel stated most suitable use was for whole area was for employment purposes. Site would be included in Land between Canal and Bristol Rd capacity (HA21).
SUB40		The Knoll, Stroud Road.	Agent Submission.	Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Grassland and good supply of mature and veteran trees adjacent Robinswood Hill key wildlife site pond. Only 1.5 hectares of the site indicated as developable by proposer.	Area of Principal Archaeological Interest - further built heritage and archaeological assessment required. Within high landscape sensitivity area. Development would impact on setting of listed building. Steeply sloping land. TPOs, environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at	Poor access to public transport. Access to services and facilities within Tuffley area and employment beyond.	Safe and suitable access. Cycle and pedestrian improvements and adequate parking required.	*	No	11-15	1.5	15	No - Unsuitable topography and residential location Site already in employment use as a care home. * Brownfield footprint only.	No update.	Site not suitable or achievable. JCS landscape evidence states site within area of 'High' landscape value. Subdivision of existing building and use of brownfield footprint could be considered.

SUB41		Former Selwyn School Site Land, Matson Lane.	Agent Submission.	Occupied and functioning school buildings and grounds. Small ornamental pond and good mature tree structures for biodiversity.	Heritage constraints. Area of principle archaeological interest and a listed building with formal garden within grounds of house. Further built heritage and archaeological assessment required.	Poor access to local services and facilities. Access to public transport in the wider area and employment beyond.	-	No	No	No	2.2	-	Site already used for care home purposes.	Site has been subject to a Historic Environment Assessments for SALA purposes (Nov 2015) which recommends that the site is not suitable for development owing to the constraints of the heritage assets.	Site is no longer used as a school but for care purposes. Site not suitable or achievable.
SUB42		Land Woods Orchard, Tuffley. (Tuffley Ward).	Landowner.	Greenfield agricultural land improved grassland with good ridge and furrow adjacent to Robinswood Hill, steeply sloping, with high landscape sensitivity. Surrounded by open countryside, country park school and some residential.	In proximity of known Roman remains - unknown archaeological potential. High landscape sensitivity. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Poor access to public transport, local services and facilities.	-	No	Yes	No	2.82	-	No - residential location & poor access.	No update.	Site not suitable or achievable. JCS landscape evidence states site within area of 'High' landscape value.
SUB43		Allstone site, Myers Road. (Elmbridge Ward).	Agent submission.	Occupied and functioning aggregate and waste recycling facility. Surrounded by industry / employment, residential, railway line and public open space. Relocation of existing uses to an appropriate alternative site	Area of Principal Archaeological Interest. Contamination issues. Impact on local industrial heritage. Adjacent to railway and other industrial uses so potential noise and vibration issues.	Good access to public transport, local services and facilities.	Any applications required to be supported by a Transport Assessment. Impact on Great Western Rd/London Rd/Horton Rd will need careful consideration. Any application for residential	Yes	No	No	6.49	-	Existing employment site.	No update.	Possible contamination issues require further investigation.

				required to make the site available for development.			to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								
SUB44		Land south of Grange Road, Tuffley. (Grange Ward).	Developer submission Potential housing allocation in City Plan.	Greenfield agricultural land – improved grassland, generally poor biodiversity value. Medium to low landscape character. Betterment will be sought in terms of surface water management for Whaddon Brook. Part of a larger site submitted to Stroud DC.	Unknown archaeological implications. Part of site SFRA flood zone 3b. Cole Avenue /St. Barnabas junction over capacity. Grange Rd railway bridge - single carriageway.	Fair access to public transport, services and facilities. Local centre at Windsor Drive.	Any applications required to be supported by a Transport Assessment. Impact on Cole Avenue corridor will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5 6-11	6.27	220	Green field site not well located to strategic arterial highway network in City.	Pursued as an omission site through JCS. Potential City Plan allocation. Planning application for 250 dwellings submitted Feb 2016. SALA capacity increased to 220 to allow for loss of dwellings through application negotiations.	City Plan Landscape report 2013 reduces developable area owing to landscape constraints. St.Barnabas roundabout identified as a very congested junction in JCS highway capacity work.
SUB45		Horton Road Sidings. (Elmbridge Ward).	Landowner.	Site being used for screening, crushing and storage of aggregate, railway to south and other employment uses immediately to	Contamination from former railway sidings and current uses.	Good access to city centre services and facilities and in close proximity to GRH.	Any applications required to be supported by a Transport Assessment. Impact on Great Western Rd/London	Yes	No	No	4.34	-	Existing employment site.	No update.	Possible contamination issues require further investigation & concerns over viability owing to amount of crushing and

				the north wit residential beyond. Northern triangle redevelopment /regeneration site to south beyond railway.			Rd/Horton Rd will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								screening that has taken place on the site.
SUB46		277-279 Bristol Road. (Podsmead Ward).	Landowner.	Occupied and functioning employment land, surrounded by industrial, employment and commercial uses.	Land contamination issues. SFRA flood zone 3b with known flood events.	Poor access to local services and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	No	Yes	No	1	-	Existing employment site.	No update.	2012 SELAA panel recommended site is retained for employment purposes.
SUB48	KW7	Warehouse, Great Western Road (former Pickfords). (Kingsholm & Wotton Ward).	Agent submission.	Access to site through commercial development. Surrounded by offices, railway lines and parking. Needs to be	Noise and vibration from railway.	Good access to services, facilities and employment.	-	No	No	No	0.55	-	Currently used for warehousing - retain for employment purposes.	No update.	2012 SELAA panel recommended site could come forward as part of a wider redevelopment.

				considered in wider masterplan process.											
SUB49		Gospel Hall, Matson Lane. (Matson & Robinswood Ward).	Landowner	Functioning place of worship with parking, surrounded by golf course, open countryside and some residential. Within landscape sensitivity, nature conservation area and located at prominent viewpoint. Would need careful design and layout following relocation of occupier.	Area of Principal Archaeological Interest.	Poor access to public transport, services and employment.	-	No	Yes	No	1.3	-	No	No update.	JCS landscape evidence states site within area of 'High' landscape value Functioning community facility.
SUB50	L1	Site of former Bishops College, Oxstalls. (Longlevens Ward).	Landowner. Potential City Plan Housing Allocation.	Mixed greenfield/brown field site located towards the northern periphery of Gloucester. Loss of playing field and education facility would need to be justified against policy.	High archaeological potential with Roman cemetery adjacent to site. Vehicular access needs consideration.	Good access to services, facilities and employment.	Any applications required to be supported by a Transport Assessment. Impact on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5 6-10	3	85	No - site not attractive for employment purposes - residential area.	Any proposals at the site to take account of findings of City Council Playing Pitch Strategy adopted at Full Council in Jan 2016. Site has been subject to a Historic Environment Assessments for SALA purposes (Nov 2015) - findings may impact on SALA potential capacity and have been provided to case officer undertaking pre-app with the County on the site.	New site submitted by Gloucestershire County Council. Part of temporary wider Plock Court provision for sports facilities in the City. Residential development possible on brownfield part of site subject to overcoming any access constraints. Site included in City Plan Sites consultation summer 2013. Site approved for disposal by County Council Cabinet.
SUB51	KW5	Wessex House.	Landowner	Vacant / former	Area of Principal	Central location	20 units are	Yes	No	06-10	0.3	20	Yes as part of a	Lease at site to	2012 SHLAA

		(Kingsholm & Wotton Ward).	Potential City Plan Housing Allocation.	electrical wholesalers, Gloucestershire Royal Hospital to north, Telecom House to east and Gloucester station to south. Identified in Railway Corridor Development Brief adopted March 2011.	Archaeological Interest. Noise and vibration from railway. Possible contamination from former uses of site.	very close to public transport interchanges, shops and services.	unlikely to have significant impact on Great Western Road/London Rd/Horton Rd junctions. Improvements to pedestrian and cycling facilities will be sought in the locality.							mixed use scheme.	be bought back by City Council so site can be included in Gloucester Station improvements package. Site within Housing Zone so any residual land remaining after Station improvements could be used to bring forward student /key worker housing.	panel identified that site could come forward with Telecom House site for a possible mixed use employment /residential scheme that might include key worker housing. Site included in City Plan consultation Summer 2013.
SUB52	KW1	Civil Service Sports Club, Estcourt Road. (Kingsholm & Wotton Ward).	Developer submission. Potential housing allocation in City Plan.	Former sports club including social club buildings, playing pitch & bowling green. Site is bounded by Denmark Road & Kingsholm Conservation Area to west, south and east.		Good access to services, facilities and employment. Use for residential will need to be justified against private playing field policy.	Any applications required to be supported by a Transport Assessment. Impact on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5	3.6	20	No - in a residential area.	Adoption of City Council Playing Pitch Strategy by Full Council in January 2016 may impact on capacity at site - housing potential amended down from 60 to 20.	Potential housing yield based on identified need for POS in wider area. City Council revised playing pitch strategy will inform any development at the site.	
SUB53	MR2	Land at Winneycroft	Agent submission. Potential housing	Greenfield / agricultural land.	Area of Principal Archaeological	Moderate access to public	Any applications	Yes	Yes	0-5 6-11	7.17	420	No - site not well located to	Housing potential	Capacity based on SHLAA	

		Farm.	allocation in City Plan.	Medium landscape sensitivity. Improvements to GI to Cotswolds AONB to east required. Mosaic of biodiverse habitats. Site identified as of medium to high landscape value in JCS Landscape evidence.	Interest with Scheduled Monument lying to south of site. Tree Preservation Orders and network of historic hedges on site. Site could accommodate flood attenuation structures to improve down stream flooding. Site bounded by M5 to east - noise issues.	transport, local services & facilities at Matson Local Centre and Abbeydale District Centre. Employment opportunities further afield at Brockworth, Quedgeley and City Centre.	required to be supported by a Transport Assessment. Impact on Painswick Rd/Winneycroft Lane/ Corncroft Lane/ Norbury Ave will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.						strategic highway network.	reflects view to Planning Committee in Dec 2015 for consent subject to the provision of 20% AH to be secured by S.106.	submission. City Landscape Report 2013 constrains developable area owing to landscape constraints. Site included in City Plan sites consultation 2013. A better indication of true developable area and potential capacity of site will be achieved through master planning work. Urban fringe location may require a lower density than JCS methodology. Site should be master planned in conjunction with site to north - Land at Corncroft Lane SUB21. Outline application submitted for up to 420 dwellings at site.
SUB54	WS14	Land at Rea Lane. (Westgate Ward South).	Agent submission. Potential City Plan Housing Allocation.	Site on southern western edge of Hempsted village. Agricultural improved grassland bounded by species poor hedge. High to	Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area. Topography of site constrains development.	Poor access to public transport from Hempsted Village. Services and facilities accessible in City centre and wider afield.	Should access constraints be able to be overcome then any application required to be supported by a Transport Statement.	Yes	Yes	0-5 6-10	1.2	35 (@35 dph)	No - site not well located to strategic highway network.	Access constraints require resolution with County Highways - no further update.	New site submitted 2011/12 Site included in City Plan sites consultation 2013. Site considered

				medium landscape sensitivity.	Potential archaeological implications. Site is adjacent to Cordon Sanitaire. Access into the site is a constraint - off site highway works required to bring site forward.		Adequate pedestrian and cycle access. Adequate parking to be provided.									by City Council Landscape report which slightly constrains the developable area. Site also lies adjacent to Cordon Sanitaire which may constrain development.
SUB57		Newark Farm Hempsted. (Westgate Ward South).	Agent submission. Potential City Plan Housing Allocation.	Site lies in Hempsted village on the western fringe and is accessed from Hempsted Lane.	Archaeological and landscape constraints affect the site.	Fair to poor access to public transport, services and facilities.	Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	Yes	Yes	0-5	1.6	30	No - Site not well located to strategic highway network & adjacent to residential area	Application submitted for 46 dwellings under consideration. Site has been subject to a Historic Environment Assessments for SALA purposes (Nov 2015) - findings may impact on SALA potential capacity and have been provided to case officer - capacity amended accordingly.	2013 Landscape Report identifies developable area.	
SUB58		30 St Catherine Street. (Kingsholm & Wotton Ward).	Agent submission.	Employment to north and predominantly residential to south.	Site lies adjacent to Worcester Street Conservation Area. Half of site covered by Floodzone 2. Area of archaeological potential.	Good access to public transport, services and facilities in city centre.	Safe and suitable access and adequate parking.	Yes	Yes	0-5	0.05	5	Not a strategic employment site although comprises part of employment land supply in central area.	No update.	New small site located in central area & submitted during the year - only yield 5 dwellings if bought forward at very high density. Flood constraints would need to	

