

# Strategic Assessment of Land Availability (SALA)

Gloucester City Council – March 2017



## Strategic Assessment of Land Availability March 2017

### Disclaimer

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

- This 2017 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 in earlier SALA, SHLAA and SELAA documents produced by the council.
- This SALA only identifies sites that may have future development potential. It does not *allocate* sites to be developed for housing or employment purposes as that is the role of the Gloucester City Plan.
- The identification of a site in the SALA as suitable, available and achievable does not imply that the Council will grant planning permission on the site. Any planning applications made prior to the adoption of the Gloucester City Plan will be assessed against the appropriate national and local policies at the time, taking into account any other material considerations that may apply.
- The inclusion of potential housing and employment sites within the study does not preclude them from being developed for other purposes.
- The information contained in the sites assessment table is based on information available at the time of writing and whilst every effort has been made to present accurate information, there may be some omissions and/or factual inaccuracies. The council does not accept liability for omissions and/or factual inaccuracies. Users of the study should appreciate that there may be additional constraints on some sites that were not identified at the time of the survey. It is therefore important to note that any future proposals will need to be assessed **on their own merits** at the time of submission rather than on the information contained in the SALA.
- Likewise, some of the identified constraints may have been removed or addressed since the assessment was compiled. Issues may arise during the course of a detailed application that could not/were not foreseen at the time of the SALA study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of planning application and not rely solely on the findings of the assessment.
- The purpose of this report is to give a broad indication of sites with housing and employment development potential. It is impossible to identify all sites that may be delivered.
- The exclusion of sites, buildings or areas from the study does not preclude the possibility of planning permission being granted for development on these sites. In Gloucester, sites will continue to come forward which will be suitable for development, and which have not been identified in this assessment.

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

# **Contents**

## **Abbreviations**

## **Executive Summary**

### **Section 1: Introduction and Methodology**

*What is the Strategic Assessment of Land Availability?*

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

*Methodology*

### **Section 2: The Assessment Process**

*Sources of sites*

*Carrying out the survey*

*Capacity considerations*

*Assessment criteria*

### **Section 3: Residential Site Phasing**

### **Section 4: Results for Housing Land**

### **Section 5: Results for Employment Land**

### **Section 6: Next Steps**

## **List of Tables**

Table 1: Developable Area Multiplier

Table 2: 2017 Results Table

## **Appendices**

Appendix 1: Joint JCS Strategic Site Assessment Methodology

Appendix 2: SALA list for Easy Reference

Appendix 3: Site Assessments – January 2017

Appendix 4: Timeframe/Trajectory of Suitable, Deliverable and Developable Housing / Employment Sites

Appendix 5: Attendees at SALA Site Assessment Panel

## **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 is the 2017 Strategic Assessment of Land Availability (SALA) report for housing and employment land for Gloucester City. It updates the 2016 SALA report.
- The National Planning Policy Framework (NPPF) (paragraph 47) requires local planning authorities to identify and annually update a supply of specific 'deliverable' sites to provide a five year plus 5% supply against their housing requirements; plus a supply of 'developable' sites or broad locations for growth for years 6-10 and where possible for years 11-15.
- This assessment therefore considers sites within Gloucester City that are considered potentially capable of delivering housing and/or employment within the City over the next 15 years and beyond. The assessment is part of the evidence base informing the preparation of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Gloucester City Plan.
- The purpose of the SALA is to help the council identify specific sites that may be suitable for allocation for housing and or employment development within the administrative area of the City.
- The SALA methodology has been prepared jointly by Gloucester City, Cheltenham Borough and Tewkesbury Borough Council in accordance with the National Planning Policy Framework (2012) and the DCLG online Planning Practice Guidance – Land Availability (ID 3-001-20140306) which requires assessments for housing and employment land to be undertaken concurrently.
- The methodology is set out in Appendix 1 of the report.
- Appendix 2 lists the sites for easy reference and shows (in a lilac shading) the SALA sites that have become 'commitments' i.e. that have got planning permission.
- The table in Appendix 3 provides the detailed assessment of each site.
- The 2017 SALA identifies 60 sites, 34 of which (in full or in part) are potentially suitable, available and achievable and therefore 'deliverable' within the first five years for housing and/or employment or other specialist uses e.g. for sports or sites for Gypsies, Travellers & Travelling Showpeople.

## 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 this report or the methodology used will be considered during the on-going annual reviews of the SALA.

### *What is the Strategic Assessment of Land Availability?*

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

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

- 1.7 On 27<sup>th</sup> May 2010 the Coalition Government announced its intention to abolish Regional Spatial Strategies (RSS) through the Localism Bill (published 13<sup>th</sup> 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 20<sup>th</sup> May 2013.
- 1.8 Following announcements made regarding the RSS the JCS authorities reacted positively and continue to progress the JCS, which was submitted to the Planning Inspectorate for

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

- 1.13 The Submitted JCS (November 2014) took forward the OAN of 30,500 dwellings and 28,000 jobs with an associated 64.2ha of employment land. The Submission JCS demonstrated that Gloucester could deliver 7,670 dwellings (2011-2031) with 3,630 dwellings to be provided at urban extension sites to the north of the administrative area of the City.
- 1.14 The current JCS position (March 2017) is that the JCS area should provide 35,175 dwellings during the plan period. For Gloucester this means delivering 14,359 new homes. Additionally The JCS area should provide a minimum of 192 hectares of B-class employment land to support approximately 39,500 new jobs.
- 1.15 The JCS OAN and employment land requirement will continue to be monitored and will be reviewed five years after the JCS is adopted and will take account of the most up to date evidence available at that time. Adoption of the JCS is currently scheduled for late 2017; this would trigger a review in 2022. However the JCS Main Modifications consultation proposes immediate and early reviews for housing in Tewkesbury and Gloucester respectively, due to forecast housing shortfalls for these two boroughs over the period to 2031.
- 1.16 Further information on the JCS and its evidence base can be found on the JCS website at [www.gct-jcs.org](http://www.gct-jcs.org)

#### *Methodology*

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

## Section 2: The Assessment Process

### *Sources of Sites*

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

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

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

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

### *Sites submitted for consideration and assessment*

- 2.4 The Council has an on going 'call' for sites that have the potential to contribute housing and employment development in the City.

- 2.5 Sites that have been submitted to the sites consideration process since 2008 are identified with the prefix 'SUB' in the sites assessment.

- 2.6 Sites that were previously considered in the Strategic Employment Land Availability Assessment 2012 but were not considered by the 2012 Strategic Housing Land Availability Assessment are identified with the prefix 'ED'.

