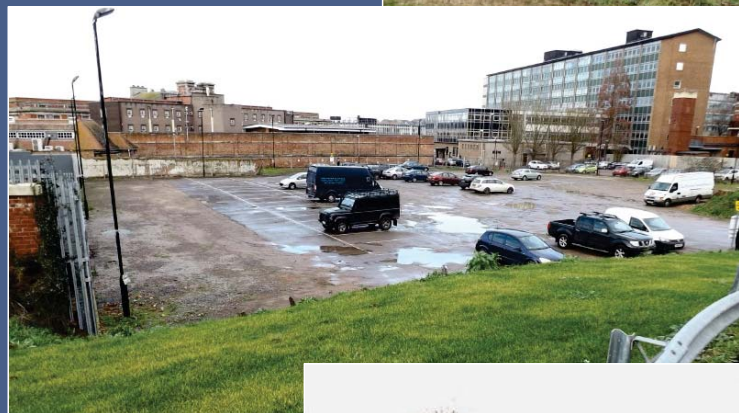


Strategic Assessment of Land Availability

January 2015



Strategic Assessment of Land Availability 2015

Important Notice

Disclaimer

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

- The 2015 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 with earlier SALA, SHLAA and SELAA documents produced by the Council.
- The 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 the information available at the time the study was undertaken between November 2014 and January 2015 and 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 since the information contained within the assessment was compiled. Issues may arise during the course of a detailed application that could not or 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 the 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 provides the second Strategic Assessment of Land Availability (SALA) for housing and employment land for Gloucester City. It updates the 2013 Strategic Assessment of Land Availability Report (SALA).
- The National Planning Policy Framework (NPPF) requires, at paragraph 47, local planning authorities to identify and update annually a supply of specific 'deliverable' sites to provide five years 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 those sites within Gloucester City that are considered potentially capable of delivering housing and/or employment over 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 between Gloucester City, Cheltenham Borough and Tewkesbury Borough Council's in accordance with the National Planning Policy Framework (2012) (NPPF) 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 2014 SALA considers 117 sites; 59 of which have been submitted to the Council since the SHLAA process began in 2009 (including previous draft allocations); 28 are previous draft housing allocations rolled forward from the Preferred Option Local Development Framework documents of 2006; 11 are draft employment allocations rolled forward from the Preferred Option Local Development Framework documents of 2006; 14 have been identified by officers; 2 have been identified from the National Land Use Database and 5 from the 2013 Strategic Employment Land Assessment.
- Sites identified in dark lilac at Appendix 2 are no longer being considered by the study but are retained in the table for reference to provide an audit trail of sites. Sites identified in light lilac are existing commitments.
- The 2014 SALA identifies 35 sites that are potentially suitable, available and achievable and therefore 'deliverable' within the first five years for housing and/or employment. Of these 8 already have full or outline planning permission or a resolution to permit from committee subject to completion of a S.106 agreement.
- 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 2014 (Appendix 1) 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.
- 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, the 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 have reacted positively and continue to progress the JCS, which was submitted to the Planning Inspectorate for examination on 20th November 2014 with an examination anticipated in

late Spring 2015. The JCS evidence base, prepared by Nathaniel Lichfield and Partners (NLP) and Cambridge Centre for Housing and Planning Research (CCHPR) has 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. This submitted JCS OAN has been set at 30,500 dwellings for the whole JCS area, with a need for Gloucester of 11,300.

- 1.9 The Draft JCS, which was published for public consultation in October 2013, took the lower end of an identified range of need provided by Nathaniel Lichfield and Partners (NLP) & the Cambridge Centre for Housing and Planning Research (CCHPR) (of between 33,200 and 37,400 new homes 2011 -2031) as the OAN for the JCS area.
- 1.10 Local employment need was also assessed independently by NLP with between 21,800 and 28,200 new jobs required over the plan period and an associated 37 ha of employment land required in addition to existing local plan allocations in order to deliver the maximum increase in jobs.
- 1.11 The Draft JCS (October 2013) identified land to deliver 33,565 dwellings and 65.2ha of land to support 21,800 new jobs (plus an additional 20ha of recycled employment land at MOD Ashchurch, Tewkesbury). The dwelling numbers included completions from April 2011 – March 2013, current commitments, strategic allocations and City and Borough capacities expressed as potential Local Plan supply plus a windfall allowance for each authority.
- 1.12 The Pre-Submission JCS (approved by Councils in April 2014 for consultation) had a new revised OAN of 30,500 dwellings with the plan revising potential capacity to a figure of 31,069 dwellings. The required job figure was increased to 28,000 new jobs over the plan period with an associated 64.2ha of employment land being identified in the plan (plus 20ha of recycled land at MOD Ashchurch).
- 1.13 The Submitted JCS (November 2014) takes forward the OAN of 30,500 dwellings and 28,000 jobs with the associated 64.2ha of employment land. Through the Submission JCS the City demonstrates that it can 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 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 2015, this would trigger a review in 2020.
- 1.15 Further information on the JCS and its evidence base can be found on the JCS website at www.gct-jcs.org.

Methodology

- 1.16 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.

- 1.17 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.

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 have 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 ongoing 'call' for sites that have the potential to contribute housing and employment development in the City. No new sites were submitted for consideration in the 2015 study.

- 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. No new officer found sites have been added to the 2015 study.

2.8 Sites that have been identified by officers have the prefix 'OFS' 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 The main changes to constraints for the 2014 study was the addition of further 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 consider 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 to consider the 2014 Sites Assessment Table. The comments of the panel at the session 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: 2015 SALA Results Table

Category	Capacity
Potential dwelling delivery in years 1-5 (sites without planning permission)	1146 dwellings
Potential dwelling delivery in years 6-10 (sites without planning permission)	959 dwellings
Potential dwelling delivery in years 11-15 (sites without planning permission)	213 dwellings
Potential employment land (sites without planning permission)	31.25ha 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>.

Appendix 1: Joint JCS Strategic Site Assessment Methodology

Supply component	Approach
<p>Assessment sites from a range of sources:</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>
Suitability for residential development	
Green Belt	<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 Joint Core Strategy. 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 be 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 be adjusted where part of the site is physically constrained by</p>

	topography.
Evidence: Landscape	<p>The Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis is 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>For the 2014 assessment Gloucester City is using 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>
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.</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>
Suitability for economic development and other uses	
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	<p>Sites may be considered for other uses where appropriate to inform their development plans.</p>
Capacity considerations	
Market adjustments to existing consents	<p>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 2014 site assessment panel where the existing planning consent is considered unviable or undeliverable under current market conditions.</p>

Density assumptions - residential

The NPPF encourages local planning authorities to set their own approach to housing density to reflect local circumstances.

Site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information.

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.

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.

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’.

Evidence: Conservation

Heritage is identified as a potential constraint on capacity and where a listed building of scheduled ancient monument exists figures may be adjusted accordingly.

Gloucester undertook a review of all sites with regard to impact on heritage constraints for 2012 and 2013.

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	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). Sites emerging from Neighbourhood Plan work will be incorporated into the 2014 assessment.
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 2014/15
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 included within the first 5 years unless some 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> <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	<p>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:</p> <p>25 dwellings in the first year and 50 dwellings per annum per developer thereafter.</p>
Lead-in periods	<p>For sites of less than 100 dwellings there is a 1 year lead-in from planning consent to completion of the first houses.</p> <p>For sites over 100 dwellings there is an 18 months lead-in period from planning consent to completion of the first houses.</p>