															be adequately addressed.
SUB59		9-11 St. Catherine Street. (Kingsholm & Wotton Ward).	Agent submission.	Employment to north and predominantly residential to the west	Site partly affected by flood zone 2. Railway lies to south of site so potential for noise and vibration. Area of archaeological potential.	Good access to public transport, services and facilities in city centre.	Safe and suitable access and adequate parking.	Yes	Yes	0-5	0.06	6	Not a strategic employment site although comprises part of employment land supply in central area.	No update.	New small site located in central area & submitted during the year - only yield 5 dwellings if bought forward at very high density.
FS01		GALA Club, Fairmile Gardens. (Longlevens Ward).	Officer found site.	Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	High archaeological potential with adjacent Roman cemetery.	Poor access to public transport, services and facilities.	-	Yes	No	No	1.89	0	No - site adjacent to residential area.	No update in terms of site coming forward however use of site would be constrained by adopted City Council Playing Pitch Strategy (Jan 2016).	Flood constraints would need to be adequately addressed.
FS02	WN6	Southgate Moorings and Car Park. (Westgate Ward North).	Officer found site. Potential City Plan mixed use allocation.	Utilised car park within the Docks. Interest to develop for office use. Not promoted to SHLAA. Subject to a draft allocation for employment uses. Loss of draft allocation for employment uses would need to be justified against policy.	Heritage constraints. Area of principle archaeological interest. Further built heritage and archaeological assessment required. Located in Southgate Street Conservation Area and setting of numerous listed buildings.	Good access to public transport, services and facilities in city centre.	Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	Yes	Yes	0-5 6-10	0.5	40 (@80 dph)	City Council aspiration to deliver offices on the site. Yes - site suitable for a mixed use scheme.	Potential City Plan allocation - site to be considered through Parking Strategy.	2012 SELAA panel recommended site be retained for employment purposes Site is well located for employment and would help redress employment / residential mix in the Docks.
FS05	B2	Royal Mail Distribution Centre, Eastern Avenue. (Barnwood Ward).	Agent submission.	Currently partly occupied and functioning Royal Mail sorting office and distribution centre. Surrounded by employment uses and railway line. Loss of existing employment use would need to be	Western boundary of site is mainline railway so noise and vibration. Possible contamination from post office haulage use. Local heritage value and potential archaeological	Fair access to public transport, employment and local services.	Any applications required to be supported by a Transport Assessment. Impact on Eastern Avenue/ Corinium Way and Barnwood Rd corridors	No	Yes	No	2.25	-	Existing employment site with good potential for re-use or redevelopment for employment.	Site still used in part by Royal Mail for distribution purposes. Site to be considered by City Council Employment Land Review.	Site would result in a poor residential environment & has little connectivity to other residential areas .

				justified against policy. No connectivity to existing residential communities.	implications.		will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								
FS08		Colwell Community Centre, Derby Road.	Officer found site.	Occupied and functioning community facility. Not promoted to SALA. Loss of existing community use would need to be justified against policy.	Brownfield site.	Good access to public transport, employment, local services and city centre.	-	Yes	No	No	0.17	-	No - not suitable as within a residential area	No update.	Site is not available currently required by County Council for operational purposes.
FS09		Rear of Smith & Choyce, Upton Street. (Barton & Tredworth Ward).	Officer found site.	Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	Accessibility.	Good access to public transport, employment, local services and city centre.	-	Yes	No	No	0.54	-	Best use of site is local employment related uses.	No update.	Site is not available.
FS10		104 Northgate Street.	Officer found site.	Vacant/derelict site located in Gloucester City Centre. Site had a previous planning permission for residential development.	Located within London Road Conservation Area and adjacent to Listed Building. Area of Principal Archaeological Interest.	Excellent, located in Gloucester City Centre.	Safe and suitable access and parking to be justified in central area.	Yes	No	6-10	0.16	20	Possible commercial use on ground floor in any redevelopment	Site within Housing Zone and has potential to deliver.	Site subject to expired planning permission. New officer identified site through SHLAA.
FS11		Kemble Close	Officer found site.	Site situated in	Loss of open space	Fair access to	Safe and	Yes	No	6-10	0.55	8	No -	Requires loss of	New site in City

				residential area opposite a local centre in south of City. Site currently Public Open Space.	would need to be justified against policy.	public transport, employment and local services.	suitable access and parking to be justified in central area.						Predominantly a residential area	Public Open Space - City Council owned site.	Council ownership.
FS12		St. James' Close.	Officer found site.	Located adjacent to existing sheltered housing and to south of Quedgeley District Centre. Predominantly residential area.	Site is adjacent to Listed Building of The Old Rectory. Archaeological potential further assessment required.	Good access to shops and services in Quedgeley District Centre and to public transport.	Safe and suitable access and adequate parking.	Yes	Yes	0-5	0.56	8	No - Predominantly a residential area.	No update.	New site in City Council ownership.
FS13		Land adjacent to St. Aldates.	Officer found site.	Site located in predominantly residential area. Former Church Hall - originally a mission building for the local community. Wooden structure in poor state of repair. Demolition would release land for development along with part of vicarage grounds & release funds for repair of listed church building. Community uses could be accommodated in church building.	Adjacent to Grade II* Listed Building. Loss of existing community facility to be assessed against policy. TPO trees on site, parking required for residents and for church /community use.	Site lies on bus route but not immediately adjacent to shops, services or local facilities.	Safe and suitable access and adequate parking	Yes	Yes	0-5	0.5	16	No - Predominantly a residential area.	Site subject of a planning application. Hall has become an Asset of Community Value.	Site subject to developer interest.
FS14		Mead Road. (Abbeymead Ward).	Officer found site.	Site adjacent to existing residential, POS, and Abbeymead local centre at Mead Road.	Current open space but not well used - will require justification against policy for release from open space.	Adjacent to local centre and to Abbeymead Avenue for bus route to Brockworth District Centre and Gloucester City Centre.	Safe and suitable access and adequate parking.	Yes	Yes	0-5	0.23	8	No - Predominantly a residential area.	No update.	New site in City Council ownership.
FS15		Redcliffe College, Horton Road. (Kingsholm & Wotton Ward).	Officer found site.	Located on periphery of City Centre - in close proximity to Gold	Heritage constraints - Grade II Listed Building and adj. to London	Site lies in very close proximity to Gold bus routes No. 10 and No. 94	Any applications required to be supported by a	Yes	Yes	0-5	1.29	25	Office /University/ Nursing/Care Home/Boutique	Site being sold by Redcliffe College who are relocating	-

				Bus Routes No. 10 and No.94 to City and Cheltenham; close proximity to GRH.	Rd Conservation Area. TPOs on site and adjacent to Area of Principal Archaeological Interest, further archaeological investigation required.	for access to City and Cheltenham.	Transport Assessment. Impact on Barnwood Road, London Road, Horton Rd, Great Western Rd corridors will need careful consideration. Any application for residential i to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.						Hotel potential Panel suggested site would be suitable for offices but the use may not be viable.	elsewhere within the City - site marketed by Knight Frank - previous permission for extensions at the site. Possible capacity for additional development subject to heritage; archaeological constraints and TPO's.	
FS16		Land adjacent to Eastgate Shopping Centre & City Council Indoor Market. (Westgate Ward North).	Officer found site.	Site located in City Centre adjacent to Scheduled Monument and new residential development. Existing market hall and former bowling green.	Vehicular access to site is a constraint. Pedestrian only - bin servicing? Adjacent to Scheduled monument & within City centre Conservation Area. Archaeological constraints require further consideration.	Excellent access to bus and rail stations. Central location therefore access to shops and services.	Safe and suitable access and adequate parking.	Yes	Yes	0-5 6-10	0.32	?	Potential for reconfiguration and extension of existing Eastgate Shopping Centre for retail purposes.	Such a scheme may come forward as and when indoor market is relocated.	-
FS19		Double Gloucester Public House, Cheltenham Rd. (Elmbridge Ward).	Officer found site.	Predominantly residential area on main route into City from the north. Large public house with substantial grounds including	None known.	Site is on the route of No. 94 Gold Service to City Centre and to Cheltenham.	Safe and suitable access and adequate parking.	Yes	No	06- Oct	0.63	12	Predominantly residential area.	Potential to make better use of land in urban area with a small residential scheme. Panel	-

				a backland site - part of which could be used for residential development. Character of the area mainly low density.											wondered whether noise might be an issue (?) Suggested site could be suitable for student housing given proximity of University campus.	
FS20		Former Lansons 12-16 Quay Street. (Westgate Ward North).	Officer found site.	Mixed use area including commercial, museum, car parks, County Council buildings, residential and retail. Lies immediately to north of Greater Blackfrairs regeneration area.	Archaeology, listed buildings, Westgate Street and Barbican Conservation Areas. Archaeological constraints require further consideration. Part of site lies in Floodzone 3.	Good access to public transport hubs in City Centre - good accessibility to services and facilities in City Centre.	Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	part	Yes	6-10	0.17	45	Possible use for offices/gym/leisure uses.	Residential capacity based on previous enquiries. Residential capacity assumes flats/apartments. Any flood attenuation works at Quayside will improve the housing market in this part of the City and the deliverability of this site.	-	
FS21		Cathedral Coaches, 18 Quay Street.	Officer found site.	Mixed use area including commercial, museum, car parks, County Council buildings, residential and retail. Lies immediately to north of Greater Blackfrairs regeneration area.	Archaeology, listed buildings, Westgate Street and Barbican Conservation Areas. Archaeological constraints require further consideration. Possible contamination from transport yard use. Majority of site lies within Flood zone 3	Good access to public transport hubs in City Centre - good accessibility to services and facilities in City Centre.	Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	No	Not known	No	0.09	-K	Site currently in use for employment purposes.	Residential capacity assumes flats/apartments. Development of site would require relocation of coach company. Any flood attenuation works at Quayside will improve the housing market in this part of	-	

ED011		Former Kwiksave Site.	From employment land availability study.	Site in City Centre location close to services and facilities.	<p>Opportunity to provide enhanced pedestrian linkages along Blackdog Way.</p> <p>Site is situated in Conservation Area and subject to archaeological constraints.</p> <p>A culvert has been identified running through north of the site.</p> <p>Various heritage assets in close proximity to site.</p>	Excellent, located in Gloucester City Centre.	Any applications required to be supported by a Transport Assessment. Impact on London Road/Horton Rd/Great Western Rd/Wotton Pitch/Barnwood Road Corridors will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5	0.2	80		<p>the City.</p> <p>Rooftop Housing pursuing a scheme at the site with support from HCA and City Council.</p> <p>Planning application submitted for 96 dwellings in Feb 2016.</p>	Site subject to pre-app for residential redevelopment.
ED012		Industrial Units, Alvin Street. (Kingsholm & Wotton Ward).	From employment land availability study.	Site close to City Centre services and facilities in a predominantly residential area.	<p>Site lies adjacent to London Road Conservation Area. In close proximity to railway which is elevated in this location. Archaeological potential owing to proximity to Roman Road further assessment required.</p>	Excellent, located in Gloucester City Centre close to public transport interchanges.	Safe and suitable access and adequate parking	Yes	Yes	0-5	5.3	20	Constrained site surrounded by residential uses.	<p>Site subject of a withdrawn planning application by Rooftop Housing.</p> <p>Potential City Plan allocation.</p>	-
ED013		Peel Centre. (Moreland Ward).	From employment land availability study.	Gloucester Quays to the north.	Brownfield site.	Good - located adjacent to	Any applications	No	Yes	No	6.9	0	Site currently in use for large	Part of the site currently the	Currently not available.