### *Sites found through further study*

- 2.7 Over the course of the years additional 'officer found sites' have been added to the study. These are sites that have come to the attention of officers through internal joint working with other teams and departments within the Council. Such sites include amongst others, vacant buildings known to officers, sites that have expired planning permissions and sites known to officers with development potential. A small number of officer found sites were added to the 2016 and 2017 study.

- 2.8 Sites that have been identified by officers have the prefix 'FS' in the sites assessment table.

- 2.9 For this 2017 report, a new simpler reference system is being introduced. New sites that have been submitted to SALA and assessed by the January Panel will be labelled e.g. 01NEW17. This system will enable an identification of new sites and the year they were assessed. The detailed site schedules will provide information about the origin of the site.

### *Carrying out the survey*

- 2.10 Where sites have been previously assessed the findings have been reviewed in order to ensure accuracy.
- 2.11 The Council’s GIS mapping system was interrogated in order to ascertain constraints such as flooding and heritage.
- 2.12 Recent changes to site constraints were due to additional information concerning archaeological constraints and the need for additional built environment and heritage evidence.

*Capacity Considerations*

- 2.13 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.
- 2.14 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.
- 2.15 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.
- 2.16 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%

- 2.17 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.

- 2.18 Where a site has been identified as suitable for employment development, the site capacity is expressed as a gross developable area in hectares.
- 2.19 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*

- 2.20 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.
- 2.21 The assessment focuses on the existence of physical and environmental constraints based on available evidence.

##### *Flood Risk*

- 2.22 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.
- 2.23 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*

- 2.24 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.
- 2.25 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*

- 2.26 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*

- 2.27 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*

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

### *Achievability*

- 2.29 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 3.
- 2.30 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 0-5, 6-10, 11-15, 16-20 years.
- 2.31 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*

- 2.32 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.
- 2.33 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 25<sup>th</sup> January 2017 to consider all sites.
- 2.34 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.
- 2.35 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 4. 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 SALA trajectory are set out in Table 2 below and are taken from the SALA trajectory attached at Appendix 4.

Table 2: 2017 SALA Results Table

<b>Category</b> (sites without planning permission)	<b>Capacity</b>
Potential dwelling delivery in years 0-5 (sites without planning permission)	1,570 dwellings
Potential dwelling delivery in years 6-15 (sites without planning permission)	179 dwellings
Potential employment land (sites without planning permission and not allocated)	7.32 ha gross  Made up of: Secunda Way Industrial Estate = 0.7 ha Part of Land East of Waterwells = 2.4 ha Southern Railway Triangle = 4.22 ha

- 4.3 Please note that some sites in the table in Appendix 3 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.glooucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/Monitoring.aspx>

## **Section 5.0: Employment Land**

- 5.1 As indicated by Table 2 above, 3.1 ha gross is considered to be 'deliverable' for employment purposes.

## **Section 6.0: Next Steps**

- 6.1 This document is not subject to a statutory consultation period.
- 6.2 An addendum to this report will be produced in Spring/Summer 2017 adding in newly submitted sites. These are sites submitted through the City Plan consultation which were too late to be assessed at the January 25<sup>th</sup> SALA panel session.
- 6.3 Further information can be obtained from

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

## Appendix 1: Joint JCS Strategic Site Assessment Methodology

Supply component	Approach
<p><i>Assessment sites from a range of sources:</i></p> <p>(NB: From 2013 onwards sites that could deliver 5 or more dwellings or covering 0.2 ha are included in the assessment)</p>	<p>Existing/draft/emerging development plan site allocations</p> <hr/> <p>Submitted sites</p> <hr/> <p>Officer-identified sites</p> <hr/> <p>Assessment sites from previous years SALA/SHLAA/SELAA studies</p> <hr/> <p>Expired planning permissions yielding 5 or more units from 2011/12 monitoring period onwards</p>
<p><b>Criteria</b></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 deliverable 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**

---

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

---

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

---

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

---

**Capacity considerations**

Market adjustments to existing consents	For sites with planning consent, housing development capacities may be adjusted, taking into account any planning applications, local delivery evidence and the views of the site assessment panel where the existing planning consent is considered unviable or undeliverable under current market conditions.
---	---

---

Density assumptions - residential	<p>The NPPF encourages local planning authorities to set their own approach to housing density to reflect local circumstances.</p> <p>Site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information.</p> <p>Where evidence is unavailable, for Cheltenham and Gloucester, 40-50dph is generally used for the urban area and 30-40dph for areas outside of this. For Tewkesbury, 30-40dph is used for urban areas and 30dph for other areas.</p>
-----------------------------------	---

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	<p>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.</p> <p>It is for the plan making process to identify locations for specific types of employment development.</p>
----------------------------------	--

---

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	<p>Heritage is identified as a potential constraint on capacity and where a listed building of scheduled ancient monument exists figures may be adjusted accordingly.</p> <p>Gloucester undertook a review of all sites with regard to impact on heritage constraints for 2012 and 2013. Additional Historic Site Assessment to inform the SALA is currently being undertaken – where this has been completed for sites it has been incorporated into the SALA review for 2016 and 2017.</p> <p>Additional heritage work to inform the SALA and site allocations in the emerging Cheltenham Plan has begun but will not be completed in time for the 2016 SALA panel, this data will be considered in future reviews of SALA once the work is complete.</p>
Evidence: JCS Wildlife/Biodiversity	JCS Biodiversity Evidence is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.
Evidence: Green Infrastructure	Green Infrastructure is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.
Contamination	Contamination is identified as a potential constraint on capacity but figures are not adjusted at this stage.
<b>Involvement of local communities</b>	
Community involvement	<p>Community involvement includes any ‘call for sites’ carried out by a local authority as well as public consultation carried out as part of development plan preparation (for example the Gloucester City Plan sites consultation).</p> <p>Sites emerging from Neighbourhood Plan work will be incorporated into future SALA assessments.</p>
<b>Residential site phasing</b>	
Purpose	To inform plan making and to provide evidence for the NPPF requirement for local authorities to produce housing trajectories and to maintain a 5 year supply of deliverable sites.
Time period	20 years.