Appendix 2

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2014 Update	2013 Panel comments
HA01	-	Gloucester Quays	Housing allocation	Urban dockside development with outline permission for 1000 units. Numerous Listed buildings and within Docks Conservation Area. SFRA 2 Flood Zone 3a. Included in commitments in housing trajectory.	Good accessibility to services, facilities and employment.	Yes	Yes	6-10	5.42	1000 (-300)	Whole site suitable for employment related development	Commitment. - Part of Gloucester Quays outline consent Developer considers residential development will start to deliver within 6 -10 years	Should market pick up site may yield some apartments towards the end of the plan period.
HA02	WN4	Kings Quarter Bus station; Market Parade & Kings Square	Housing allocation	Town centre, bus station, office and retail uses, subject to development brief for retail led redevelopment of area with residential. Within area of principle archaeological interest and adjacent to City Centre Conservation Area. Scheduled Monument within site area. Further heritage assessment required. Multiple ownerships, requires a comprehensive regeneration approach.	Good access to services, facilities and employment.	Yes	Yes	6-10	4.5	50	Yes - retail led regeneration 20,000sqm gross retail floor space	Kings Quarter is the City Council's top regeneration priority Kings Quarter Concept Statement adopted by Council in January 2013 Stanhope are the Council's preferred development partner	Residential will fit in around a predominantly retail led regeneration scheme.
HA03	-	RAF Quedgeley, Kingsway	Housing allocation	Outline and full permissions in place for comprehensive redevelopment of site for residential, employment and community uses. Much of site complete and under construction. Contamination issues been/being dealt with. Will be included in commitments in housing trajectory. Within the area is the site of Manor Farm and associated barns which are designated as both listed buildings and scheduled monument.	Good access to public transport and employment. Good access to services and facilities in Quedgeley. Additional services and facilities to come forward on site.	Yes	Yes	0-5 6-10	139	3300 (Sept 14 -2417 dwellings complete 853 to complete)	Yes - Extant consent on Framework 5 - 15 Ha of employment land	More development activity on Framework 4 with parcels delivering residential units again. Approx 3 parcels on Fmwk 4 still to obtain reserved matters consent Second primary school within Kingsway now complete.	Completing the remaining 1,000 units on the site in the next 5 years would be optimistic - but reasonable to expect delivery within the whole plan period. Given LEP desire to identify employment land across the County we do not want to loose the existing 15ha at Kingsway
HA04	-	Land junction Barnwood Road and bypass		Derelict land with permission for hotel, commercial and residential development. Small amount of residential on part of site. Outline planning permission granted. Site is complete	Good access to public transport and employment. Access to services within Barnwood.	Yes	No	-	1.3	-		Site complete as of April 2012 14 dwellings & 9 flats, hotel and coroners court.	Agree
HA05	-	Former Industrial Sites Bristol Road	Housing Allocation	Derelict and Vacant employment site. Outline permission subject to S106 agreement for comprehensive redevelopment for employment and residential. Contamination from previous uses. Included with commitments in housing trajectory.	Fair access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-11	9.1	235	Yes - small area for employment included in outline consent	Outline consent subject to S.106 for 235 dwellings	Agree
HA06	-	Part St Michael's Square		City centre location, part of site SFRA flood zone 2, surrounding area has listed buildings and conservation area and Article 4 directive. Area of Principle Archaeological Interest. Area purchased by local residents and developed as garden. Land not available for development.	Good access to public transport, services, facilities, employment and city centre uses/	No	No	No	0.1	-		Site not likely to come forward for residential purposes - in use as a community garden	Agree
HA07	-	Corner Southgate Street and Trier Way	Housing allocation	Derelict land adjacent to Gloucester Quays and Gloucester park. SFRA flood zone 2 and 3a. Site located within the Southgate Street Conservation Area See section 9.2 management recommendations for site policy CA2/5.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	0.2	12	Dementia care home will provide employment - 24hr care facility	Site subject to S.106 for dementia care home plus 12 assisted living flats on 3 rd floor Site now under construction.	Agree
HA08	WN5	Car Park Hampden Way	Housing allocation	#####	Good access to public transport, services, facilities and employment.	Yes	Yes (longer term)	6-10	0.2	15	Site not suitable for office development	This is a well used car park located in close proximity to the City Centre, Could yield 15 flats at 80 dph.	Queried whether site would come forward for residential given it is a well used parking space - this is a residential rather than employment related development site
HA10	-	Bus depot London Road		Urban location, operational bus depot for main bus operator. Subsequent to Local Plan process the bus operator has expressed intention to retain the depot for operational purposes. Site located adjacent to London Road and Denmark Road Conservation Area. Possible contamination from transport uses.	Good access to public transport, services, facilities and employment.	Yes	No	No	0.7	-		Bus station do not intend to relocate from site in foreseeable future	Agree
HA11	WS10	Part oil storage depot Hempsted Lane	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 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. (12/00725/OUT) Revised application going to February 2015 committee for 85 units	Part of site subject to flooding Proposed scheme access is off Hempsted Lane - all development proposed outside Flood plain.
HA12	KW6	Former Telecom House Great Western Road	Housing allocation	Urban area, vacant buildings and associated parking area. Allocated for magistrates court in 2002 2 nd Deposit Draft Local Plan.	Good access to public transport, services, facilities and employment.	Yes	No	6-10 11-15	0.6	25	Possible mixed use scheme with Wessex House	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 Consultation 2013 No commitment from MOJ over future use of site	Agree
HA14	-	Kingsholm Rugby Club		Urban area, occupied and functioning rugby club. SFRA flood zone 3b. Site adjacent to Worcester Street and Kingsholm Conservation Areas Subsequent to Local Plan publication the Rugby Club have declared intention to remain at the site.	Good access to public transport, services, facilities and employment.	Yes	No	No	2.6	-		Rugby club do not intend to relocate from site.	Agree
HA16	-	Greater Greyfriars inc. Gloscat main site and media site.	Housing allocation	City centre. Vacant college buildings and surrounding area. Development brief, master planning and approved planning permission for comprehensive redevelopment of the area. Listed buildings, located within City and Eastgate and St Michaels conservation areas and archaeological constraints. To be included in commitments in housing trajectory.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	7.91	254	Commercial units on Main College site and possible PCT building as part of Media Studies site	Site is subject to permission for 254 dwellings as part of a mixed use scheme including commercial Demolition undertaken and archaeological work complete on Media Studies site. Both sites now under construction.	Agree Media Studies Site to deliver 71 units in 14/15 monitoring period Main site 91 units in 15/16 and 92 units 16/17
HA17	WN3	Greater Blackfriars	Housing allocation	City centre car parks, vacant and derelict buildings, county council offices, prison, police station, listed buildings and scheduled monument and located within Barbican and City Centre conservation areas. 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 Prison is listed in part and the site of former Gloucester Castle .Area of Principal Archaeological Interest & Scheduled Monuments. Further built heritage assessment required.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5 06-10	11.76	300	Opportunity to deliver new City centre office accommodation & assembly & leisure facilities	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'	Agree Delivery timescale to also include years 11-15
HA18	WN6	Adj Dry Dock	Housing allocation	Dock side location adjacent to existing flats and employment uses. Setting of listed buildings and Docks conservation area, area of archaeological interest. Previous suggestion of apartment development. SFRA 2 indicates flood zone 3a & 3b.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-10	1.34	65	Possible ground floor uses with apartments/flats above	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	Agree Provide more parking as part of any redevelopment