				Employment uses to the south. Small scale retail to east. Gloucester Sharpness canal to west with residential development beyond.	Possible contamination from historic industrial uses.	primary transport routes with good public transport routes adjacent.	required to be supported by a Transport Assessment. Impact on St Anne Way/Hempsted Rd/ South west Bypass/Bristol Rd Corridors will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.							format retail sheds.	subject of an appeal by Peel Holdings for open A1 use.	Extant consent for new retail sheds on site of former cinema.
ED033		Keyway's Site Barnwood Point. (Barnwood Ward).	From employment land availability study.	Site bounded by Barnwood Road to the south and the A38 Corinium Avenue to the east. Employment uses to the north east.	Railway line to the west so noise and vibration a potential constraint. Possible contamination from past industrial uses.	Excellent. Located adjacent to A38 and in close proximity to high frequency bus routes.	Any applications required to be supported by a Transport Assessment. Impact on Corinium Avenue/Eastern Avenue/Barnwood Rd Corridors will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian).	No	No	No	2.9	0	Site currently being marketed for employment purposes.	February 2016 - Site the subject of a planning application for car sales and servicing dealership.	Site currently in use for large format retail sheds.	

							Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.								
ED036		Gloucester Retail Park. (Coney Hill Ward).	From employment land availability study.	Residential uses to north and east. Employment and retail units to the south. Site abuts A38 Eastern Avenue to the west with employment and retail uses beyond.	Brownfield site.	Excellent - located adjacent to A38 Eastern Avenue and in relatively close proximity to high frequency bus routes.	Any applications required to be supported by a Transport Assessment. Impact on Corinium Avenue/Eastern Avenue/ Barnwood Rd Corridors will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	No	No	0.35	0	Site currently in use for large format retail sheds.	Recent upgrades to environment of site and extant consent for a small coffee house within the car park fronting Eastern Avenue.	Site in use for employment.
ED044		67-69 London Road (former Fortis site). (Kingsholm & Wotton Ward).	From employment land availability study.	Residential to north, west and east, BBC Gloucestershire studios to the south.	Site lies in London Road Conservation Area. Archaeological potential owing to proximity to Roman Road further assessment required. Mature	Excellent access to London Road with its 2 no. high frequency bus routes to Cheltenham, nos. 94 and 10. Excellent linkages to City Centre and in close proximity	Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle	Yes	Yes	0-5	0.35	15	Site has been vacant for more than 3 years.	No update.	Site being marketed for offices.

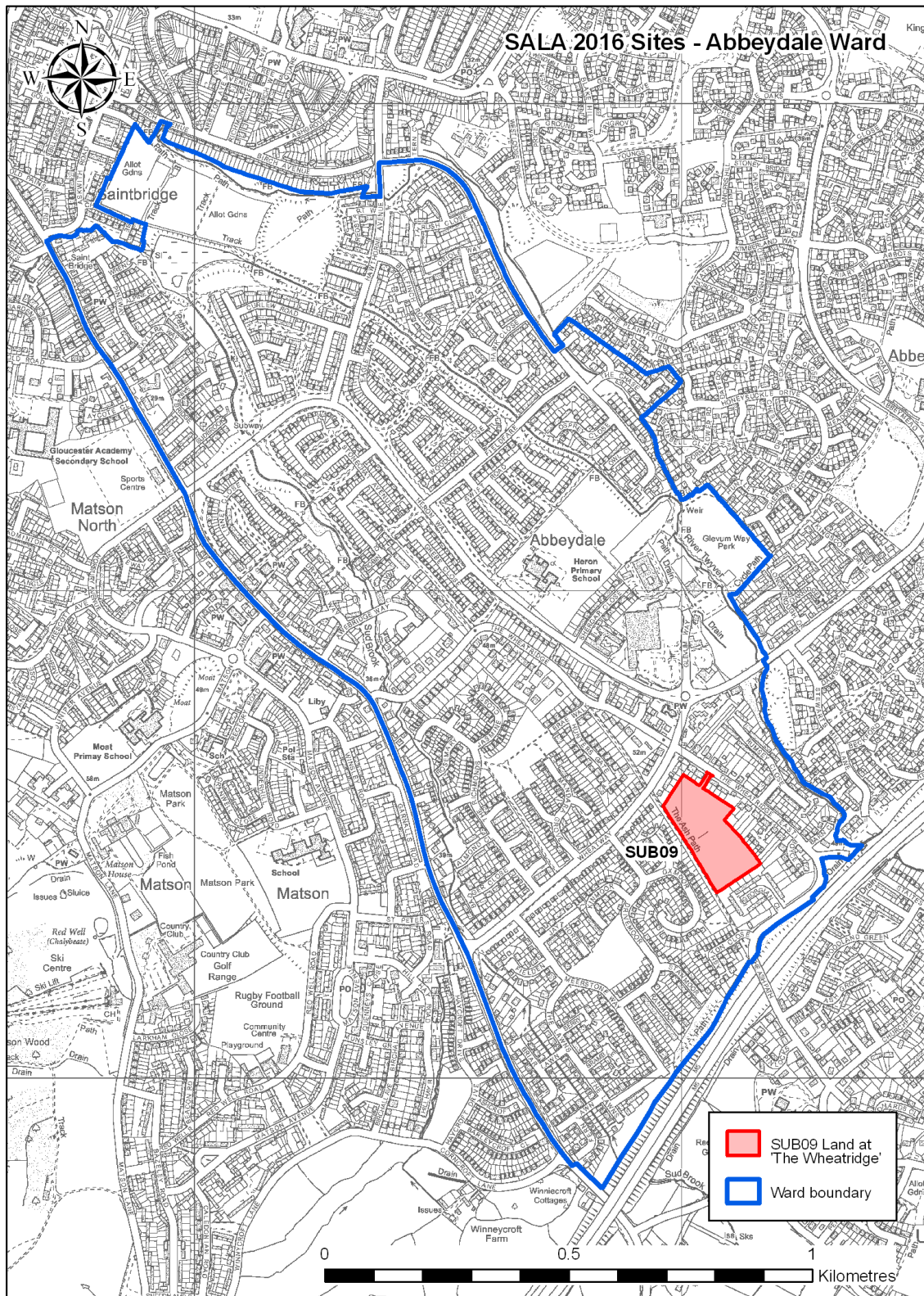
					trees located around periphery of site. Site clearance costs or costs of conversion/refurbishment affect potential development value.	to bus and rail interchange in City centre.	improvements required. Adequate parking to be provided.								
LAP1		Hallmark Hotel Matson.	Lapsed site.	Existing brownfield site comprising part of the hotel estate fronting onto Matson Lane. Residential to north and Golf Course/ Country Park to south.	Listed buildings on site so need to preserve and enhance character and setting of heritage assets. Area of high landscape value to south. Possible TPOs. Site clearance costs or costs of conversion/refurbishment affect potential development value.	Poor accessibility to public transport. Matson Local Centre and Abbeydale District Centre provide local services and facilities - employment in City Centre, Brockworth, Barnwood & Waterwells	Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	Yes	Yes	0-5	0.43	15		Former consented site - has capacity for residential development subject to heritage constraints.	-
LAP2		37-39 Worcester Street - Tanners Hall Site. (Westgate Ward North).	Lapsed site.	Site lies adjacent to northern boundary of City Centre. Surrounded by retail, inner relief road, car park and residential uses.	Site includes the Scheduled Monument of Tanners Hall. Part of site within floodplain. Site within Worcester Street Conservation Area. Unknown archaeological potential requires further investigation.	Excellent access to public transport interchanges at bus and rail stations. Services, facilities and employment all accessible within the City Centre.	Safe and suitable access and adequate parking.	Yes	No	0-5	0.07	14	Site could provide commercial uses on ground floor with flats over.	Former consented site - has capacity for residential development subject to heritage constraints. Possibility to assemble a larger site to deliver a bigger scheme however 2016 panel advise that viability will always be an issue at this	-

Appendix 3: Deliverable and Developable Housing/Employment Sites – January 2016

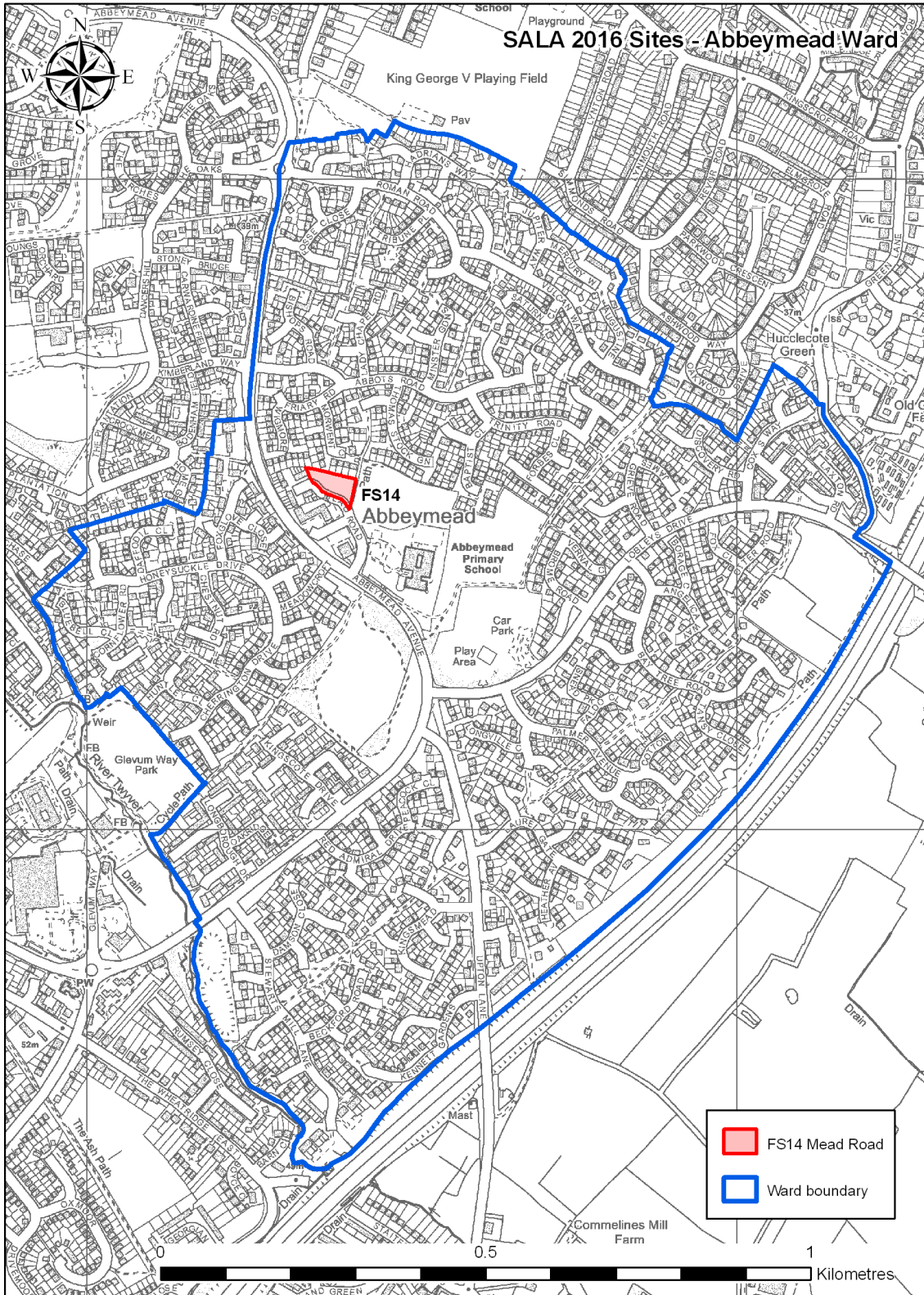
Site	Year 1-5	Year 6-15
Kings Quarter		50
Thomas Rich's Car Park		15
Former Telecom House	25	25
Greater Blackfriars	100	250
Land Adjacent to Dry Dock	35	35
Railway Corridor (Great Weston Road Sidings)	100	100
Leven Close, Paygrove Lane	20	
Norville Site, Tarrington Road	50	
Land East of Waterwells		150
Land South of Barnwood Road		23
Land to the rear of 5-15 Kemble Road	9	
GWRSA Social Club		20
Helipebs, Sisson Road	60	
Land at The Wheatridge	50	
Car Park at Tuffley Library		7
Tuffley Resource Centre	14	
Fire Station Eastern Avenue		18
Land at Clearwater Drive		30
Land at Corncroft Lane		220
Rear of Former Cattlemarket	60	
Hare Lane Car Park		12
Land between Canal & Bristol Road (Griggs Timber)		16
The Knoll, Stroud Road		15