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

---

assumption is made:

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

---

Lead-in periods

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

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

---

Appendix 2: SALA List for Easy reference (Lilac Shading shows Commitments & Sl. Nos show number of sites remaining in this 2017 SALA Report)

Sl. No	SALA Ref	Site Name	Notes	Suitable	Available in 0-5	Achievable 0-5 6-10 11-15 16-20
/	HA02	Kings Quarter	Commitment and City Plan Allocation	Yes	Yes – counted in supply as a commitment	Commitment, if it does not proceed – will be shown as lapsed
/	HA05	Contract Chemicals & Bristol Rd Sites	Commitment (Give details)	Yes	Yes – counted in supply as a commitment and eventually completion	Built out
1	HA08	Thomas Rich's Car Park, Hampden Way	No new information	Yes	No	6-10 or 11-15
/	HA11	MOD Site (Oil Storage, Hempsted)	Commitment (Give details)	Yes	Yes – counted in supply as a commitment	Commitment, if it does proceed – will be shown as being lapsed
/	HA12	Former Telecom House, Great Western Road	Commitment (Give details)	Yes	Car park so not counted in housing supply	Commitment, not for housing, but if it does proceed – will be shown as being lapsed
2	HA17	Greater Blackfriars	Part of it is a Housing Zone Site	Yes	Yes	0-5 or 6-10

/	HA18	Land Adjacent to Dry Dock	Commitment	Yes	Yes – land in use as a brewery	In use
3	HA20A	Railway Corridor – Great Western Road Sidings	New information submitted	Yes	Yes	0-5 or 6-10
4	HA20B	Railway Corridor – Southern Railway Triangle	New information submitted	For employment	No	6-10 or 11-15
5	HA21	Land between Canal & Bristol Road	New information submitted	For employment, see detailed schedule	Yes	0-5 or 6-10
6	HA26	Land at Leven Close	City Plan Allocation	Yes	Yes	0-5
/	HA29	Norville site, Tarrington Road	Commitment	Yes	Yes – counted in supply as a commitment	Commitment, if it does proceed – will be shown as being lapsed
7	EA01	Long stay car park, Railway Station	New information submitted	Yes	Yes	0-5 or 6-10
8	EA03	Land east of Waterwells Business Park	New information submitted	Yes	Yes	0-5
9	EA04	Secunda Way Industrial Estate	City Plan Allocation	Yes	Yes	0-5
10	EA06	Land south junction between Eastern Ave and Barnwood Road	No new information	Yes	No	6-10 or 11-15
/	EA10	Land adjacent to Walls factory	Commitment	Yes	Yes – functioning employment	Built out

/	NLUD01	Spinnaker Park	Commitment	Yes	Yes – counted in supply as a commitment/completion	Commitment/completion
/	NLUD03	Land to rear of 5 to 15 Kemble Road	Commitment	Yes	Yes – counted in supply as a commitment/completion	Commitment/completion
11	SUB02	GWRSA Social Club	No new information	Yes	No	6-10
12	SUB04	Helipebs, Sisson Road	City Plan Allocation & Pre-app	Yes	Yes	0-5
/	SUB06	Land east of Hempsted Lane	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
13	SUB09	Land at The Wheatridge	City Plan Allocation	Yes	Yes	0-5
14	SUB14	Car park at Tuffley Library		Yes	No	6-10
/	SUB15	Tuffley Resource Centre, Grange Road	No new information	Yes	Yes – counted in supply as a commitment	Commitment
/	SUB17	Fire Station, Eastern Avenue	Commitment	Yes	Yes – counted in supply as a commitment (retail – Lidl Store)	Commitment
15	SUB18	Land at Clearwater Drive	City Plan Allocation	Yes	Yes	0-5
16	SUB19	Bohanam House & adjoining Community Centre, Barnwood Road	No new information	Yes	No	6-10 or 11-15

/	SUB21	Land at Corncroft Lane	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
17	SUB24	Land south of Ski Centre	No new information	No	Yes	Not suitable.
18	SUB25	Manor Gardens, Barnwood	City Plan Allocation	Yes	Yes	0-5
19	SUB28	Rear of former Cattle Market	City Plan Allocation	Yes	Yes	0-5
20	SUB29	Hare Lane Car Park	No new information	Yes	No	6-10
21	SUB33	Land at Snow Capel farm	No new information	No	Yes	Not suitable
22	SUB38	Griggs Timber, Bristol Road	No new information	Yes	No	11-15
23	SUB40	The Knoll, Stroud Road	No new information	No	No	Not suitable
24	SUB41	Former Selwyn School Site	No new information	No	No	Not suitable
25	SUB42	Land Woods Orchard, Tuffley	No new information	No	Yes	Not suitable
26	SUB43/45	Allstone Site, Myers Road (incorporating what was Horton Road Sidings)	City Plan Allocation & Application in	Yes	Yes	0-5
/	SUB44	Land south Grange Road, Tuffley	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
27	SUB46	277-279 Bristol Road	No new information	No	Yes	Not suitable
28	SUB48	Warehouse, Great Weston Road	No new information	For employment	No	6-10 or later

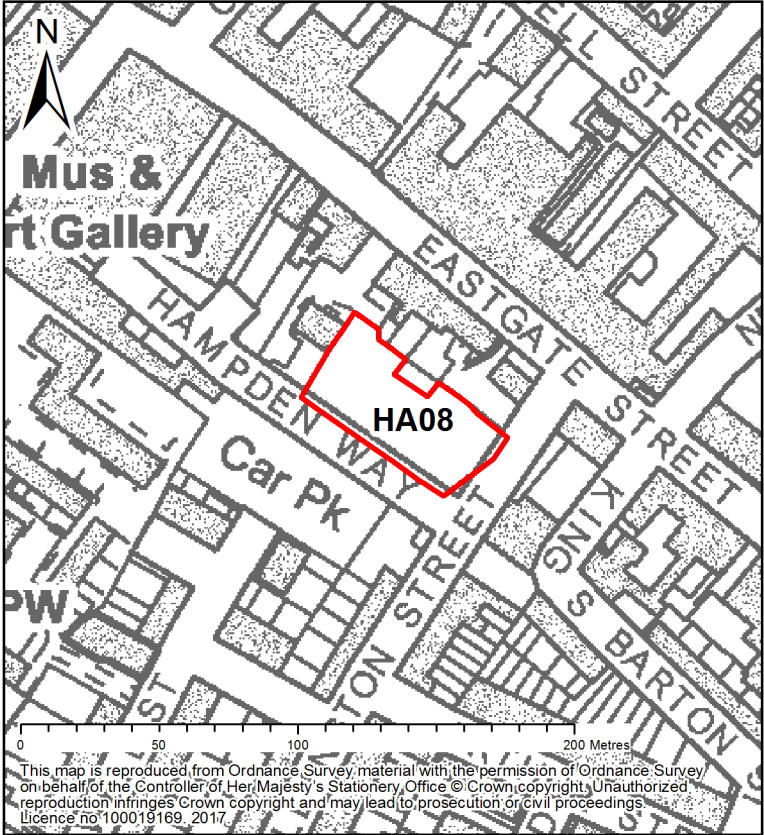
29	SUB49	Gospel Hall, Matson Lane	No new information	No	Yes	Not suitable
/	SUB50	Site of former Bishops College, Oxstalls	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
30	SUB51	Wessex House	City Plan Allocation	Yes	Yes	0-5
31	SUB52	Former Civil Service Sports Club Estcourt Road	City Plan Allocation & Application in	Yes	Yes	0-5
/	SUB53	Land at Winneycroft Farm	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
32	SUB54	Land at Rea Lane	City Plan Allocation & Application in	Yes	Yes	0-5
33	SUB56	Gloucester Mail Centre, Eastern Avenue	City Plan Allocation	Yes	Yes	0-5
/	SUB57	Newark Farm, Hempsted	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
34	SUB58	30 St Catherine Street	No new information	Yes	Yes	0-5
35	SUB59	9-11 St Catherine Street	No new information	Yes	Yes	0-5
36	FS01	GALA Club, Fairmile Gardens	No new information	Yes	No	11-15 – but no information
37	FS02	Southgate Moorings and Car Park	City Plan Allocation	Yes	Yes	0-5
38	FS08	Colwell Arts Centre , Derby	No new information	Yes	No	6-10 or 11-15