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2014 Update	2013 Panel comments
				Site currently used for car parking. Wider site area may be subject to contamination. Further archaeological and heritage assessment required.									
HA19	-	Westgate Quay		City centre and waterside location. Occupied by retail, office, car sales and engineering. Subsequent to Local Plan the owners have expressed an interest not to pursue redevelopment of the area for the foreseeable future. Recent improvements and extension to retail offer. Subject to draft planning brief which is on hold. Archaeological interest. SFRA flood zone 3a	Good access to public transport, services, facilities and employment.	Yes	No	No	2.35			Site not being pursued.	Agree
HA20	KW8	Railway Corridor: Great Western Road Sidings	Landowner	Currently underused sidings, employment / commercial uses and car parking. Site included within City Plan Sites consultation 2013 for mixed use development to include employment & residential. Noise constraints for development adjacent to railway. Development of northern triangle has opened up access to allow existing sidings on Great Western Road to be moved to southern triangle. Area of Principal Archaeological Interest	Good access to public transport, services, facilities and employment, as well as city centre.	Yes	Yes - after freight sidings have been relocated to southern triangle	0-5 6-10	4.5	150 -50	Aspiration to deliver Biomedical HIC related employment on part of the site Whole site may lend itself well to employment	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	Agree Delivery within 0-5 years considered optimistic given Network Rail ownership of land Flexibility is the key to bringing this site forward
HA20	-	Railway Corridor: Horton Rd Sidings		See SUB45 below.		-	-	-	4.26			Site continues to be built up and used for storage and screening of aggregate	
HA20	-	Railway Corridor: Northern Triangle		See SUB03 below		-	-	-	8.61			Site away for Supermarket and employment related development	Agree
HA20	-	Railway Corridor: Southern Triangle		See SUB08 below		-	-	-	4.22			Site required for operational railway purposes	Agree
HA21	-	Land between canal and Bristol Road		Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. Some areas SFRA flood zone 2 and 3b. Some areas with contamination issues. May require relocation of existing uses. Would need comprehensive development approach. 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.	Yes	No	11-15	23.81	600 0	Area well utilised by existing businesses. Few voids	2012 SELAA 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	Market adjustment should be zero These sites lie in multiple ownerships and therefore are not available or achievable
HA23	-	Clifton Road Triangle		Vacant land allocated within Site Allocation DPD. Surrounded by commercial and residential uses. SFRA flood zone 2 and 3b.	Good access to public transport, services, facilities and employment.	Yes	No	No	0.7	-	Site subject to current application for 1600 sqm gross retail floorspace	New retail store now open and trading on the site.	Agree
HA24	-	Land at Clearwater Drive	Landowner submission	See SUB18 below		-	-	-					
HA25	-	Mayos Land		See SUB32 below		-	-	-					
HA26	L2	Land at Leven Close and Paygrove Lane	Landowner submission	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.	Yes	Yes	0-5	0.4	15	No - small site within a residential area	Site approved by Cabinet of County Council for disposal however site still constrained by access.	Agree Access constrains possible development of this site
HA27	-	Land at Hammond Way, Barnwood	Housing allocation	Car parking, hard standing, vacant land. Surrounded by residential, leisure and employment uses. Not promoted through SHLAA, but not further constraints to development.	Good access to public transport and local services and facilities within Barnwood.	Yes	No	No	0.22	8	Site currently used for car park - not suitable for employment	Site not being promoted.	Agree
HA28	-	Blackbridge Allotments		See SUB13 below.		-	-	-				Site now has permission subject to S.106 for resi.	
HA29	BT1	Norville site Tarrington Road	Housing allocation	Vacant industrial site, identified as housing allocation in draft DPD. Not promoted through SHLAA. Surrounded by residential. Approximately 1/3 of site within flood zone 3b.	Good access to local services and facilities.	Yes	Yes	0-5	0.86	30	2012 SELAA panel identified as unsuitable for employment as within a residential area	2012 SELAA panel recommended redevelopment for residential Site included in City Plan Site Consultation Summer 2013 Current developer interest in bringing site forward.	Site in private ownership and owner now looking to progress development at site
HA30	-	Former B&Q, Trier Way	Housing allocation	Bulky goods retail unit with car parking. Subject to draft DPD allocation for mixed-use development including residential. Surrounded by retail, leisure and residential. Part of the site located in flood zone 3B. The unit has now been renovated and occupied by a new bulky goods retailer (2010). Located adjacent to Barton Street and Eastgate and St Michaels Conservation Areas	Good access to public transport, services, facilities and city centre.	Yes	No	No	1.14	-	Site currently in use by bulky goods retailer	Existing unit renovated for new bulky goods retailer on a long lease.	Agree
EA01	-	Long stay car park, railway station	Employment allocation	Functioning long stay car park for railway station users. Noise issues with proximity to rail. Surrounded by employment and transport uses. Site not available - required for continued use by railway users.	Good access to public transport, services, facilities and city centre.	No	No	No	0.49	-	No	Site required by Network Rail for surface parking for customers 2012 SELAA - site unlikely to come forward in plan period.	Site unlikely to bring forward either office related development or decked car parking within the plan period
EA02	-	RMC site, Waterwells Bus Park		Vacant land surrounded by employment uses and park and ride site. Allocated for employment in Local Plan, site has planning permission for 37 office and industrial warehouse units.	Good access to public transport and employment. Poor access to education, health and leisure.	No	No	No	1.1	-	Site all consented for employment	Site has outline and reserved matters consent for employment development - partly built out - 2012 SELAA panel agreed most suitable use is employment	Agree
EA03	QF1	Land east of Waterwells Business Park		Greenfield land previously allocated for employment uses within Local Plan and draft DPD. Subject to planning brief adopted by the Council for development 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. Area of Principal archaeological interest. Further built heritage and archaeological assessment required.	Poor access to public transport, service and facilities. Good access to employment.	Yes	No	11-15	15.1	150	All options at site are employment led	2012 SELAA panel agreed most suitable use is employment - this area is the City's only strategic release of employment land remaining Four options for consideration of this site included in City Plan Sites Consultation Summer 2013	Waterwells Drive is considered to be an adequate approach for either residential or employment development. Site suitable for both. The key to bringing this area forward is legal intervention with the landowners.
EA04	WS11	Land at southwest bypass (Secunda Way Industrial Estate)		See SUB37 below.		No	Yes	No	0.7	-	2012 SELAA panel stated most suitable use is employment - possible road side uses	Site included in City Plan Site Consultation Summer 2013	Agree Shape of site might be restricting its development potential
EA05	-	Land north of Naas Lane, IM Group		See SUB30 below.		-	-	-					
EA06	-	Land south junction between Eastern Ave and Barnwood Road	Employment allocation	#####	Good access to public transport, services, employment and facilities.	Yes	No	11-15	0.7	23	Currently constrained by access but could deliver offices	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. Site sold by County & now in ownership of a house builder	Agree
EA07		British Gas (Transco)	Employment allocation	Vacant land adjacent and to rear of Gas site. Surrounded by industrial and employment uses. Allocated for employment uses. Severe contamination issues. SFRA flood zone 3b.	Poor access to services and facilities, good access to local employment.	No	No	No	10.09	-	Site now in use for open storage in accordance with planning permission	Site has been remediated and bought forward for B8 open storage uses. Not suitable, available or achievable for resi. Various consents on site being taken up for employment purposes.	Agree

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2014 Update	2013 Panel comments
EA08	-	BT Depot		Occupied and functioning depot and storage site. Subject to draft allocation for employment uses. Within cordon sanitaire and SFRA flood zone 3b. Would require relocation of existing employment uses.	Poor access to public transport and employment. Poor access to services and facilities.	No	No	No	3.03	-	Site currently in employment use	Site required for operational purposes by BT. 2012 SELAA panel stated best use of site was employment.	Remove from table as site in active employment use and not being promoted
EA09	-	Cedar House, Spa Road		Occupied and functioning office building. Subject to LDF draft allocation for employment uses. Surrounded by residential and office uses. Within Spa Conservation area and setting of listed buildings. Relocation of existing user required. Site not available, required for continued employment uses. TPO's on site	Good access to employment, services and facilities.	Yes	No	11-15	0.38	-	Site currently in employment use	Site not available, nor is it being promoted - required for continued employment uses. Resi capacity at 60dph reflecting surrounding flat developments	Remove from table as site in active employment use and not being promoted
EA10	B1	Land adj to Walls factory	Emplmt allocation	Vacant Greenfield site adjacent to industrial uses and railway line, would not create an appropriate environment for residential development. Allocated for employment use. 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. Site not available for residential as required for employment use. Area of Principal Archaeological Interest	Good access to employment. Fair access to public transport, services and facilities within local area.	No	No	No	5.85	-	Option in City Plan Sites consultation 2013 for employment	2012 SELAA panel stated best use of site was employment Current outline application submitted on the site for employment purposes B1/B2/B8	Good site for employment despite the left in/ left out existing access arrangements
EA11	-	West of Tesco filling station, Quedgeley		Open space along footpath, road and retail development. Allocated for an extension to Quedgeley district centre. Surrounded by retail and medical centre uses. Site not available, required for extension to retail development.	Good access to public transport, employment, services and facilities.	No	No	No	0.84	-		Extension to car park and Tesco store now complete – site no longer available	Agree
NLUD01	-	Rear of 2 to 28 Hempsted Road	NLUD site	Surrounded by employment and industrial uses, electric sub station and land fill 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.	Agree
NLUD03	-	Land to rear of 5 to 15 Kemble Road		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.	Yes	Yes	0-5	0.27	9	Site within a residential area not suitable for employment	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	Configuration of the site means it is unlikely to yield the 5 dwellings required to be a SHLAA site - remove from table
NLUD04	-	Land Registry, Bruton Way	NLUD site	Occupied and functioning B1 office building. Surrounded by road links and city centre uses. Not available, required for continued employment use. Adjacent to Eastgate and St Michaels Conservation Area Area of Principle Archaeological Interest.	Good access to public transport, employment, services, facilities and city centre.	Yes	No	11-15	1.27	-	Site currently in employment use	Existing use is for employment – change of use would need to be justified against policy Land registry have long lease on site – redevelopment potential could yield office and residential accommodation in a sustainable central location. Site not being promoted	Try to retain this as a long term mixed use development opportunity site
SUB01	-	Joseph Rice, 26 Hempsted Lane	Landowner	Surrounded by industrial employment and landfill site. SFRA flood zone 3b. Potential contamination issues. Setting of Hempsted Conservation Area and impact on Newark House Listed Building.	Poor to fair access to public transport, employment, services and facilities.	No	No	No	1.14	-	Site currently in employment use	2012 SELAA panel agreed most suitable use to be employment	Agree
SUB02	-	GWRSA Social Club	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 Principle Archaeological Interest.	Good access to public transport, employment, services and facilities. Area of Primary Archaeological Interest	Yes	No	6-10	0.4	30	Site could yield a mixed use development given its sustainable location	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.	Active community use and adjacent to railway. Site could come forward for higher density flats/apartments
SUB03	-	Railway Triangle North	Agent Submission	Site surrounded by railway lines, raised road and embankment. Industrial and residential uses beyond. Noise, access and contamination issues. Subject to draft planning brief for mixed-use development. Morrisons now delivered and new access to the site.	General area has good access to employment, services and facilities.	No	No	No	8.61	-	Yes	Morrisons store and petrol station delivered and now trading at the site and new access provided from Metz Way. Rest of site to come forward for employment - site predominantly consented with reserved matters.	Agree
SUB04	E2	Helpebs, Sisson Road	Agent Submission	Occupied and functioning industrial site. Contamination issues. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy. Impact on local industrial heritage.	Good access to public transport, employment, services and facilities in the wider area.	Yes	Yes	0-5	1.6	53	Site lies within a residential area – most suitable redevelopment would be residential	2012 SELAA panel agreed most suitable use to be residential Site included in City Plan Site Consultation Summer 2013	Agree
SUB05 (not SUB28)	-	Land at St Oswalds	Agent Submission	Greenfield site, surrounded by open countryside and residential uses. New highways access would be required. Most of site affected by floodzone 3 rendering access unachievable Area of known archaeology	Poor to fair access to public transport, employment, services and facilities.	No	No	No	1	-		Site not being promoted & not included in City Plan 2013 Sites consultation owing to flooding constraints	Remove from table & as a source of housing supply
SUB06	WS12	Land east of Hempsted	Agent Submission	Greenfield 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 see section 9.2 Management recommendations, 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. Site included in 2013 City Plan Sites consultation City Council Landscape Report (Dec 2013) indicates that part of site is suitable for development	Fair to poor access to public transport, employment, services and facilities.	Yes	Yes	0-5	1.26	50	Site located within a 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 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.	Suggested a 90% developable area given reduced site area from landscape evidence.
SUB07	-	Frogcastle Farm	Agent submission	Greenfield site, surrounded by open countryside and residential uses. Access issues. Remote location. Nature Conservation Area with two key wildlife sites plus other biodiversity rich habitats. Medium to low landscape sensitivity. SFRA flood zone 3a & b precludes conventional development. Constraints cannot be overcome. Area of known archaeology Part of strategic GI corridor of the Severn and its washlands.	Fair access to transport, employment, services and facilities/	No	Yes	No	3.12	-			Site floods – unsuitable for residential or employmentdevelopment - remove from table
SUB08	-	Southern Railway Triangle		Required to be retained for operational purposes by Network Rail and site is not developable.	No access to the site at present.	No	No	No	3.24	-		Site required for operational purposes by Network Rail, is not suitable, available or achievable Access to site has been provided by northern triangle development	Agree
SUB09	A2	Land at The Wheatridge	Owner submission	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.	Fair access to public transport, local services and facilities. Access to employment in wider area.	Yes	Yes	0-5	2.28	50	No - Site located within a residential area	City Council Draft 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.	Agreed that site would be best allocated for residential development & POS
SUB10		Hilfield House, Denmark Road	Owner Submission	Occupied and functioning office building. Listed building over looking public open space and gardens, within London Road conservation area. Trading standards service has relocated from this site which is now vacant. Area of Principle Archaeological Interest.	Good access to public transport and city centre facilities and services.	Yes	No	No	0.23	0	Site could be reused as offices – no net gain	Vacant office building Response received. Site still being promoted and information held up-to-date. No change. Existing office could be converted to flats plus scope for a possible new build for flats. Site now in private ownership and in use as a single family dwelling.	Agree
SUB11		Heathfields, Denmark Road	Owner Submission	Occupied and functioning office building for education and social care facilities. Surrounded by residential. Within Denmark Road Conservation Area, identified as a positive focal building.	Good access to public transport and city centre facilities and services.	No	No	-	0.16	-		Site no longer owned by GCC	Agree