Land South of Grange Road	220	
Former Bishops College	85	
Wessex House		20
Former Civil Service Sports Club	20	
Land at Winneycroft Farm	200	
Land at Rea Lane		35
Newark Farm	39	
30 St Catherins	5	
9-11 St Catherins	6	
Southgate Moorings		40
104 Northgate		20
Kemble Close		8
St. James Close	8	
Land adjacent to St. Aldates	16	
Mead Road	8	
Former Redcliffe College	25	
Double Gloucester Public House		12
Former Kwiksave	80	
Alvin Street	20	
67-69 London Rd	15	
Hallmark Hotel	15	
Tanners Hall (37-39 Worcester Street)	14	
Totals	1299	1121

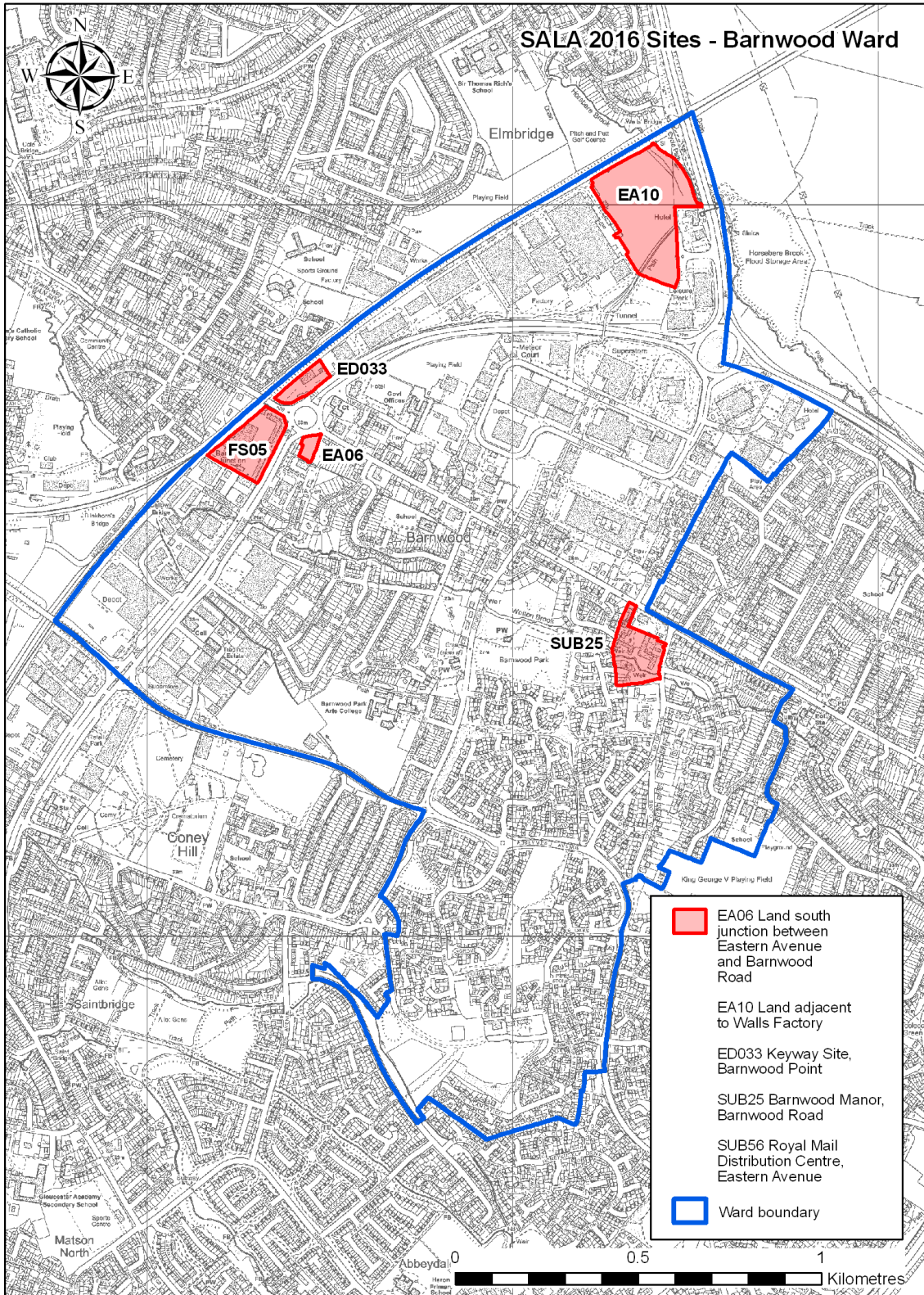
Appendix 4: Sites Maps by Ward



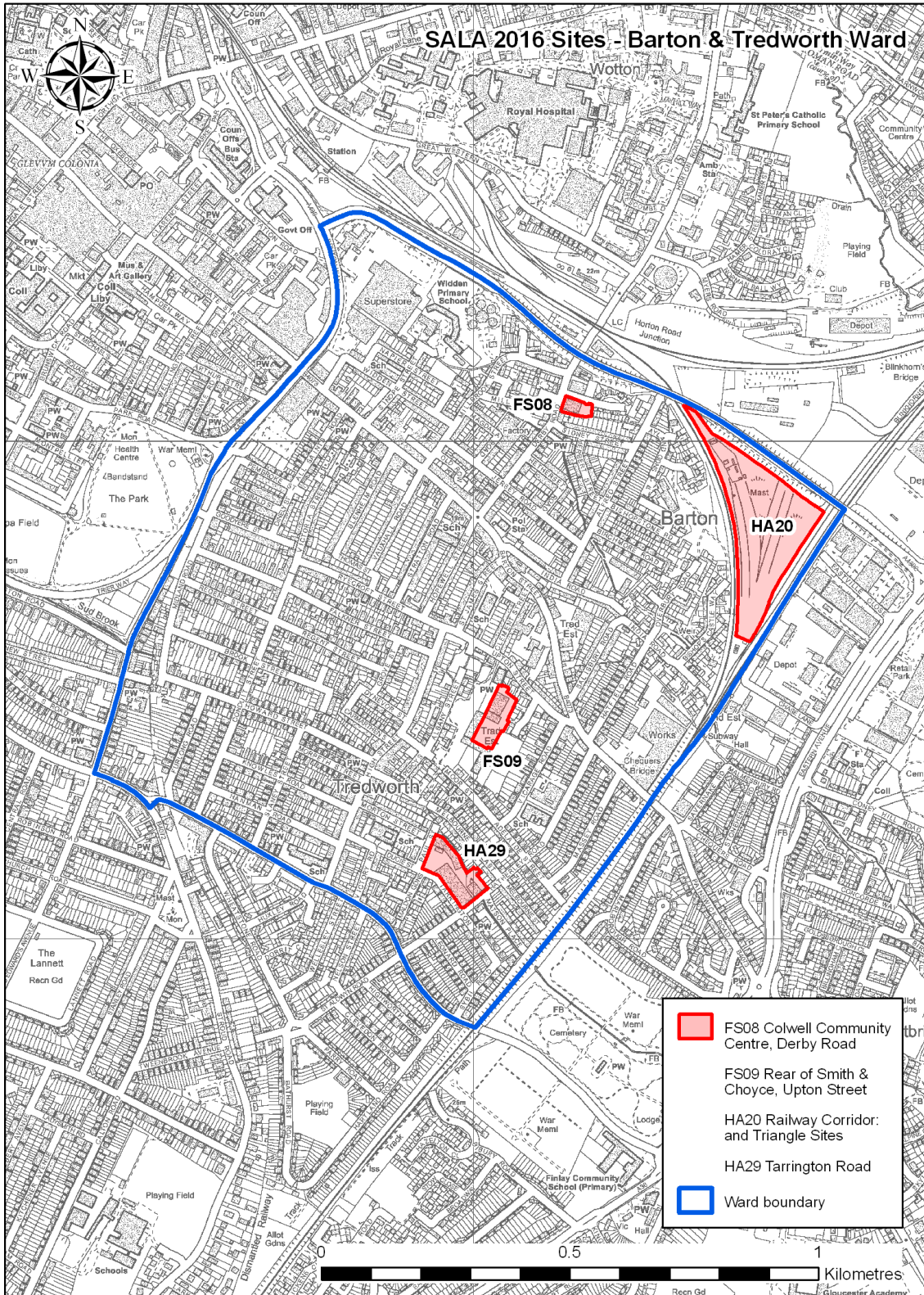
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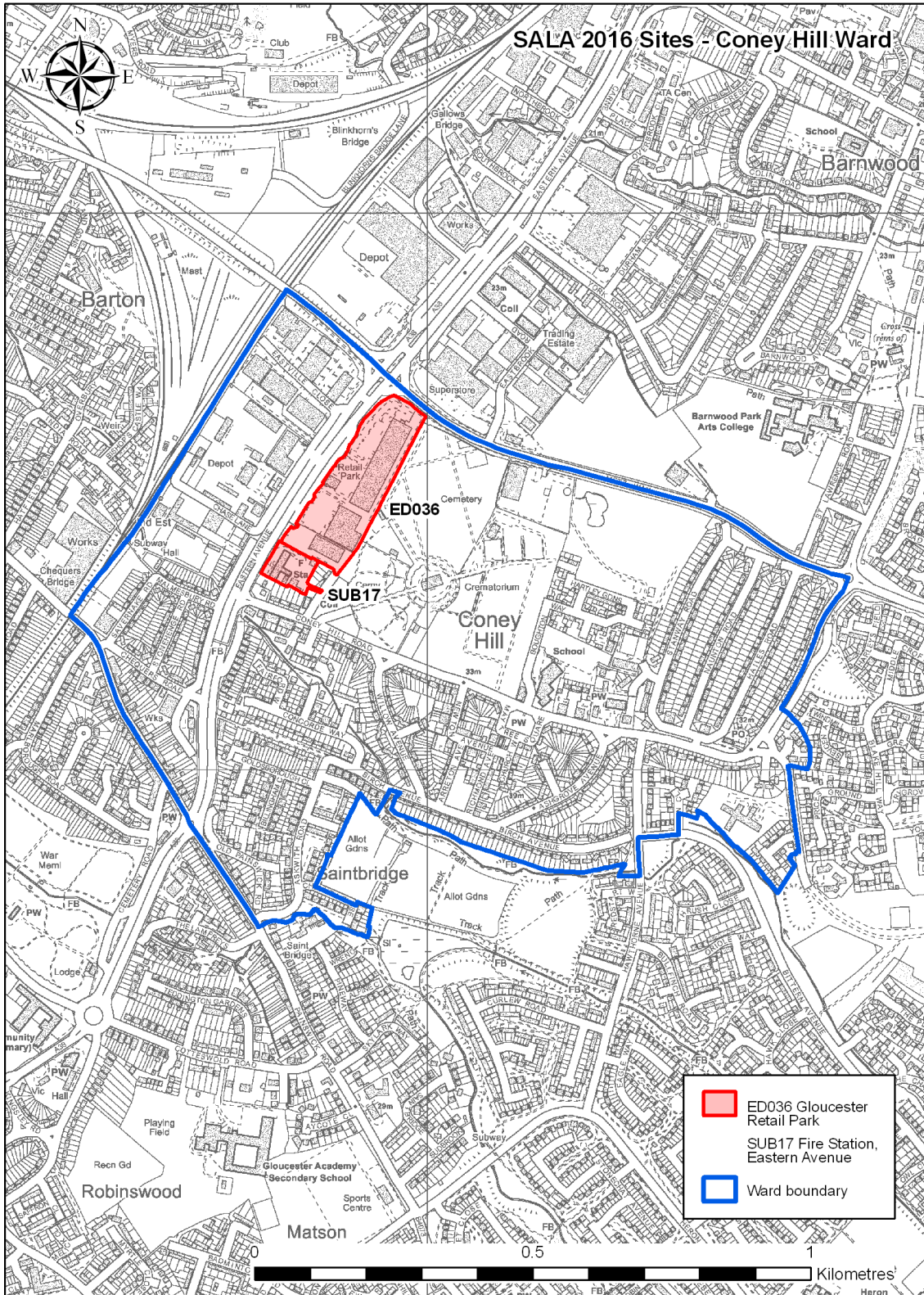
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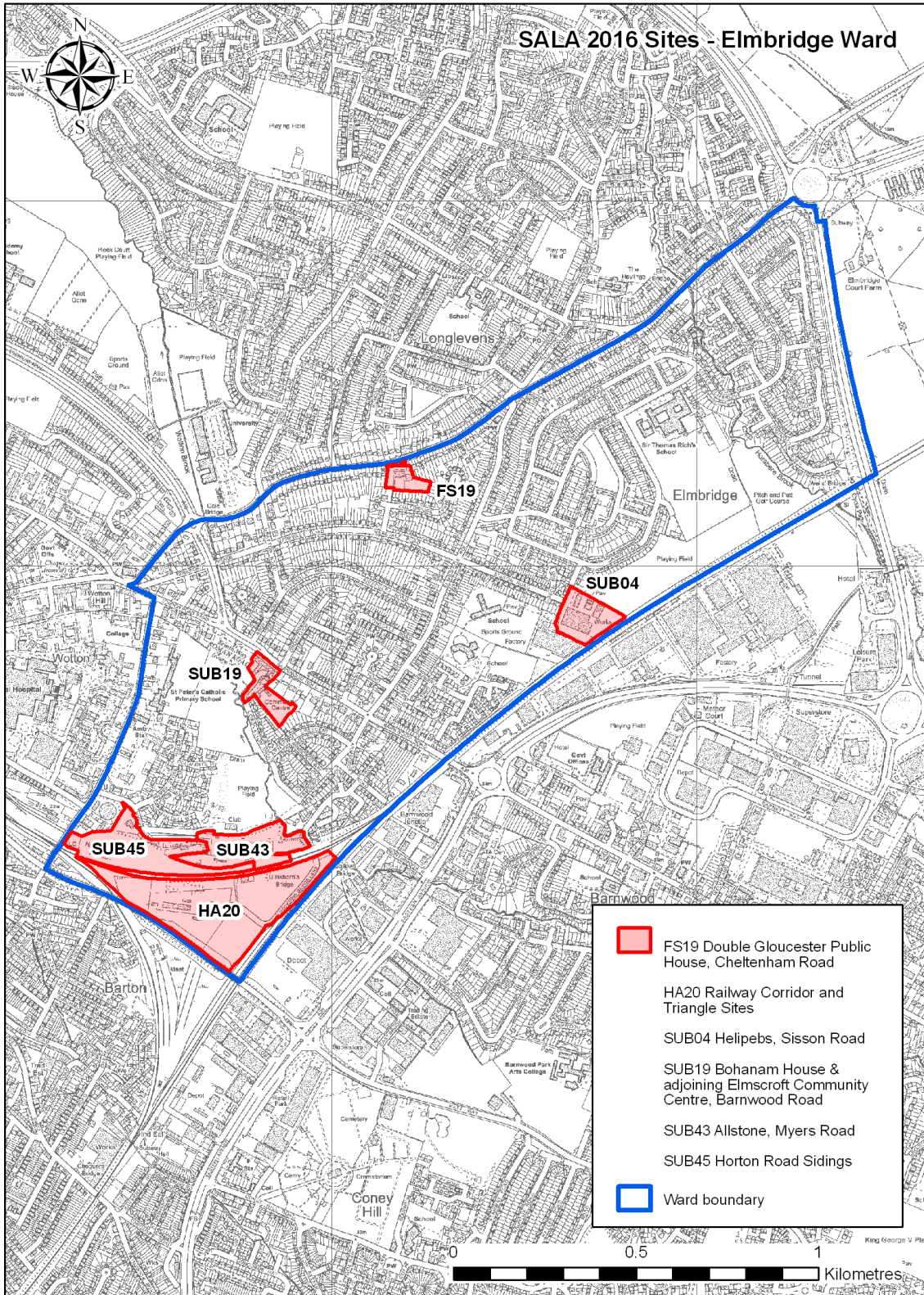
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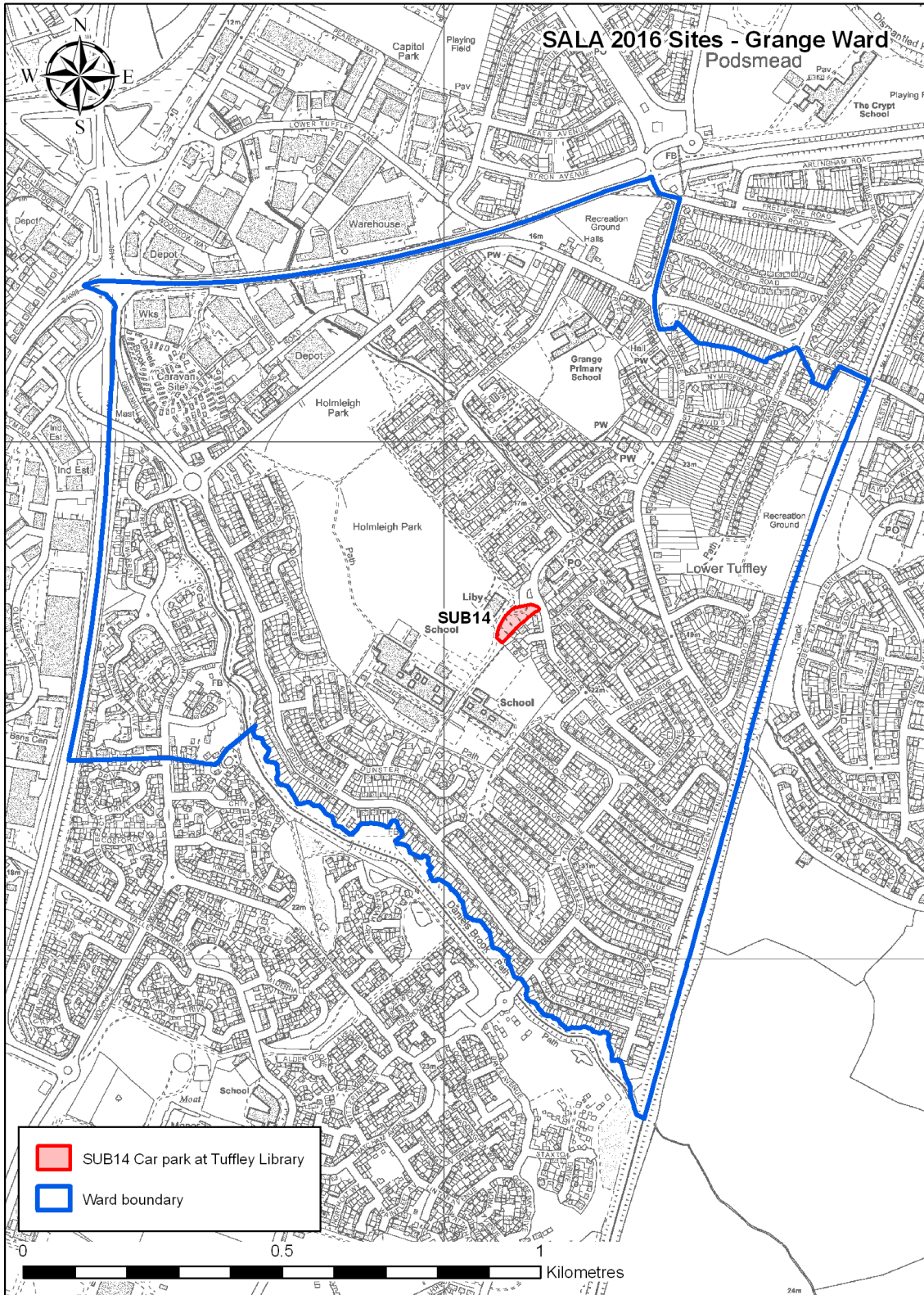
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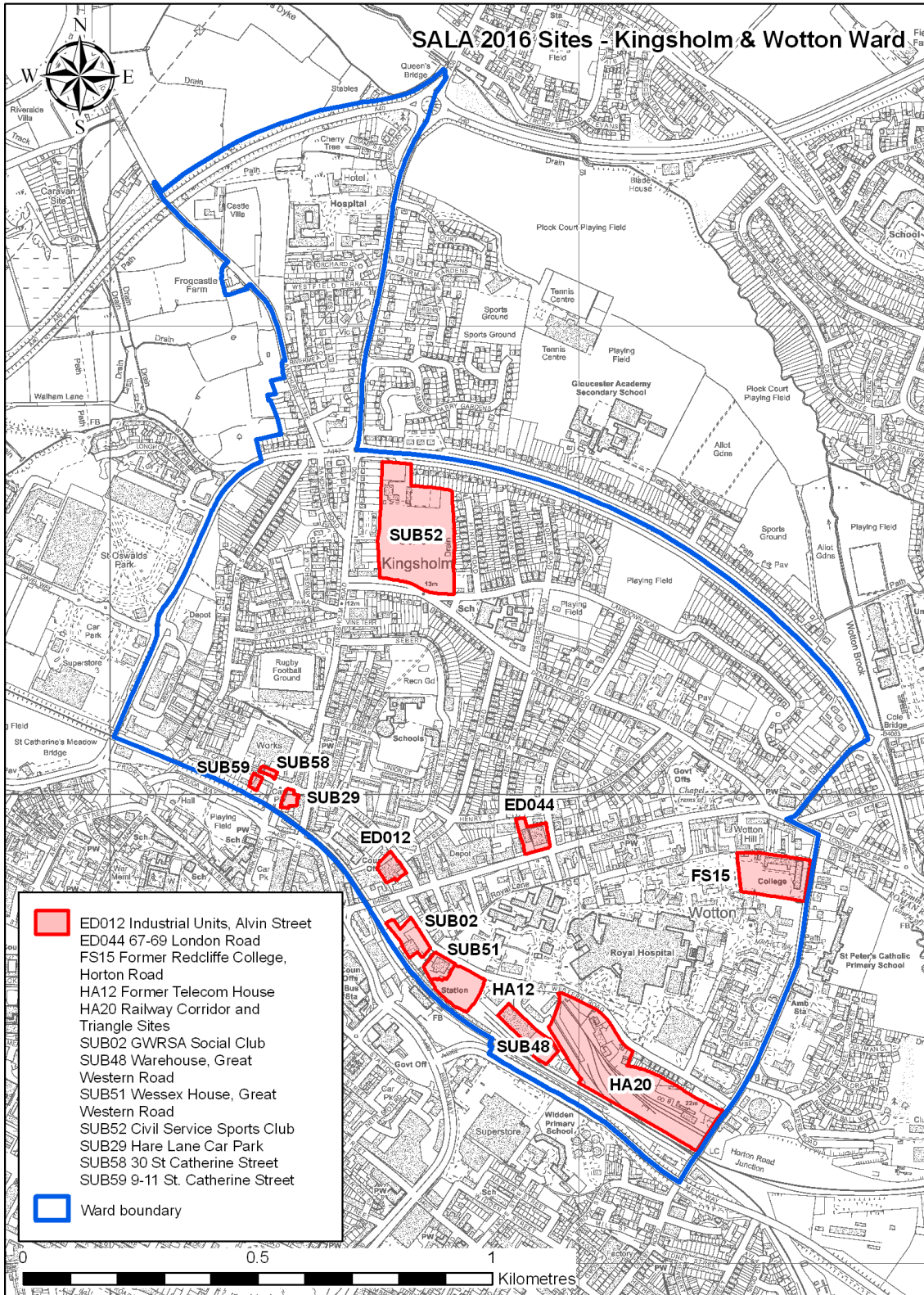