		Road				
39	FS09	Rear of Smith & Choyce, Upton Street	No new information	Yes	No	6-10 or 11-15
40	FS10	104 Northgate Street	City Plan Allocation	Yes	Yes	0-5
41	FS11	Kemble Close	No new information	Yes	No	6-10 or 11-15
42	FS12	St James Close	No new information	Yes	Yes	0-5
/	FS13	Land adjacent to St Aldates	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
43	FS14	Mead Road	No new information	Yes	Yes	0-5
44	FS15	Former Redcliffe College, Horton Road	New information, not available	No	No	Not suitable
45	FS16	Land adj. Eastgate Shopping Centre & City Council Indoor Market	City Plan Allocation	Yes	Yes	0-5
/	FS19	Double Gloucester Public House, Cheltenham Road	Commitment	Yes	Yes – counted in supply as a commitment	Commitment
46	FS20	Former Lansons, 12-16 Quay Street	Housing Zone site	Yes (part of site)	Yes	0-5
47	FS21	Cathedral Coaches, 18 Quay Street	Housing Zone site	Yes (depending on flood defence works)	Not known	Not known
/	ED011	Former Kwiksave Site	Commitment	Yes	Yes – counted in supply	Commitment

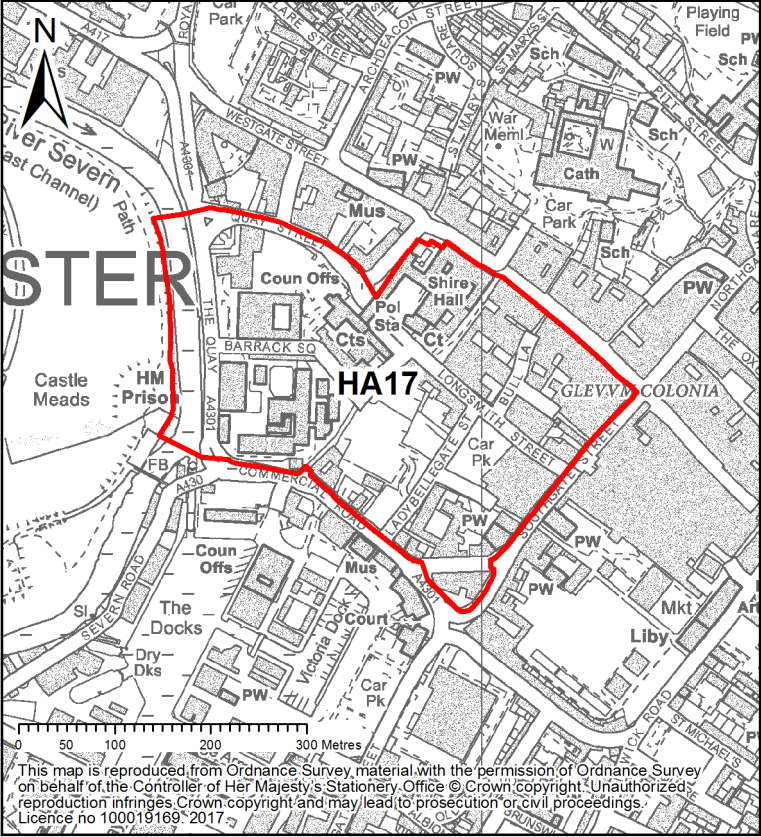
					as a commitment	
48	ED012	Industrial Units, Alvin Street	No new information	Yes	No	6-10 or 11-15
49	ED013NEW	Peel Centre & Madleaze Industrial Estate	New Info	For employment – see detailed schedule	Part of site	Part of site 0-5, part of site 6-10 or later
/	ED033	Keyway Site, Barnwood Point	Commitment	Yes	Yes – counted in supply as a commitment/completion	Commitment/completion
50	ED036	Gloucester Retail Park	No new information	Yes for employment	No, currently well used/occupied	6-10 or 11-15
51	ED044	67-69 London Road	City Plan Allocation	Yes	Yes	0-5
/	LAP1	Hallmark Hotel, Matson	Commitment	Yes	Yes – counted in supply as a commitment/completion	Commitment/completion
52	LAP2	37-39 Worcester Street (Tanners Hall)	Housing Zone site	Yes, some parts of site	No	6-10 or 11-15
↓ New ↓						
53	01NEW17	Blackbridge Sports Hub	New site	Yes	Yes	0-5
54	02NEW17	Former Town Ham Allotments	New site	Yes	Yes	0-5
55	03NEW17	Land at Blackbridge	New site	Yes	Yes	0-5

56	04NEW17	Land off Rudloe Drive	New site	For employment	Yes	0-5 or 6-10
57	05NEW17	Land off Eastgate Street	New site	Yes	No	6-10
58	06NEW17	Land East of Winnycroft Lane	New site	No	Yes	Not suitable
59	07NEW17	Land East of Sneedhams Road	New site	Yes	Yes	0-5 or 6-10
60	08NEW17	43-49 and 51-53 St Catherine Street	New site	Yes	Yes	0-5 or 6-10