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				3 self contained flats completed 11/12 and noted in April 2012 housing monitoring report.								Permission for 3 flats has been implemented.	
SUB12		Saintbridge House, Painswick Road	Owner Submission	Existing use (care home) has ceased and site is now vacant. Surrounded by residential. Saintbridge House is a listed building. Further built environment and archaeological assessment required.	Fair access to public transport and city centre facilities and services.	Yes	No	-	0.43	-	In use as a care facility	Site no longer owned by GCC – sold to a care provider – no longer being promoted	Agree
SUB13		Blackbridge Allotments	Owner Submission	Public open play space and under used allotments. Surrounded by residential, open space and railway line. Access issues. Part of area housing allocation in Local Plan. Sports and play space provision required. Biodiversity value along line of old railway. Potential to provide betterment for surface water runoff downstream. Site included in commitments	Fair to poor access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	Yes	Yes	0-5	8.68	14	No - Site located within a residential area	Part of site subject to extant permission for resi for 14 dwellings Subject to S.106	Agree
SUB14		Car park at Tuffley Library	Owner Submission	Car park for local library, shops and schools. Surrounded by public open space, school, local shops and residential uses. Entrance acts as roundabout for junction, would need complete redesign of access to bring site forward.	Good access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	Yes	No	6-10	0.2	7	No - Site located within residential area	Site still available	Agree
SUB15		Tuffley Resource Centre, Grange Road	Owner Submission	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. Part of site in floodzone 3. Local heritage asset and unknown archaeological implications.	Fair to poor access to public transport to enable access to services, facilities and employment beyond.	Yes	Yes	0-5	0.6	14	No - Site located within residential area	Site agreed for disposal by County Council Cabinet - have had pre-app with the City. Outline application anticipated in New Year.	Agree
SUB17	B3	Fire Station, Eastern Avenue	Owner Submission	Former fire station site now vacant. 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. Vehicular access is a potential constraint at this site	Fair to poor access to employment, retail and local services. Access to public transport within the area.	Yes	No	6-10 11-15	0.55	18	Site well located for employment uses	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	Site could be bought forward for either residential or employment development
SUB18	QSV1	Land at Clearwater Drive	Owner Submission	Greenfield land, surplus school site. Surrounded by residential development and canal. Half of site SFRA flood zone 2. Wildlife and nature conservation considerations to north west of site. Gloucestershire County Council confirm the site is no longer required for educational uses and the site is therefore available.	Fair to good access to public transport, local services, facilities and employment in the Quedgeley area.	Yes	Yes	0-5 6-10	2.09	30	No - Site located within a residential area	Site included in City Plan Sites Consultation 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.	Panel suggested extent of floodzone at site be determined in order to ascertain residential capacity
SUB19	E1	Bohanam House & adjoining Elmscroft Community Centre Barnwood Road	Owner Submission	#####	Good access to public transport. Access to local services, facilities and city centre.	Yes	No	6-11	1.15	15	No - Site located within a residential area	Site included in City Plan Sites Consultation 2013 Bohanam House to be retained by Order of St John for care purposes - Community Centre and backland area could still yield residential development & a new community centre.	Site already used for employment - if redevelopment possible it should be for resi purposes
SUB20		Land at Posy Lane		Greenfield vacant land surrounded by residential development. Dwellings to be included with commitments in housing trajectory.	Good access to public transport. Access to local services, facilities and city centre.	Yes	Yes	Yes	0.68	15		Site complete	Agree
SUB21	MR1	Land at Corncroft Lane	Agent submission	Greenfield agricultural land and farm. Site has a complex of listed buildings, setting issues will require consideration. Possible key wildlife site with mosaic of biodiverse habitats including historic orchards Landscape character of medium sensitivity. Site has been identified to assist flooding further 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 Urban fringe location Site bounded by M5 to east - noise issues	Access to public transport, local services & facilities.	Yes	Yes	0-5 6-10	4.04	145 (@ 40dph)	No - site located adjacent to residential area	Site subject of pre-app by owner & developer Site included in City Plan Sites Consultation 2013 Landscape 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 masterplanning work. Urban fringe location may require a lower density than JCS methodology. Site should be masterplanned in conjunction with site to south - Land at Winneycroft Lane SUB53 Outline application for up to 250 dwellings validated in January 2015	Potential housing capacity to be revisited with a higher multiplier owing to discounting required for landscape and flood attenuation work. Multiplier of 90% used for purpose of SALA.
SUB22		Land south of Hempsted	Agent submission	Greenfield agricultural land, with little biodiversity interest – potential for enhancement along black ditch. Medium to low landscape character. SFRA zone 3 along immediate brook corridor. Adjacent strategic GI of Severn corridor and wash lands. Overlooking sewage works and effected by cordon sanitaire. Sloping land makes development of site prominent. Further built heritage and archaeological assessment required.	Poor access to public transport, local services and employment in wider area and city centre.	No	Yes	No	12.2		No	Site not suitable or achievable City Landscape Report 2013 identifies developable area at site but whole site included in Cordon Sanitaire so not suitable for development	Agree
SUB23		Land adjacent ski centre	Agent submission	Part greenfield, some hard standing. Poor steep access to steeply sloping, prominent site. Development would impact on setting of listed building and heritage features. Area of Principal Archaeological Interest 2 good ponds and veteran trees, great crested newts and other amphibians on site. Good habitat of Robinswood Hill adjacent. High landscape character sensitivity. Adjacent to Robinswood Hill strategic GI asset. Difficult and costly to develop. Further built heritage and archaeological assessment required.	Fair to poor access to public transport, local services and facilities.	No	Yes	No	2.16	-	No	Response received. Site still being promoted and information held up-to-date. No change. Site not suitable or achievable Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013. Appeal lost for erection of 2 dwellings at site on hardstanding	Agree
SUB24		Land south ski centre	Agent submission	Greenfield site with poor access, steeply sloping, prominent site. Development would impact on setting of listed building, landscape sensitivity. Difficult and costly to develop. Area of Principal Archaeological Interest #####	Poor access to public transport, local services and facilities.	No	Yes	No	4	-	No	Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013 Site not suitable or achievable	Agree