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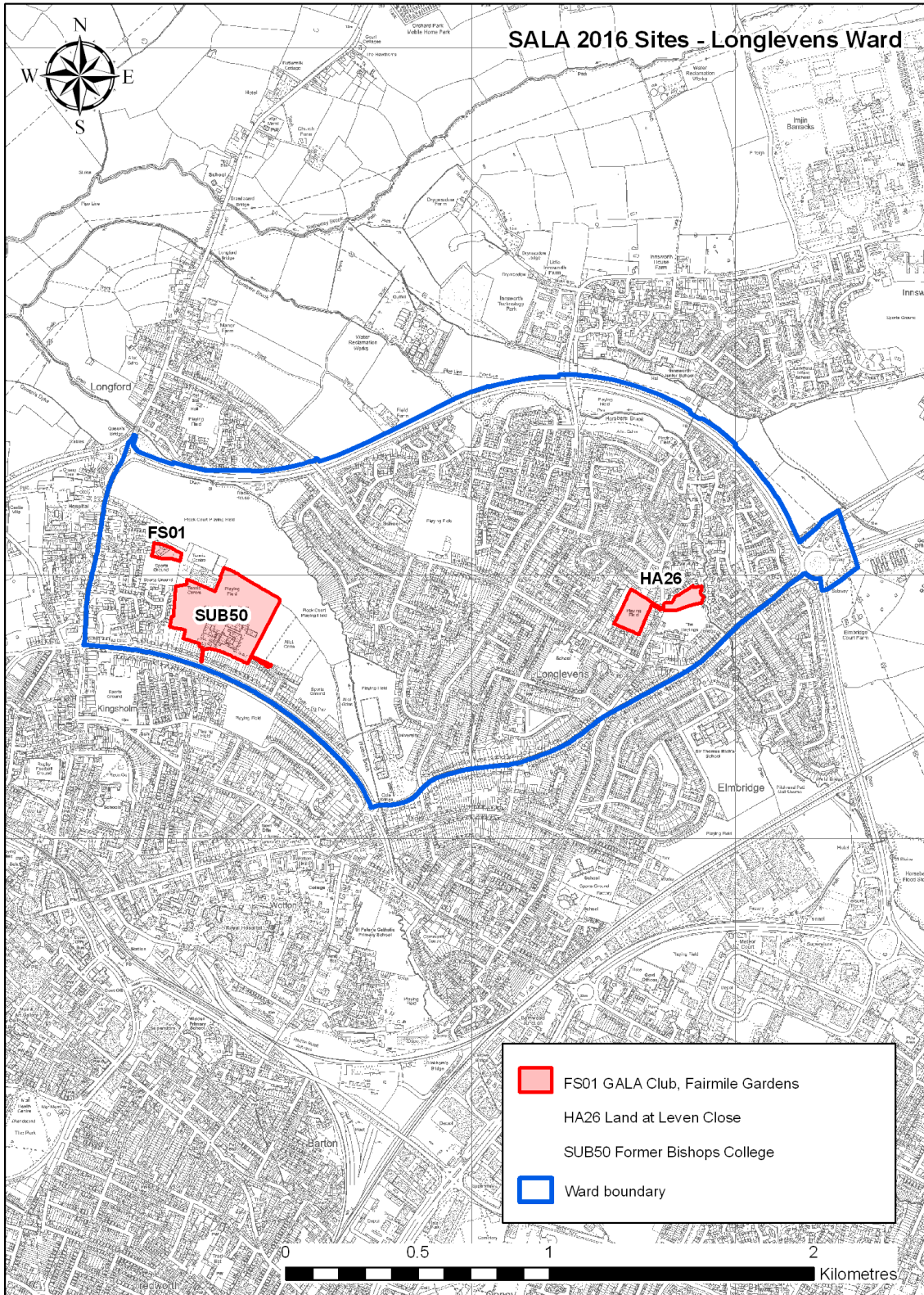
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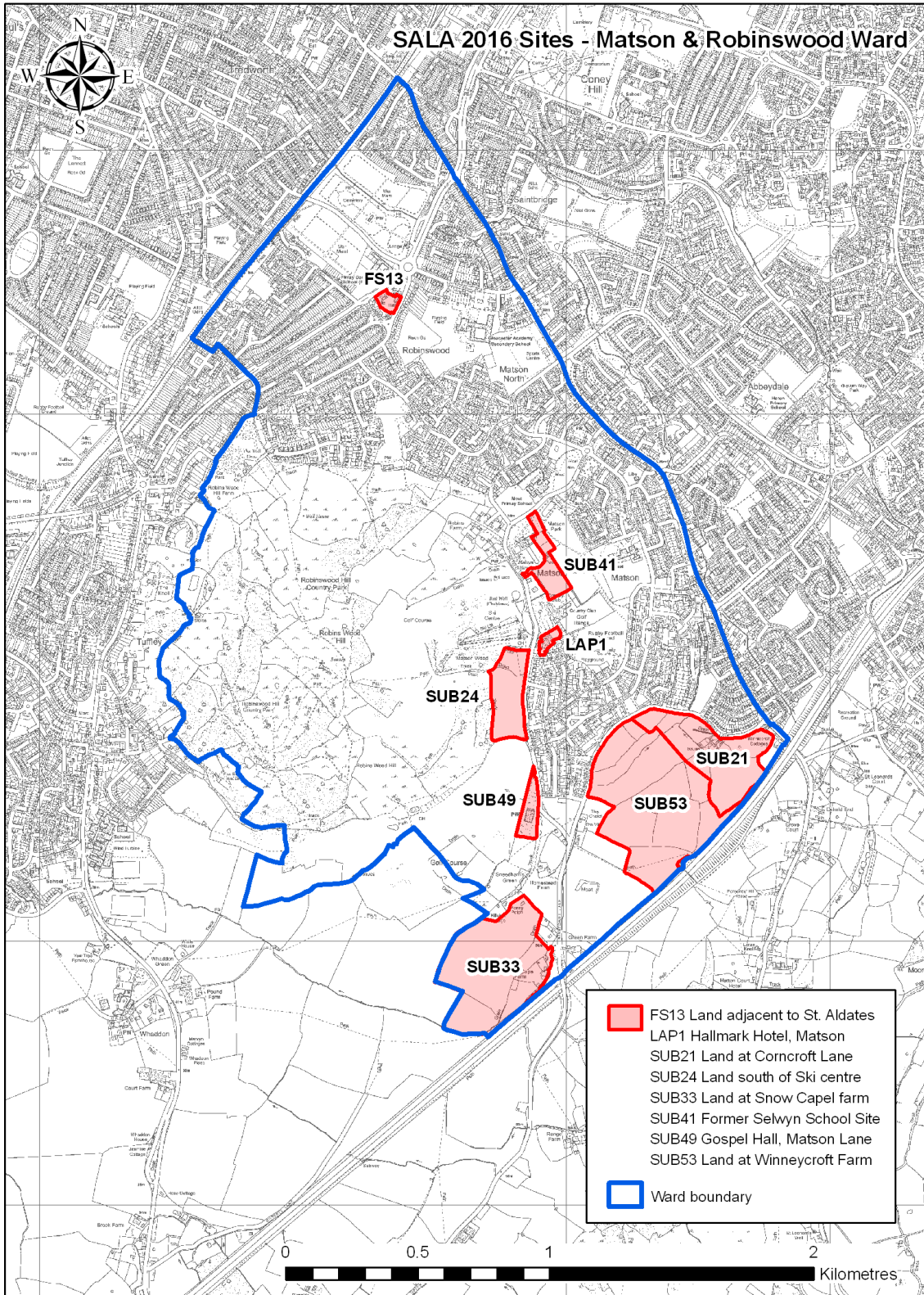
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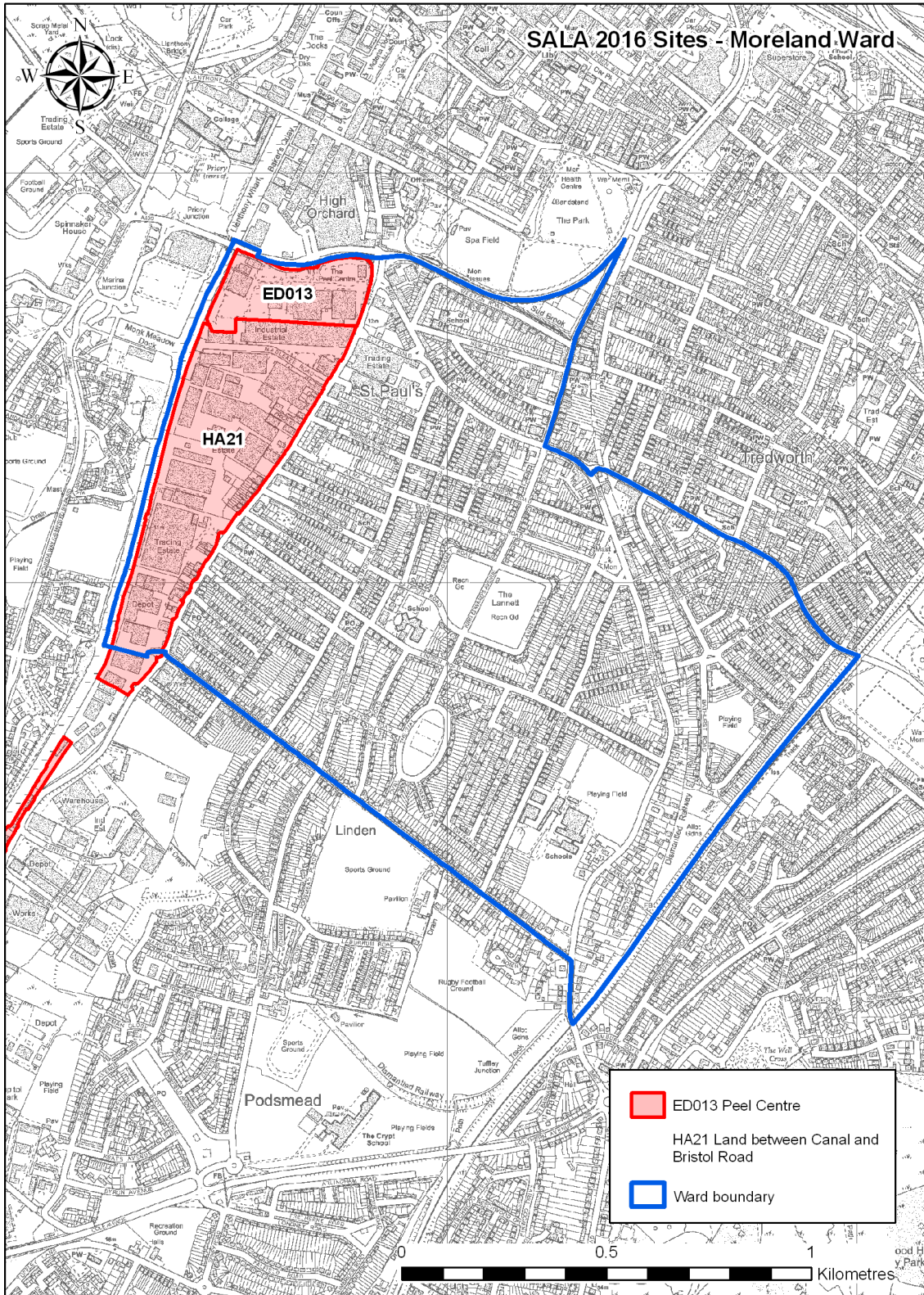
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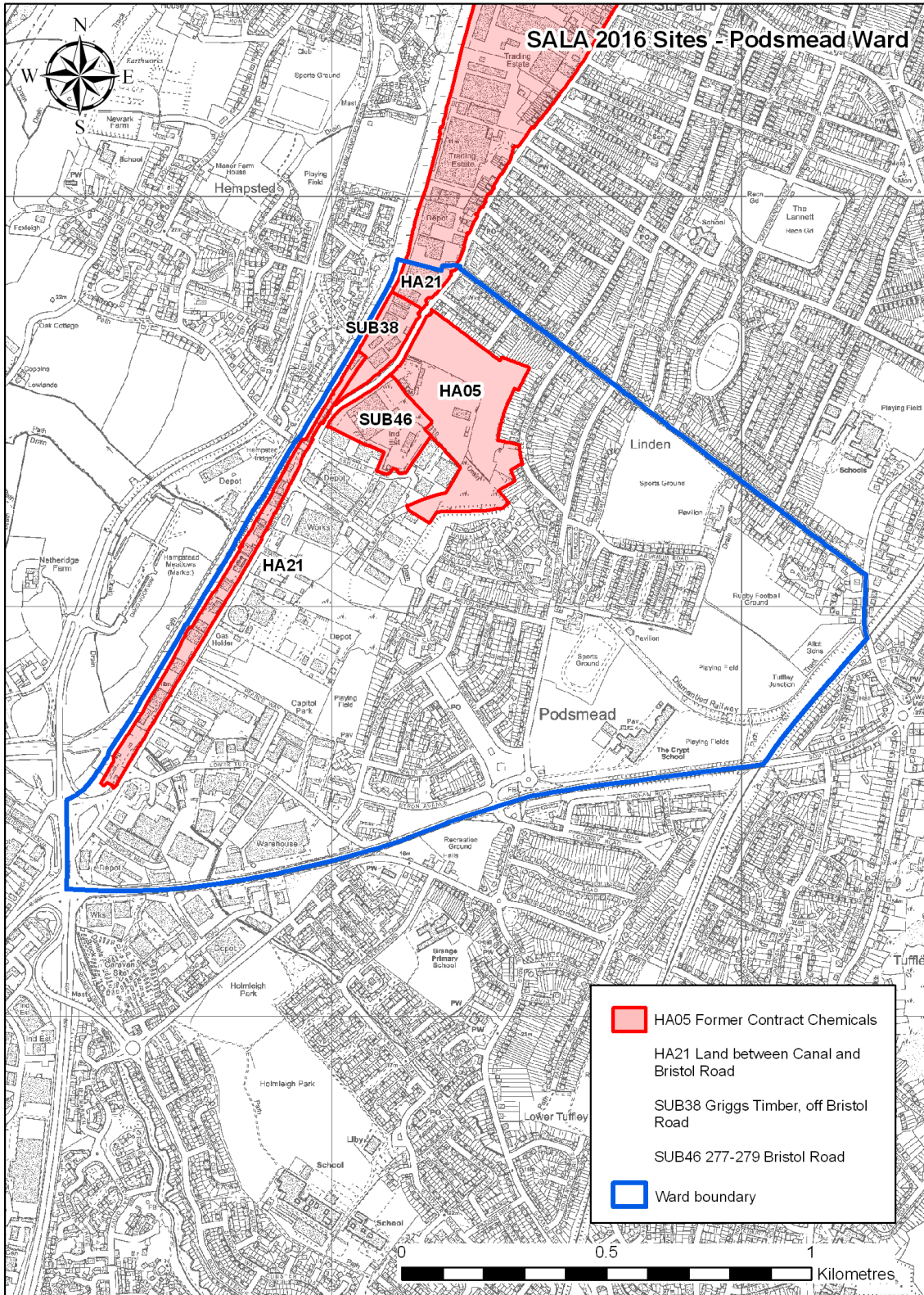
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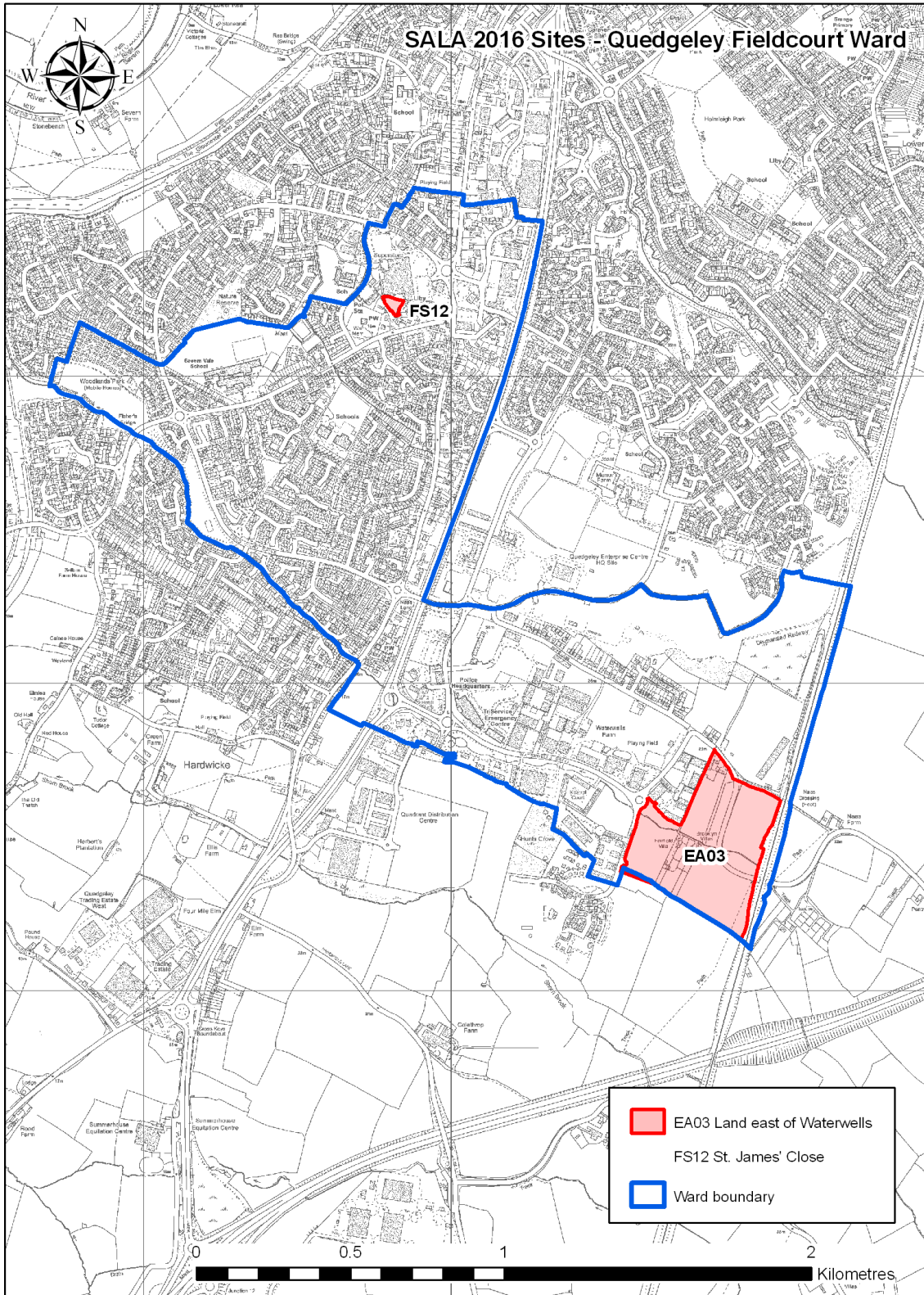
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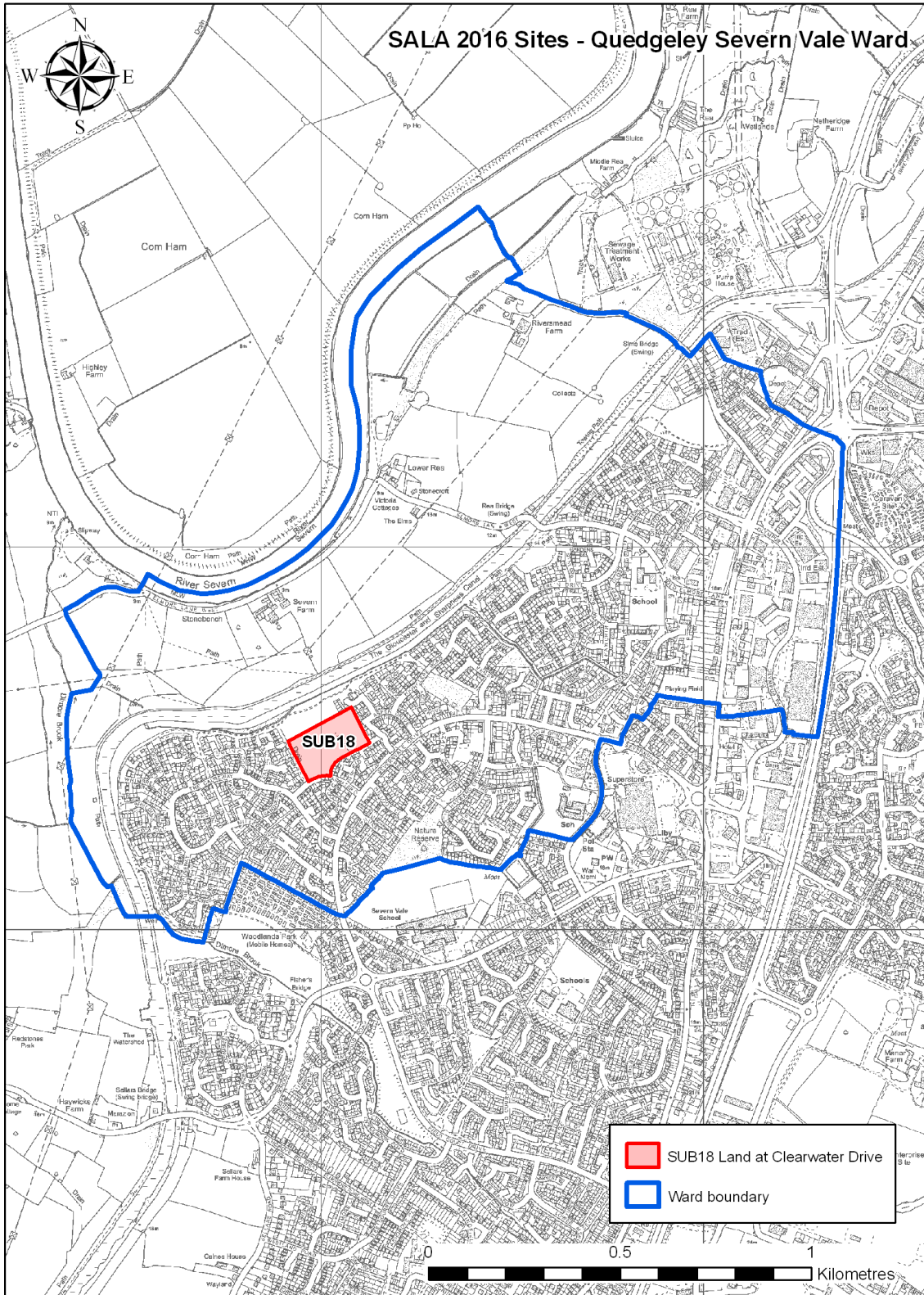