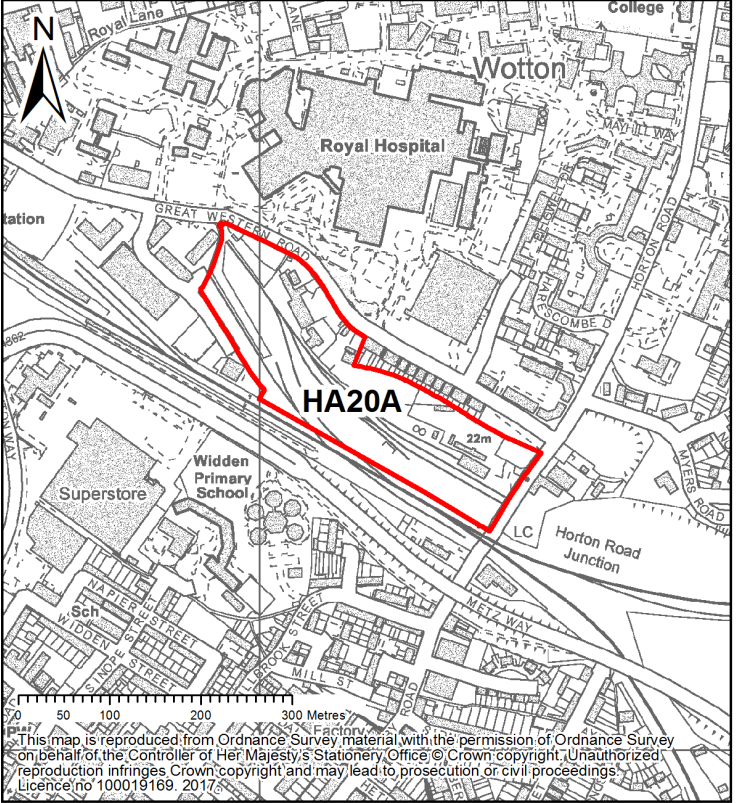
**Appendix 3: Site Assessments – January 2017 (Not including ‘Commitments’ - sites with planning permission)**

<p><b>Site Name</b> Thomas Rich's Car Park, Hampden Way</p>	<p><b>SALA Reference</b> HA08</p>	<p><b>City Plan Reference</b> WN5 (2013)</p>	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2017.</p>	
<p><b>Source of Site</b> Housing Allocation H.2.Site 3 in 2nd Deposit Local Plan (2002). Potential Housing allocation in City Plan.</p>	<p><b>Current Site Use and Character</b> Occupied, functioning and very well used City Centre car park. Need to replace car parking facility in order to develop this site for another use.</p>	<p><b>Major Constraints – as per agreed Methodology</b>  <u>Flood Risk:</u> Site is outside FZ2 &amp; FZ3. Source: Gloucester City Local GIS (2017).  <u>Landscape:</u> N/A  <u>Cordon Sanitaire:</u> N/A  <u>Historic Environment &amp; Archaeology:</u> In Eastgate Street &amp; St Michaels Conservation Area. No Listed buildings on site, but 72 Eastgate Street &amp; Ivy House in close proximity. No SAMS on site or in proximity.  <u>Topography:</u> N/A  <u>Wildlife/Biodiversity:</u> N/A  <u>Green Infrastructure:</u> N/A  <u>Contamination:</u> Significant contamination not likely.</p>		
<p><b>Access to Services</b> Excellent access to public transport, services, facilities and employment.</p>	<p><b>Highways Comments</b> Safe and suitable access and parking required to support any scheme.</p>	<p><b>Suitable – Yes or No</b> Yes</p>	<p><b>Available (in 0-5 Years)</b> No</p>	<p><b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15</p>
<p><b>Gross Site Area</b> 0.2</p>	<p><b>Dwelling Capacity (dph)</b> 15</p>	<p><b>Capacity Derivation</b> Flats @ c. 80 dph.</p>	<p><b>Employment Potential</b> Site not suitable for office development.</p>	<p><b>2014 Update</b> This is a well used car park located in close proximity to the</p>

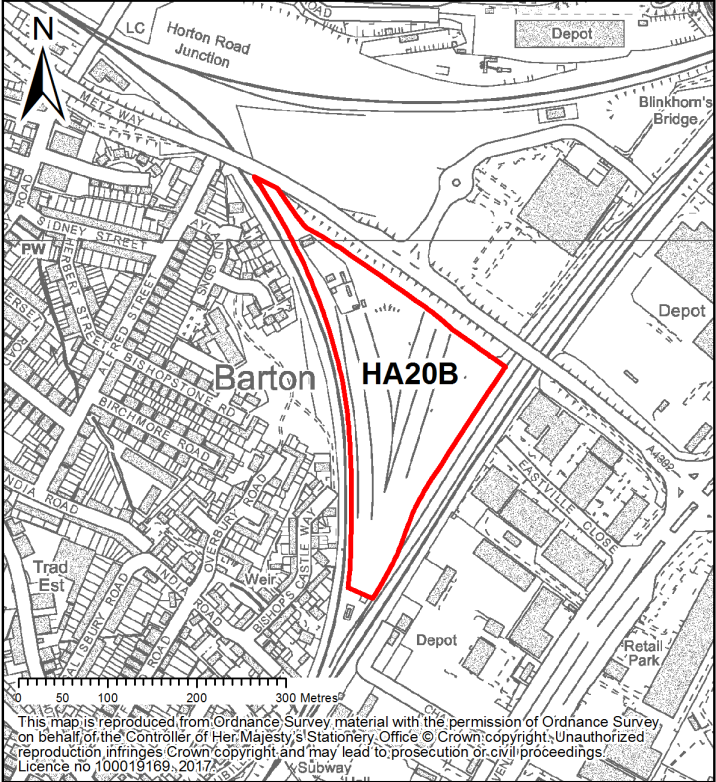
				City Centre. It could yield 15 flats at 80 dph, but more conservatively 9 to 10 flats at 50 dph.
<b>2016 Update</b> Suitability of site for residential development to be considered through forthcoming Car Parking Strategy.	<b>2017 Update</b> No update. Subject to City Council's decision on Parking Strategy.	<b>Further Notes</b>		

<b>Site Name</b> Greater Blackfriars	<b>SALA Reference</b> HA17	<b>City Plan Reference</b> WN3					
<b>Source of Site</b> Policy S.2 in 2nd Deposit Local Plan for comparison retail as part of mixed use redevelopment.  Potential housing allocation in City Plan as part of mixed use regeneration scheme.	<b>Current Site Use and Character</b> City Centre car parks, vacant and derelict buildings, County Council offices, prison, police station. Multiple owners and interests. Development brief and master planning for comprehensive redevelopment of the area.  Area includes the Fleece Hotel – the subject of an adopted Concept Statement (Feb 2012).	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 63.5% of the site is in FZ1 36.5% of the site is in FZ2 21% of the site is in FZ3 Discussions about significant remediation works / flood defenses are ongoing with the EA, landowners and developers. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Prison is listed in part and the site of former Gloucester Castle. Significant archaeological interest & Scheduled Monuments. Listed buildings and scheduled monument and area located within Barbican and City Centre Conservation Areas. Further built heritage assessment required. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> No significant contamination likely.			<b>Access to Services</b> Central location with good	<b>Highways Comments</b> Any applications required to be	<b>Suitable – Yes or No</b> Yes