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2014 Update	2013 Panel comments
SUB25		Manor Gardens, Barnwood	Agent submission	Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Development within curtilage of listed building and would impact on setting of listed building. Part of site in SFRA flood zone 2. Redevelopment of existing housing resulting in no net gain. Area of high archaeological potential - Further built heritage and archaeological assessment required.	Fair access to public transport. Access to services and facilities within local area and employment beyond.	Yes	Yes	Yes	1.91	No net gain	No - Residential area		Agree
SUB26		Land at Milton Avenue	Owner submission	Vacant land between industrial and residential development. Severe concerns regarding contamination.	Poor access to employment, services and facilities in wider area.	No	Yes	No	2.08	-	No - Residential area	Site included in City Plan Sites Consultation Summer 2013	Agree
SUB27		Land at corner of Laurels and Percy Street	Owner Submission	Vacant land used for car parking for local shops. Surrounded by residential and local retail uses.	Good access to public transport, local services and facilities, with employment beyond and in city centre	Yes	Yes	0-5	0.05	2	No - Residential area	City Council owned site Below SHLAA site threshold size	Agree
SUB28		Rear of former cattle market	Owner Submission	Vacant land surrounded by retail development. Residential development under construction adjacent to site. Could form continuation of these developments.	Fair to poor access to public transport and employment. Good access to services and facilities and city centre.	Yes	Yes	0-5	2.5	65	Site has potential for assisted living or B1/B8 uses	City Council jointly own part of site Part of site to be used as compound for Tesco extension	Site could bring forward either employment or residential uses
SUB29	WN5	Hare Lane car park	Owner Submission	#####	Good access to public transport, employment, services and facilities within city centre.	Yes	No	6-11	0.32	12	No site is too small	City Council owned site City Council Release of site dependent on preparation of City Council Car parking Strategy	Potential of site determined by intensity of its use as a car park.
SUB30		IM Group Distribution, Naas Lane	Agent Submission	Surrounded by agricultural land, railway line and some residential. Kingsway development to north and west will encroach on site. Site identified as employment allocation. Contamination issues on site. Currently in use for employment. Loss of employment land would need to be justified against policy. Area of Principal Archaeological Interest	Poor access to public transport, local services or facilities. Good access to employment.	Yes	No	11-15	8.1	-	Site is in current use as empty land	An existing employment site. Site no longer being promoted by new owner	Site has potential as both an employment or residential site however contamination will affect the viability of the site for residential purposes.
SUB31		Lynton Fields, east of Waterwells – Cross ref with land east of Waterwells	Agent Submission	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 has been adopted by the Council for development control purposes. Currently subject to employment allocation, justification for the loss of allocated employment land would be required against policy.	Poor access to public transport, local services or facilities. Good access to employment.	-	-	-	1.91	-		Double counting with land east of Waterwells employment allocation	Agree
SUB32		Mayos Land, Quedgeley	Agent Submission	Greenfield site, surrounded by residential and road network. Allocation for housing in Local Plan and LDF. Other half of site submitted to Stroud DC SHLAA. Firm commitments will be included in housing trajectory	Fair access to public transport, local services and facilities, with access to reemployment beyond.	Yes	Yes	0-5	1.9	49		Permission granted for 49 dwellings subject to S.106 Site under construction	Agree
SUB33		Land at Snow Capel farm	Agent Submission	Greenfield site adjacent M5, with high to medium Landscape sensitivity. Traditional semi improved grassland with good hedges and good isolated standard trees. Betterment for flooding issues downstream may be required. Site includes a scheduled monument, therefore impacts on heritage. Site is remote from any existing development. Landscape, environmental, sustainability and biodiversity together make the site unsuitable. Area of Principal Archaeological Interest further built heritage and archaeological assessment required.	Poor access to public transport and any services and facilities.	No	Yes	No	20.26	-	Not suitable	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	Agree
SUB34		West Quay	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 Area also covered by SUB35 and HA18.	Fair to good access to services, facilities and employment.	No	Yes	No	7.19	-	Yes in any redevelopment	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	Site in ownership of British Waterways
SUB35	WN6	Land adjacent Llanthony Warehouse	Agent Submission	Area included within above submission. Currently car parking for museum. Development would impact upon Docks conservation area and listed buildings. SFRA flood zone 3b – though this has been overcome for other dockside developments. Area of Principal Archaeological Interest	Good access to public transport, and city centre facilities and services.	No	Yes	No	0.75	-	No - now an important public open space	2012 SELLA panel stated site required for operational car parking for The Docks Site not suitable or achievable Area also used as an external performance & market space during Quays festivals	Agree
SUB36		Travis Perkins	Agent Submission	Former timber merchant yard, surrounded by housing development and canal. Planning permission granted for 104 dwellings to be included in commitments in housing trajectory.	Fair to poor access to public transport, services, facilities and city centre.	Yes	Yes	0-5	6.6	101		Planning permission granted for 104 residential dwellings - site under construction	Agree
SUB37	WS11	Secunda Way Industrial Estate	Agent Submission	Vacant land within curtilage of small development of employment units. Surrounded by residential, public open space and employment uses. Allocated in Local Plan for employment use – would need to demonstrate not required for this use.	Fair to poor access to public transport, employment, local services and facilities.	No	Yes	No	-	-	Yes	2012 SELAA panel stated most suitable use was for employment – possible roadside use	Duplicate of EA04
SUB38		Land at Griggs Timber, Bristol Road	Agent Submission	Existing timber merchant site, part of site submitted. Access issues, due to potential ransom strip between site and Bristol Road. SFRA Flood zone 3B. Loss of employment would need to be justified against policy Should be cross referenced with HA21 as site lies within this area.	Good access to public transport, services, facilities and employment.	Yes	No	11-15	0.5	16	Existing employment site	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.	Agree
SUB39		Land at Commercial Road	Agent Submission	Currently vacant office, surrounded by offices, some residential and city centre uses, backing onto the Docks Conservation Area. Listed building and design constraints require resolution.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	0.01	3		Building could be converted to provide 3 dwellings units Below methodology site size threshold	Remove from table
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. Within high landscape sensitivity area. Development would impact on setting of listed building. Steeply sloping land. Only 1.5 hectares of the site indicated as developable by proposer. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent. Area of Principal Archaeological Interest - further built heritage and archaeological assessment required.	Poor access to public transport. Access to services and facilities within Tuffley area and employment beyond.	Brownfield footprint	No	11-15	1.5	15	No - Unsuitable topography and residential location Site already in employment use as a care home	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.	It was suggested that a residential capacity reflecting conversion of existing building or redevelopment of the brownfield site be considered.
SUB41		Former Selwyn School Site Land Matson Lane	Agent Submission	Occupied and functioning school buildings and grounds. Traditional landscape conservation area. Small ornamental pond and good mature tree structures for biodiversity. Also an 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 is no longer used as a school but for care purposes. Site not suitable or achievable.	Site could be reused for alternative care purposes