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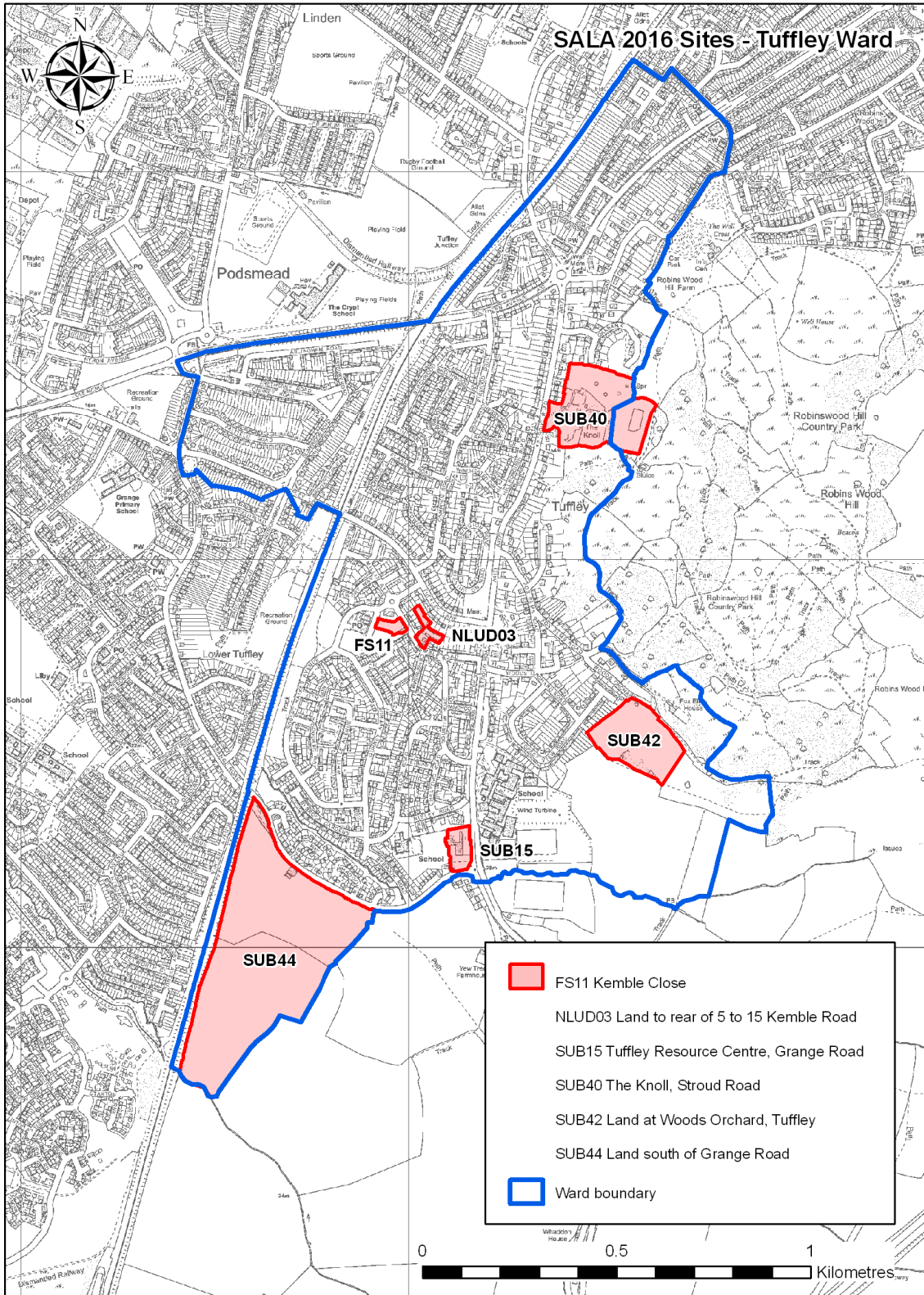
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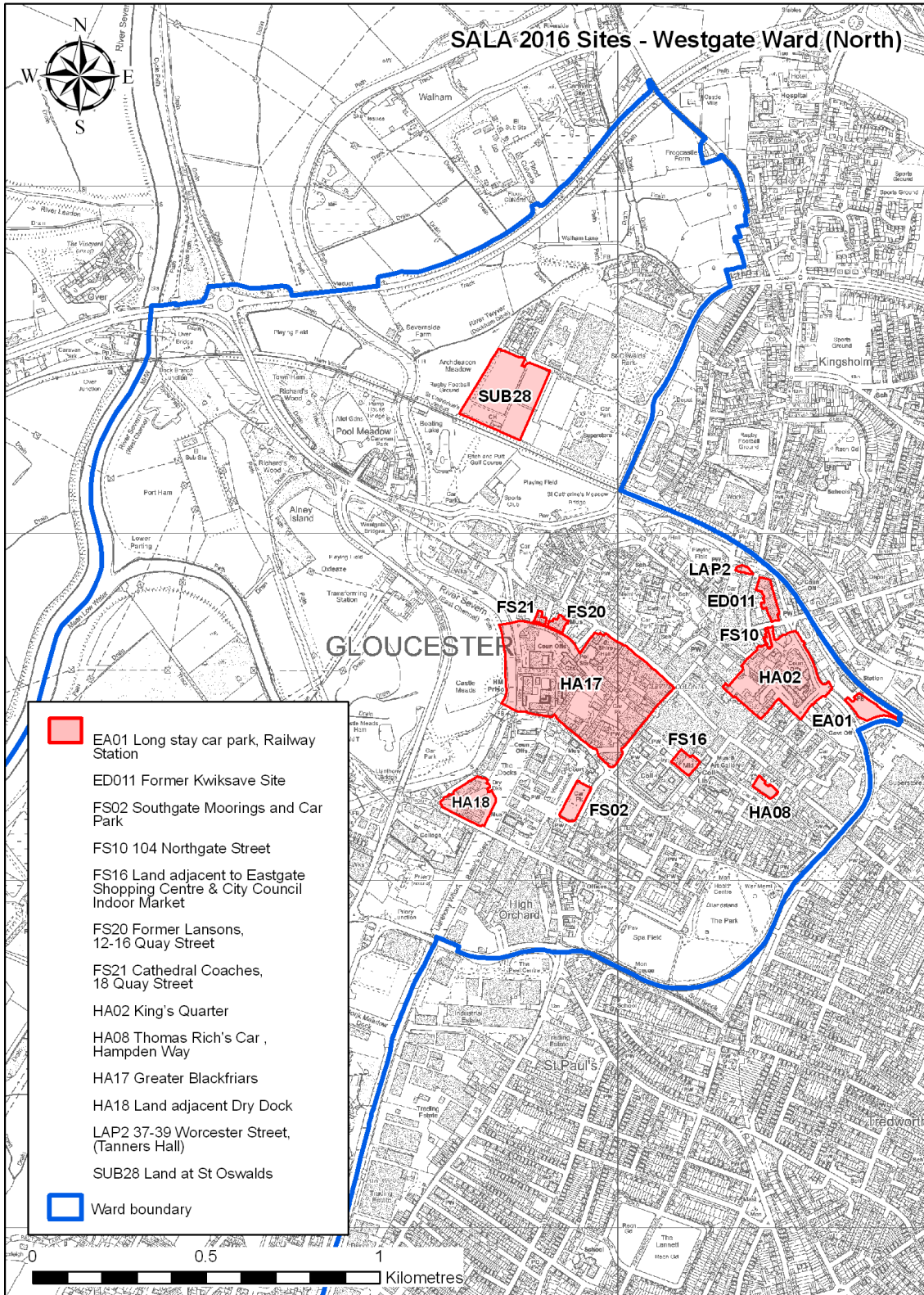
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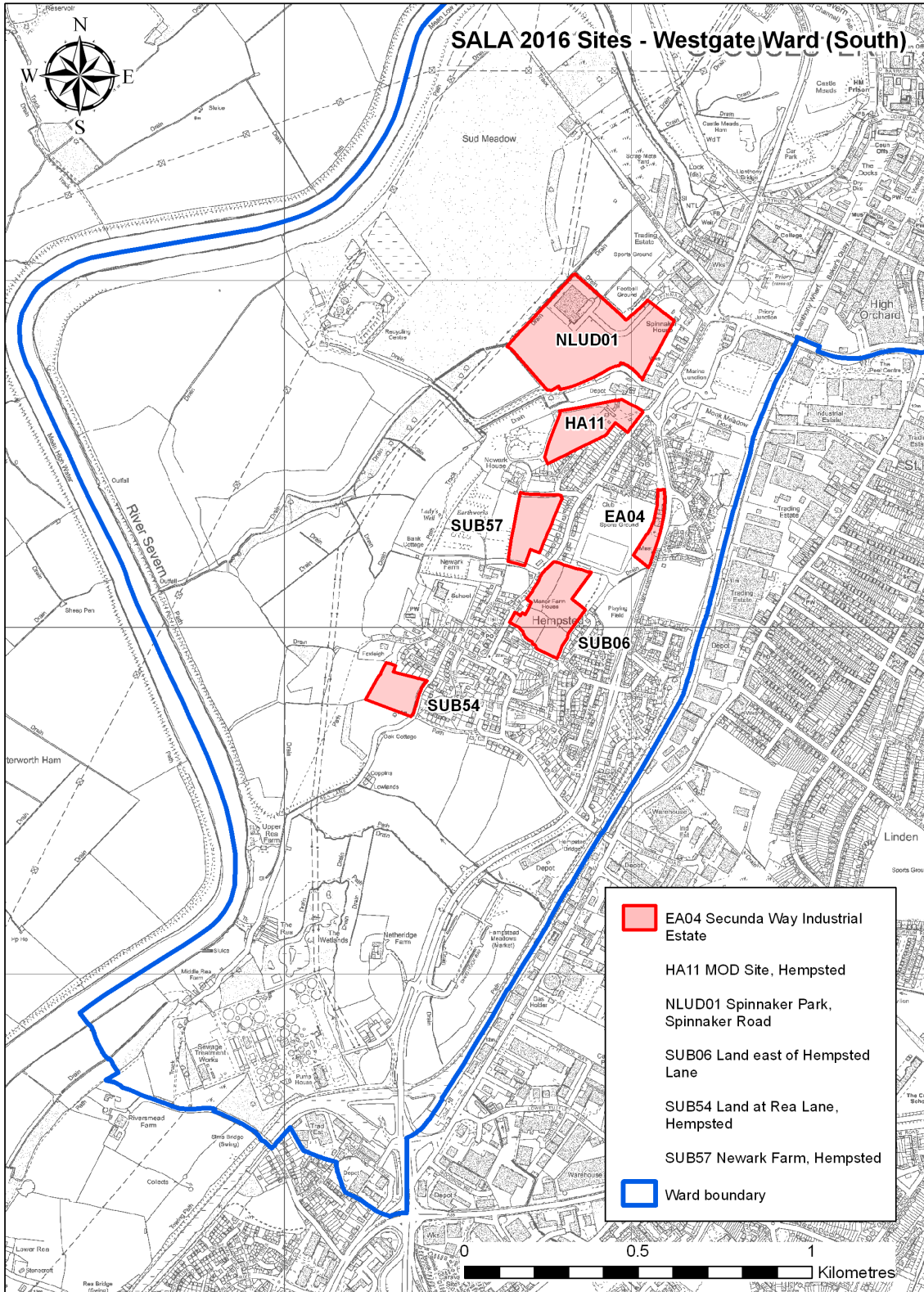
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Appendix 5: Attendees at Gloucester Site Assessment Panel – Strategic Assessment of Land Availability Sessions / 6th January 2016 / Civic Suite North Warehouse Gloucester Docks