access to public transport, services, facilities and employment.	supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			0-5
<b>Gross Site Area</b> 11.76 ha	<b>Dwelling Capacity (dph)</b> 350	<b>Capacity Derivation</b> Complex site. The capacity derivation is derived from developer information, development briefs and master planning.	<b>Employment Potential</b> Opportunity to deliver new City Centre offices & assembly & leisure facilities.	<b>2014 Update</b> 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'.
<b>2016 Update</b> Peter Brett Associates commissioned by County Council to deliver masterplan/ LDO at site in Sept 2016. Delivery of County Quayside & Prison sites could help to deliver enhanced flood defenses for the City and Housing Zone - enabling more housing to be delivered within this part of the City by reducing flood risk.	<b>2017 Update</b> c. 200 flats proposed at Prison. No application to date. 295 student bedrooms permitted (16/01525/FUL) – bedrooms within studio flats, cluster flats, town houses.	<b>Further Notes</b>		

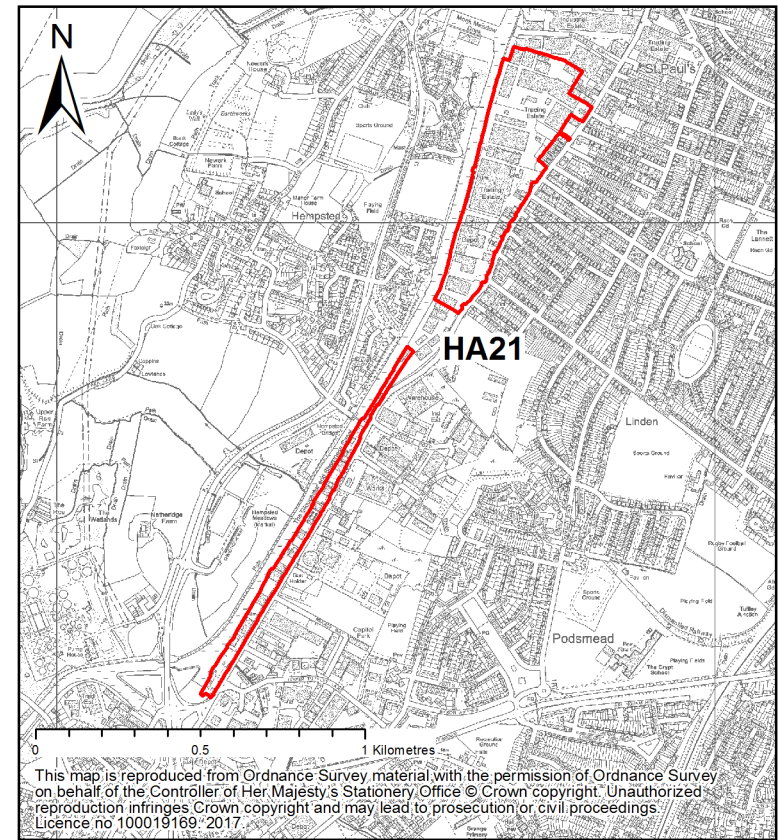
<p><b>Site Name</b> Railway Corridor – Great Western Road Sidings</p>	<p><b>SALA Reference</b> HA20A</p>	<p><b>City Plan Reference</b> KW8 (2013) SA09 (2017)</p>	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2017.</p>	
<p><b>Source of Site</b> Landowner. Potential housing allocation in City Plan.</p>	<p><b>Current Site Use and Character</b> <u>Great Western Road Sidings:</u> Currently underused sidings, employment / commercial uses and car parking. The development of northern triangle has opened up access to allow existing sidings on Great Western Road to be moved to southern triangle. Site included within City Plan Sites consultation 2013 for mixed use development to include employment &amp; residential. <u>Southern Triangle:</u> This operational site is currently in use and reserved for future strategic rail freight use.</p>	<p><b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Potential for significant archaeology on Sidings site. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Some investigation needed. Potential for bats. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Contamination from former railway use. Potential for noise, vibration and air pollution from railway.</p>		
<p><b>Access to Services</b> Good access to public transport, services, facilities and employment, as well as City Centre.</p>	<p><b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impact on Great Western Road, London Road and Horton Road will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered.</p>	<p><b>Suitable – Yes or No</b> Yes</p>		

	Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 4.5	<b>Dwelling Capacity (dph)</b> 100	<b>Capacity Derivation</b> Complex site. Deviation based on estimated land available bearing in mind a mix of other potential uses on site e.g. technical college, open space, formal sports provision, strategic cycle way.	<b>Employment Potential</b> Aspiration to deliver Biomedical HIC related employment on part of the site. Whole site may lend itself well to employment development.	<b>2014 Update</b> 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.
<b>2016 Update</b> Site understood to be being marketed by Network Rail - however Network Rail land also understood to be coming under DCLG portfolio and therefore accessible by HCA.  HCA actively looking to accelerate delivery at this site as lies within Gloucester City Housing Zone.	<b>2017 Update</b> City plan Allocation.	<b>Further Notes</b>		