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2014 Update	2013 Panel comments
SUB42		Land Woods Orchard, Tuffley	Owner submission	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. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent. In proximity of known Roman remains - unknown archaeological potential.	Poor access to public transport, local services and facilities.	No	Yes	No	2.82	-	No - residential location & poor access	Site not suitable or achievable JCS landscape evidence states site within area of 'High' landscape value	Agree
SUB43		Allstone, Myers Road	Agent submission	Occupied and functioning aggregate and waste facility. Surrounded by industry / employment, residential, railway line and public open space. Noise issues and contaminated land require resolution. Relocation of existing uses to an appropriate alternative site required to make the site available for development. Area of Principal Archaeological Interest	Good access to public transport, local services and facilities.	Yes	No	15-20	6.49	164	Existing employment site	Possible contamination issues require further investigation	Site would be suitable for residential development as not suitable for employment owing to poor access. Contamination may affect viability
SUB44		Land south Grange Road, Tuffley	Developer submission	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. Part of site SFRA flood zone 3b. Unknown archaeological implications.	Fair to poor access to public transport, services and facilities.	Yes	Yes	0-5 6-11	6.27	198 (@35dph)	Green field site not well located to strategic arterial highway network in City	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.	It was suggested that a higher density multiplier be used given site area to be reduced owing to landscape work. 90% multiplier used
SUB45		Horton Road Sidings	Owner submission	Site being used for screening, crushing and storage of aggregate	Good access to city centre services and facilities.	Yes	No	No	4.34	-	Existing employment site	Possible contamination issues require further investigation & concerns over viability owing to amount of crushing and screening that has taken place on the site.	Site would be suitable for residential development as not suitable for employment owing to poor access. Contamination may affect viability
SUB46		277-279 Bristol Road	Owner submission	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.	No	Yes	No	1	-	Existing employment site	2012 SELLA panel recommended site be retained for employment purposes	Panel agreed that site should be retained for employment purposes - not suitable for residential
SUB47		Gardner Denver site, Barton Street	Owner submission	Recently vacated employment site, surrounded by residential uses and bounded to the east by a railway line. (Not in commitments as permission granted after April 2012 - in trajectory)	Good access to services, facilities and employment.	Yes	Yes	0-5	1.83	82		Planning permission submitted for 82 dwellings. Site all but complete.	Agree
SUB48	KW7	Warehouse, Great Western Road (former Pickfords)	Agent submission	Access to site through commercial development. Surrounded by offices, railway lines and parking. Needs to be considered in wider masterplan process.	Good access to services, facilities and employment.	No	No	No	0.55	-	Currently used for warehousing - retain for employment purposes	2012 SELAA panel recommended site could come forward as part of a wider redevelopment	Site not available on long lease as a warehouse
SUB49		Gospel Hall, Matson Lane	Owner submission	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			JCS landscape evidence states site within area of 'High' landscape value Functioning community facility	Agree
SUB50	L1	Site of former Bishops College, Oxstalls	Owner submission	Mixed greenfield/brownfield 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.	Good access to services, facilities and employment.	Yes	Yes	0-5 6-10	3	108	No - site not attractive for employment purposes - residential area	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.	Need to look at capacity carefully as site includes playing fields. 90% multiplier used Playing fields and sports hall currently managed by Aspire Trust at Plock Court. Brownfield area comprises approx 3Ha.
SUB51	KW5	Wessex House	Owner submission	Vacant / former 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. Area of Principal Archaeological Interest	Central location very close to public transport interchanges, shops and services.	Yes	No	06-10	0.3	20	Yes - as part of a mixed use scheme	2012 SHLAA panel identified that site could come forward with Telecom House site for a possible mixed use empty/resi scheme that might include key worker accommodation. Site included in City Plan consultation summer 2013	Agree
SUB52	KW1	Civil Service Sports Club Estcourt Road	Developer submission	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.	Yes	Yes	0-5	3.6	60	No - in a residential area	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	Panel agreed site was not suitable for employment
SUB53	MR2	Land at Winneycroft Farm	Agent submission	Greenfield agricultural land. 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. Area of Principal Archaeological 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	Poor access to public transport, local services or facilities.	Yes	Yes	0-5 6-11	7.17	258 (@40dph)	No - Site not well located to strategic highway network	Capacity based on SHLAA 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 masterplanning work. Urban fringe location may require a lower density than JCS methodology. Site should be masterplanned in conjunction with site to north - Land at Corncroft Lane SUB21 Outline application submitted for up to 420 dwellings at site.	Panel agreed site was not suitable for employment - suggested that density multiplier was revisited owing to discounting required for landscape. 90% multiplier used for SALA purposes
SUB54	WS14	Land at Rea Lane	Agent submission	Site on southern western edge of Hempsted village. Agricultural improved grassland bounded by species poor hedge. High to medium landscape sensitivity. Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area. Topography of site constrains development. Potential archaeological implications. Site lie adjacent to Cordon Sanitaire.	Poor access to public transport, services and facilities.	Yes	Yes	0-5 6-10	1.2	35 (@35dph)	No - Site not well located to strategic highway network	New site submitted 2011/12 Site included in City Plan sites consultation 2013 Site considered by City Council Landscape report which slightly constrains the developable area. Site also lies adjacent to Cordon Sanitaire which may constrain development.	Capacity should be reduced owing to the access constraints at this site.
SUB55		Rectory Lane Hempsted	Agent submission	Site on southern western edge of Hempsted village. Site with former agricultural buildings and hardstanding, now overgrown, dwellings to north, open land on other sides, surrounded by nature hedges. High to medium landscape sensitivity. Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area. Further built heritage and archaeological assessment required.	Poor access to public transport, services and facilities.	Yes	Yes	0-5	0.2	4	No - site not well located to strategic highway network.	New site submitted 2011/12 Capacity constrained owing to shape of site Site potential yielding below site threshold capacity	Agree