Name	Organisation	Session on Tewkesbury Borough Sites	Session on Gloucester City Sites	Session on Cheltenham Borough Sites
Julie Morgan	Miller Homes	Yes	Yes	Yes
Erin Davies	Tewkesbury Borough Council	Yes	Yes	Yes
Oliver Rider	mplanning	Yes	Yes	Yes
Mark Boyce	Gloucester Chamber of Commerce	Yes	Yes	Yes
Phil Hanman	Gloucester Chamber of Commerce	Yes	Yes	Yes
Scott Winnard	Bruton Knowles	Yes	Yes	Yes
Pollyanne Schreuder	Ash Property	Yes	Yes	No
Angela Presdee	Gloucestershire County Council	Yes	Yes	Yes
Robert Duncan	Duncan Property	Yes	Yes	Yes
Helen Donnelly	DNS Planning	Yes	Yes	No
Paul Fong	Hunter Page	Yes	Yes	Yes
Robert Smith	Bruton Knowles	No	No	No
Dave Durden	Gloucester City	Yes	Yes	No
Rob Ellis	SF Planning	Yes	Yes	Yes
Richard Brogden	Bruton Knowles	Yes	Yes	Yes
Emma Bray	Cheltenham Borough Council	No	Yes	No
Katie Power	Tewkesbury Borough Council	No	No	No
Adam White	Hunter Page Planning	Yes	Yes	Yes
Louise Follett	Gloucester City Council	Yes	Yes	Yes
Leanne Whiteman	Tewkesbury Borough Council	Yes	Yes	No