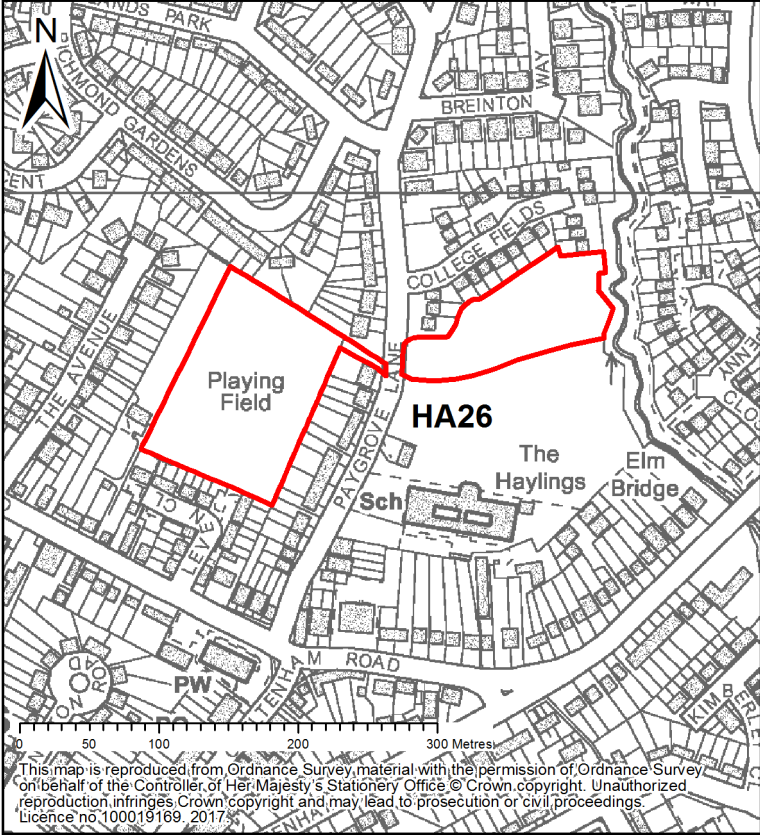
<b>Site Name</b> Railway Corridor – Southern Railway Triangle	<b>SALA Reference</b> HA20B	<b>City Plan Reference</b> /		
<b>Source of Site</b> Landowner.	<b>Current Site Use and Character</b> The Northern Railway Triangle is a commitment and is being built out for employment and retail use.  The Southern Triangle is an operational rail site.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Potential for significant archaeology <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Some investigation needed. Potential for bats. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Contamination from former railway use. Potential for noise, vibration and air pollution from railway.		
<b>Access to Services</b> If the site was opened up and made into a functional and accessible site e.g. for various employment uses, being in the centre of the city, it could potentially have good access to services and facilities.	<b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Further detailed Highways comments are needed.	<b>Suitable – Yes or No</b> Yes (for employment).	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15 for employment use.	
<b>Gross Site Area</b> 4.22 ha	<b>Dwelling Capacity (dph)</b> Not suitable for residential use.	<b>Capacity Derivation</b> Not suitable for residential use.	<b>Employment Potential</b> Yes, if the site is no longer needed for railway uses.	<b>2014 Update</b> /

<b>2016 Update</b>	<b>2017 Update</b>	<b>Further Notes</b>
/	Currently being reserved for future Strategic Rail Freight use, however if that use is not forthcoming in the next 5 years, it will then be available for development in the 6-10 year category.	

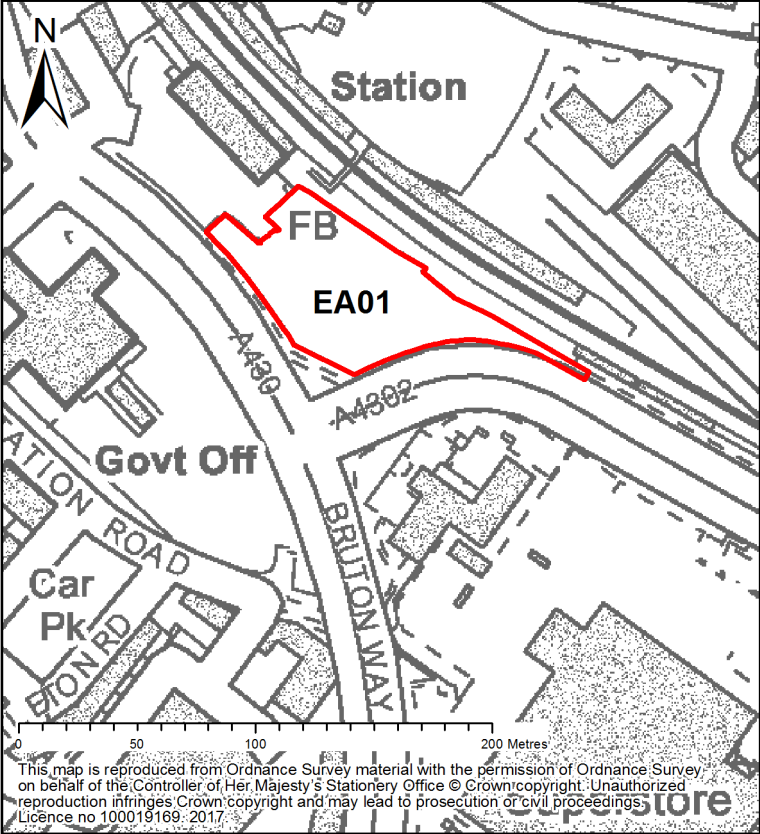
<b>Site Name</b> Land between Canal & Bristol Road	<b>SALA Reference</b> HA21	<b>City Plan Reference</b> /
<b>Source of Site</b> A GHURC 'Magnificent Seven' area.	<b>Current Site Use and Character</b> Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. May require relocation of existing uses. Would need comprehensive development approach.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Some areas FZ2 & FZ3b. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> The southern portion of the site (about 1 km) is right on the edge of the Netheridge STW Cordon Sanitaire. <u>Historic Environment &amp; Archaeology:</u> Possible industrial heritage of local significance – requires survey. Further built heritage assessment required as area has potential for local industrial heritage assets. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Potential contamination from industrial uses. <u>General:</u> The canal wharf at the southern point of this SALA site is safeguarded for mineral processing/transportation. Consult the County Council on this matter.