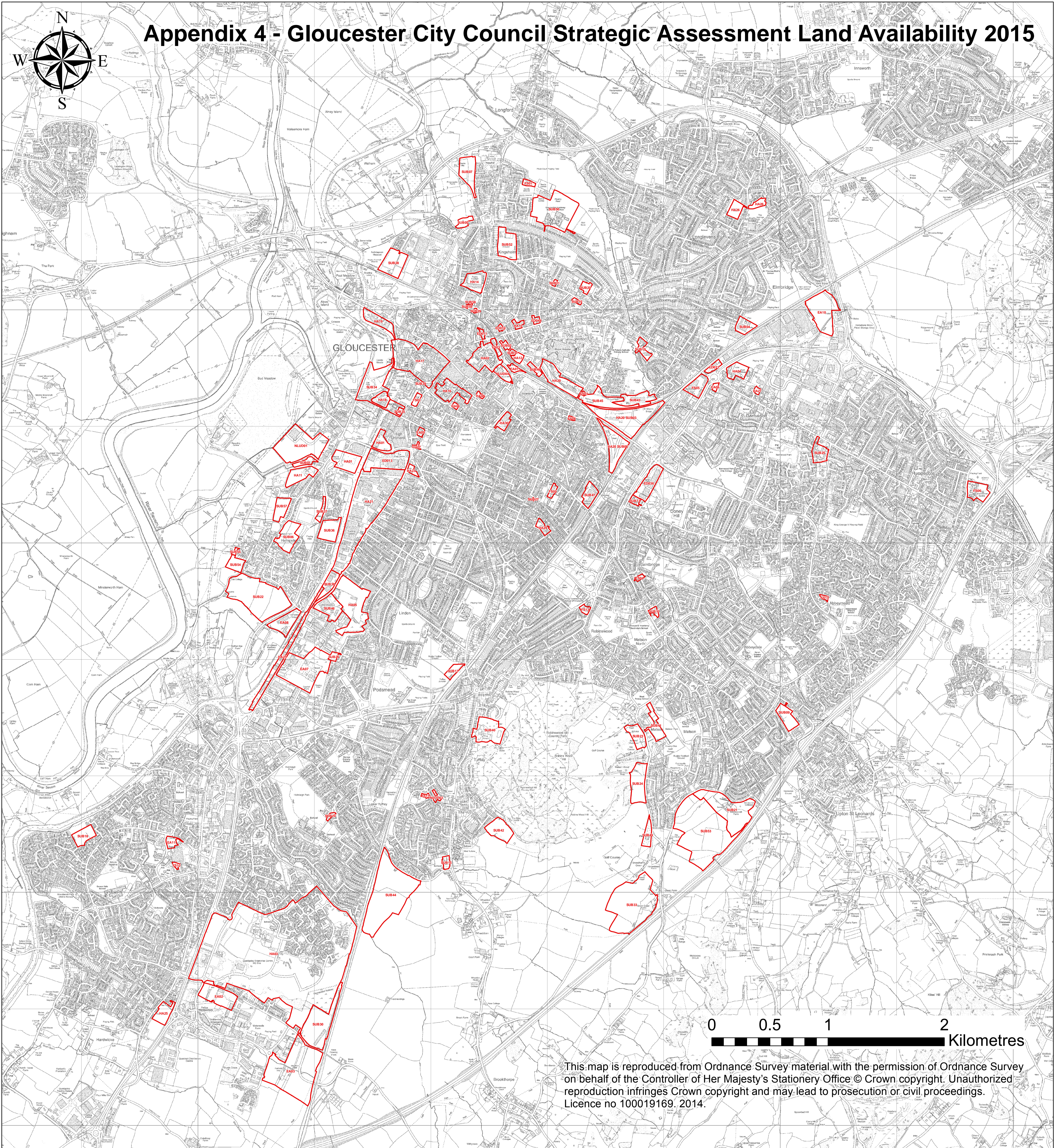
SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2014 Update	2013 Panel comments
SUB57		Newark Farm Hempsted	Agent submission	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.	Yes	Yes	0-5	1.6	48 (@30 dph)	No - Site not well located to strategic highway network & adjacent to residential area	2013 Landscape Report identifies developable area.	Panel suggested reducing density to 30 dph or less owing to surrounding urban form - confirmed that site is not suitable for employment
SUB58		30 St Catherine Street	Agent submission	Site lies adjacent to Worcester Stret Conservation Area. Half of site covered by Floodzone 2. Employment to north and predominantly residential to south. Area of archaeological potential	Good access to public transport, services and facilities in city centre.	Yes	Yes	0-5	0.05	5	Not a strategic employment site although comprises part of employment land supply in central area	New small site located in central area & submitted during the year - only yiled 5 dwellings if bought forward at very high density. Flood constraints would beed to be adequately addressed	Agree
SUB59		9-11 St. Catherine Street	Agent submission	Site partly affected by floodzone 2. Railway lies to south of site . Employment to north and predominantly residential to the west. Area of archaeological potential	Good access to public transport, services and facilities in city centre.	Yes	Yes	0-5	0.06	6	Not a strategic employment site although comprises part of employment land supply in central area	New small site located in central area & submitted during the year - only yiled 5 dwellings if bought forward at very high density.	Agree
FS01		GALA Club, Fairmile Gardens	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	Flood constraints would beed to be adequately addressed	Panel suggested revisiting capacity given site is a private playing field & also queried whether the site was required for community purposes.
FS02	WN6	Southgate Moorings and Car Park	Officer found site	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. Located in Southgate Street Conservation Area and setting of numerous listed buildings. Area of Principal Archaeological Interest, further built heritage assessment required.	Good access to public transport, services and facilities in city centre.	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	2012 SELAA panel recommended site be retained for employment purposes Site is well located for employment and would help redress employment/resi mix in the Docks	Site currently used for car parking by City Council Site is suitable for a mixed use scheme including car parking 80dph used owing to central location and adjacent apartment development
FS03		Former Courts and Dunelm		Both these buildings have been renovated for office purposes and are now occupied	Good access to public transport, services and facilities in city centre.	No	No	No	0.56	-		Sites are now occupied for employment purposes and should be retained as such.	Agree
FS04		Garden centre Painswick Road		Privately owned garden centre, fully functioning. Site within flood zone 3B. Surrounded by residential. Not promoted to SHLAA.	Fair access to public transport, employment and local services.	No	No	No	0.28	-		Site not being promoted and is not available.	Agree
FS05/SUB56	B2	Royal Mail Distribution Centre, Eastern Avenue	Agent submission	Currently occupied and functioning Royal Mail sorting office and distribution centre with recent announcement of closure. Surrounded by employment uses and railway line. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy. No connectivity to existing residential communities. Local heritage value and potential archaeological implications.	Fair access to public transport, employment and local services.	No	Yes	No	2.25	-	Existing employment site with good potential for re-use or redevelopment for employment	Site would result in a poor residential environment & has little connectivity to other residential areas	Panel agreed that site should be retained for employment purposes - not suitable for residential
FS06	H1	Hucclecote Resource Centre	Officer found site	Adjacent to existing residential development, possible archaeological constraints and shortage of POS in ward. Dwelling numbers to be included in commitments .	Fair to poor access to public transport and local services. Access to employment in wider area.	Yes	Yes	0 - 5	2.45	53		Site has outline permission for resi subject to S.106. Commitment to be included in housing trajectory. Site now under construction.	Agree
FS07		Irish Club, Horton Road		Occupied and functioning social club, community facility. In multiple ownership, with intentions to remain on site. Not promoted to SHLAA.	Good access to public transport, employment, local services and city centre.	Yes	No	11-15	0.13	4		Site is not available Site below threshold therefore removed	Agree
FS08		Colwell Community Centre, Derby Road	Officer found site	Occupied and functioning community facility. Not promoted to SHLAA. Loss of existing community use would need to be justified against policy.	Good access to public transport, employment, local services and city centre.	Yes	No	No	0.17		No - not suitable as within a residential area	Site is not available currently required by County Council for operational purposes	Agree
FS09		Rear of Smith & Choyce, Upton Street	Officer found site	Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	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	Site is not available	Agree
FS10		104 Northgate Street	Officer found site	Vacant/derelict site located in Gloucester City Centre. Subject to an extant 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.	Yes	No	6-10	0.16	20	Possible commercial use on ground floor in any redevelopment	Site subject to expired planning permission. Now officer identified site through SHLAA.	Reduce capacity figure as site is small. Capacity of site reduced to reflect inner city
FS11		Kemble Close	Officer found site	Site situated in residential area opposite a local centre in south of City. Site currently Public Open Space. Loss of site would need to be justified against policy.	Fair access to public transport, employment and local services.	Yes	No	6-10	0.55	8	No - Predominantly a residential area	New site in City Council ownership	Site would seem to be suitable for residential purposes
FS12		St. James' Close	Officer found site	Located adjacent to existing sheltered housing and to south of Quedgeley District Centre. Site lies 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	Yes	Yes	0-5	0.56	8	No - Predominantly a residential area	New site in City Council ownership	Site would seem to be suitable for residential purposes
FS13		Land adj St. Aldates	Officer found site	Adjacent to Grade II* Listed Building. Loss of existing community facility to be assessed against policy.	Site lies on bus route but not immediately adjacent to shops, services or local facilities.	Yes	Yes	0-5	0.5	16	No - Predominantly a residential area	Site subject to developer interest	Site would seem to be suitable for residential purposes
FS14		Mead Road	Officer found site	Site adjacent to existing residential, POS, and Abbeymead local centre at Mead Road	Adjacent to local centre and to Abbeymead Avenue for bus route to Brockworth District Centre and Gloucester City Centre	Yes	Yes	0-5	0.23	8	No -Predominantly a residential area	New site in City Council ownership	Site would seem to be suitable for residential purposes
ED011		Former Kwik Save	From employment land availability study	Site in City Centre location close to services and facilities. Site is situated in Conservation Area and subject to archaeological constraints.	Excellent, located in Gloucester City Centre.	Yes	Yes	0-5	0.3	119	Commercial uses on ground floor permitted or possibility for a mixed use scheme	Site is subject to an expired consent for flats and commercial uses on ground floor	Site added to table subsequent to site panel - non delivery of previous scheme may suggest there are issues around viability or may just be a function of current economic climate .
ED012	KW2	Industrial Units, Alvin Street	From employment land availability study	#####	Excellent, located in Gloucester City Centre close to public transport interchanges.	Yes	Yes	0-5	0.2	10	Site currently in use for employment purposes	Site subject to pre-app for residential redevelopment	Site currently in use for employment purposes
ED013		Peel Centre	From employment land availability study	Gloucester Quays to the north. Employment uses to the south. Small scale retail and vacant employment site to east. Gloucester Sharpness canal to west with residential development beyond.	Good located adjacent to primary transport routes with good public transport routes adjacent.	Yes	No	No	5.3	0	Site currently in use for large format retail sheds	Currently not available Extant consent for new retail sheds on site of former cinema	Site currently in use for employment purposes
ED033		Keyway's Site Barrwood Point	From employment land availability study	Site bounded by Barrwood Road to the south and the A38 Corinium Avenue to the east. Railway line to the west. Employment uses to the north east.	Excellent - located adjacent to A38 and in close proximity to high frequency bus routes.	No	Yes	No	6.9	0	Site currently being marketed for employment purposes	Site currently being marketed for employment uses	Not suitable for residential purposes - lies between railway and dual carriageway and does not relate well to existing residential areas.
ED036		Gloucester Retail Park	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.	Excellent - located adjacent to A38 Eastern Avenue and in relatively close proximity to high frequency bus routes.	No	No	No	2.9	0	Site currently in use for large format retail sheds	Site currently in use for large format retail sheds	Site should be retained for employment purposes

Appendix 3

Site Name	Gross Site Capacity	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Tarrington Road	30			25	5						
Land at Wheatridge	50				25	25					
Elmscroft Centre	15						15				
Helipebs	53				25	28					
Former Bishops College	108				25	50	33				
Leven Close	15					15					
Land South Barnwood Road	23										
Mead Road	8				8						
Corncroft Lane	145			25	50	50	20				
Winneycroft Lane	258			25	50	50	50	50	33		
Land south Grange Rd	198				25	50	50	50	23		
Kemble Close	8							8			
Land adj. St. Aldates	16				16						
Land east of Waterwells	150										
Clearwater Drive	30					30					
St. James' Close	8					8					
Civil Service Club	60				25	35					
Great Western Rd Sidings	100					25	50	25			
Lower Hare Lane	12							12			
Telecom House	25								25		
Wessex House	20								20		
104 Northgate Street	20						20				
Greater Blackfriars	300					25	50	50	50	50	50
Hampden Way	15							15			
Kings Quarter	50						25	25			
Land adj Dry Dock	65					25	40				
Oil Storage depot	85				25	50	10				
r/o Cattlemarket	65				25	40					
Rea Lane	35					25	10				
Former Kwiksave site	119			25	50	44					
Newark Farm	48				25	23					

15								
88	50	50	25	0				2318

Appendix 4 - Gloucester City Council Strategic Assessment Land Availability 2015



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Key to Sites (please note that sites where residential development has been completed have not been included)

HA01 - Gloucester Quays	EA02 - RMC site, Waterwells Bus Park	SUB14 - Tuffley Library	SUB46 - 277 to 279 Bristol Road
HA02 - King's Quarter	EA03 - Land east of Waterwells Business Park (incl. SUB31)	SUB15 - Tuffley Resource Centre, Grange Road	SUB47 - Gardner Denver site, Barton Street
HA03 - RAF Quedgeley, Kingsway	EA04/SUB37 - Land at south west bypass (Secunda Way Industrial Estate)	SUB17 - Fire Station, Eastern Avenue	SUB48 - Warehouse, Great Western Road (former Pickfords)
HA04 - Land at junction of Barnwood Road and bypass	EA05/SUB30 - Land north of Naas Lane, IM Group	SUB18 - Land at Clearwater Drive	SUB49 - Gospel Hall, Matson Lane
HA05 - Former Industrial Sites, Bristol Road	EA06 - Land south of junction between Eastern Av. and Barnwood Rd.	SUB19 - Bohanam House, Barnwood Road	SUB50 - Site of former Bishops College, Oxstalls
HA06 - Part of St Michael's Square	EA07 - British Gas (Transco)	SUB20 - Land at Posy Lane	SUB51 - Wessex House
HA07 - Corner of Southgate Street and Trier Way	EA08 - BT Depot	SUB21 - Land at Corncroft Lane	SUB52 - Civil Service Sports Club
HA08 - Car park Hampden Way	EA09 - Cedar House, Spa Road	SUB22 - Land south of Hempsted	SUB53 - Winneycroft Farm
HA10 - Bus depot, London Road	EA10 - Land adj. to Walls factory	SUB23 - Land adj. Ski Centre	SUB54 - Land at Rea Lane
HA11 - Part of oil storage depot, Hempsted Lane	EA11 - West of Tesco filling station, Quedgeley	SUB24 - Land south Ski Centre	SUB55 - Land at Rectory Lane
HA12 - Former Telecom House, Great Western Road	ED011 - Fomer Kwik Save Site	SUB25 - Manor Gardens, Barnwood	SUB57 - Land at Newark Farm, Hempsted
HA14 - Kingsholm Rugby Club	ED012 - Industrial Units Alvin St	SUB26 - Land at Milton Avenue	SUB58 - 30 St Catherine Street
HA16 - Greater Greyfriars incl. Gloscast main & media site	ED013 - Peel Centre	SUB27 - Land at corner of Laurels and Percy Street	SUB59 - 9-11 St Catherine Street
HA17 - Greater Blackfriars	ED033 - Keyway Site, Barnwood Point	SUB28 - Rear of former cattle market	FS01 - GALA Club, Fairmile Gardens
HA18 - Land adj. Dry Dock	ED036 - Gloucester Retail Park	SUB29 - Hare Lane car park	FS02 - Southgate Moorings and car park
HA19 - Westgate Quay	ED044 - 67-69 London Road	SUB30 - IM Distribution, Naas Lane	FS03 - Former Courts and Dunelm
HA20 - Railway Corridor: Great Western Sidings	NLUD01 - Rear of 2 to 28 Hempsted Lane	SUB31 - Lynton Fields, east of Waterwells	FS04 - Garden Centre, Painswick Road
HA20/SUB45 - Railway Corridor: Horton Road Sidings	NLUD03 - Land to rear of 5 to 15 Kemble Road	SUB33 - Land at Snow Chapel farm	FS05 - Royal Mail Distribution Centre, Eastern Avenue
HA20/SUB03 - Railway Corridor: Northern Triangle	NLUD04 - Land Registry, Bruton Way	SUB34 - West Quay	FS06 - Hucclecote Resource Centre
HA20/SUB08 - Railway Corridor: Southern Triangle	SUB01 - Joseph Rice, 26 Hempsted Lane	SUB35 - Land adjacent Llanthony Warehouse	FS07 - Irish Club, Horton Road
HA21 - Land between canal and Bristol Road (incl. SUB38)	SUB02 - GWRSA Social Club	SUB36 - Travis Perkins	FS08 - Colwell Community Centre, Derby Road
HA23 - Clifton Road Triangle	SUB04 - Helipebs, Sisson Road	SUB37 - Secunda Way Industrial Estate	FS09 - Rear of Smith & Choyce, Upton Street
HA24/SUB18 - Land at Clearwater Drive	SUB05 - Land at St Oswalds	SUB38 - Land at Griggs Timber, Bristol Road	FS10 - 104 Northgate Street
HA25/SUB32 - Mayo's Land	SUB06 - Land east of Hempsted	SUB39 - Land at Commercial Road	FS11 - Kemble Close
HA26 - Land at Levens Close and Paygrove Lane	SUB07 - Frogcastle Farm	SUB40 - The Knoll, Stroud Road	FS12 - St James' Close
HA27 - Land at Hammond Way, Barnwood	SUB09 - Land at The Wheatridge	SUB41 - Land at Matson Lane	FS13 - Land adj St. Aldates
HA28/SUB13 - Blackbridge Allotments	SUB10 - Hillfield House, Denmark Road	SUB42 - Land at Woods Orchard, Tuffley	FS14 - Mead Road
HA29 - Norville site, Tarrington Road	SUB11 - Heathfields, Denmark Road	SUB43 - Allstone, Myers Road	
HA30 - Former B&Q, Trier Way	SUB12 - Sainbridge House, Painswick Road	SUB44 - Land south of Grange Road, Tuffley	
EA01 - Long stay car park, railway station	SUB13 - Blackbridge Allotments	SUB45 - Horton Road sidings	

Appendix 5

Joint Core Strategy Authorities Sites Assessment Panel 12 January 2015

Attendees of the panel agreed to accept the terms of reference. Attendance of the sessions was as follows:

Name	Organisation	Attendance			
		GCC	TBC AM	TBC PM	CBC PM
Simon McKeag	Ash Property	Yes	Yes	Yes	Yes
Richard Brogden	Bruton Knowles	No	No	Yes	Yes
Scott Winnard	Bruton Knowles	Yes	Yes	Yes	Yes
Emma Bray	Cheltenham Borough Council	No	No	No	Yes
Robert Duncan	Cheltenham Chamber of Commerce	Yes	Yes	Yes	Yes
Andrew Lord	Cotswolds Conservation Board	Yes	Yes	Yes	Yes
Roger Holmes	David Wilson Homes SW	Yes	Yes	Yes	Yes
Mark Newey	DNS Planning	Yes	Yes	No	No
David Durden	Gloucester City Council	Yes	Yes	No	No
Oliver Whittaker	Gloucester City Council	Yes	No	No	No
Jonathan Medlin	Gloucestershire County Council	Yes	No	No	No
Angela Presdee	Gloucestershire County Council	Yes	Yes	Yes	Yes
Neil Troughton	Gloucestershire County Council	Yes	Yes	Yes	Yes
Guy Wakefield	Hunter Page	Yes	Yes	No	No
Jamie Lewis	Hunter Page	No	No	Yes	Yes
James Coker	Knight Frank	No	Yes	Yes	Yes
Paul Fong	LEP C&I Group	Yes	Yes	Yes	Yes
Julie Morgan	Miller Homes	No	Yes	Yes	Yes
Jane Fuller	Origin 3	Yes	Yes	Yes	Yes
Simon Penells	Peace Penells	Yes	Yes	Yes	Yes
Simon Tothill	Robert Hitchins	Yes	Yes	No	No
Cameron Austin-Fell	RPS	Yes	Yes	Yes	Yes
Mark Godson	SF Planning	Yes	Yes	Yes	Yes
Erin Davies	Tewkesbury Borough Council	No	Yes	Yes	No
Paula Baker	Tewkesbury Borough Council	No	Yes	Yes	No
Presenting Officers					
James Brain	Cheltenham Borough Council	No	No	Yes	Yes
Claire Cullen-Jones	Cheltenham Borough Council	No	No	Yes	Yes
Louise Follett	Gloucester City Council	Yes	Yes	No	No
Claire Rawlings	Gloucester City Council	Yes	Yes	Yes	No
Anouska Francis	Tewkesbury Borough Council	Yes	Yes	Yes	Yes
Holly Jones	Tewkesbury Borough Council	Welcome	No	No	No
Leanne Whiteman	Tewkesbury Borough Council	Yes	Yes	Yes	Yes

Contacts

Policy

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