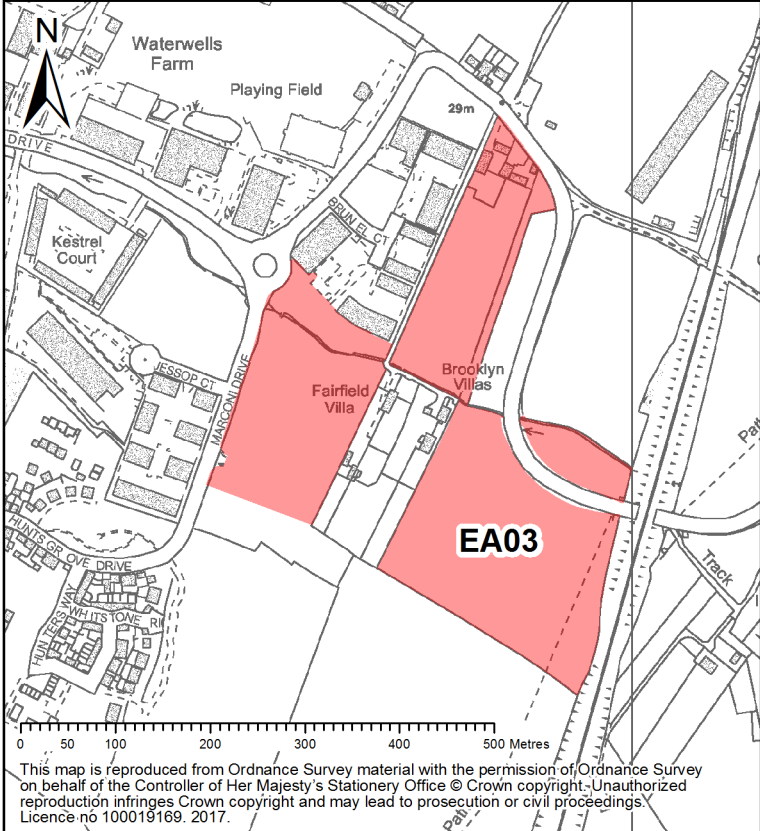
<p><b>Access to Services</b> Good access to public transport, services, facilities and employment.</p>	<p><b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.</p>	<p><b>Suitable – Yes or No</b> Employment land, suitable for employment use, but could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected. Further work will be undertaken through City Plan.</p>	<p><b>Available (in 0-5 Years)</b> Yes (part of HA21) – see 2017 update</p>	<p><b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10</p>
<p><b>Gross Site Area</b> 18.43 ha</p>	<p><b>Dwelling Capacity (dph)</b> An estimated 600 for whole site, but this is an historic estimate that was not in the trajectory and it will have changed now given the changes in the site boundary i.e. Madleaze Industrial Estate joining with The Peel Centre to form ED013NEW.  Mill Place = 242 units on 7.7 ha</p>	<p><b>Capacity Derivation</b> For whole HA21 site, too many variables to estimate, but for Mill Place = 50 dph (flats) – using the SALA Developable Area Multiplier of 63% of whole of site (7.7 ha).</p>	<p><b>Employment Potential</b> Well used by businesses. See recent Athey report.</p>	<p><b>2014 Update</b> 2012 SELLA panel advised to retain as employment land for plan period. Site to be kept in SHLAA but capacity not in trajectory. Site not included as a potential development opportunity in 2013 City Plan sites consultation.</p>
<p><b>2016 Update</b> No change to 2014 position</p>	<p><b>2017 Update</b> <u>New info on Mill Place</u> Site is available for each of the following uses, either as a mix of uses or in whole: - Residential - Affordable housing - Offices &amp; light industrial - Retail - Community facilities - Sports &amp; leisure</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Land at Leven Close	<b>SALA Reference</b> HA26	<b>City Plan Reference</b> L2 (2013) SA10 (2017)		
<b>Source of Site</b>  Landowner. Potential housing allocation in City Plan.	<b>Current Site Use and Character</b>  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.	<b>Major Constraints – as per agreed Methodology</b>  <u>Flood Risk:</u> The eastern part of the site is more susceptible to flooding, but it is protected by flood defenses. 89.5% of the site is in FZ1. 10.5% of the site is in FZ2. 4.9% of the site is in FZ3. Comprehensive SUDS should be employed on site. <u>Landscape:</u> Former playing fields. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Potential for archaeological remains on site. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A at this level of assessment, but will be appropriate for site allocation or with a planning application. <u>Green Infrastructure:</u> The site is a former playing field but it is locked and not accessible, so not public open space. <u>Contamination:</u> N/A		
<b>Access to Services</b>  Fair to good access to public	<b>Highways Comments</b>  Any applications required to be	<b>Suitable – Yes or No</b>		

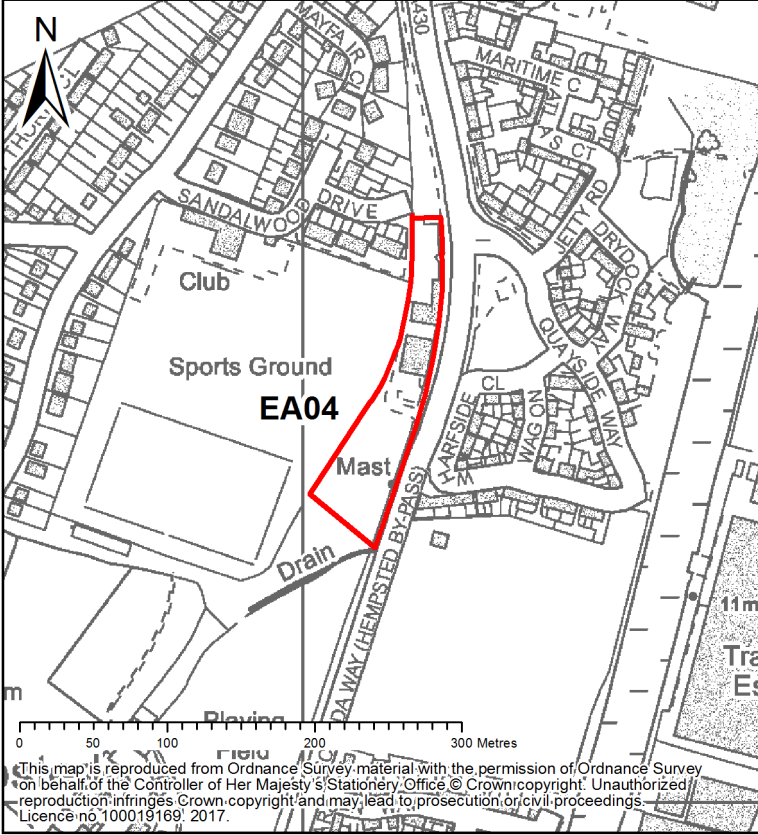
transport and local services and facilities.	supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes	Yes	0-5
<b>Gross Site Area</b> 0.4 ha	<b>Dwelling Capacity (dph)</b> 20 (or less depending on layouts & playing pitch considerations).	<b>Capacity Derivation</b> @ c.50 dph	<b>Employment Potential</b> No small site within a residential area.	<b>2014 Update</b> Site approved by Cabinet of County Council for disposal however site still constrained by access.
<b>2016 Update</b> Loss of playing pitch at Paygrove Lane would be subject to the findings of new City Council Playing Pitch Strategy adopted by Council on 28th Jan 2016.  Options at Leven Close being pursued by the County Council.	<b>2017 Update</b> No further comments from 2017 SALA Panel. City Plan Allocation (January 2017). Allocated for 20 dwellings with open space and/or playing pitches.	<b>Further Notes</b>		

<b>Site Name</b> Railway Station long stay car park	<b>SALA Reference</b> EA01	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown/copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2017.</p>			
<b>Source of Site</b> Employment allocation in 2nd Stage Deposit Local Plan - Policy E.2.1.	<b>Current Site Use and Character</b> Operational long stay car park for railway station users. Surrounded by employment and transport uses. Site not available in its current configuration as it is required for continued use by railway users.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> The site is not in FZ2 or FZ3. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> In need of further investigation with regard to archaeological assets. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Noise and vibration from railway and potential for poor air quality. Soil may need further investigation.			<table border="1"> <tr> <td data-bbox="1323 1050 1720 1256"> <b>Available (in 0-5 Years)</b>  Yes </td> <td data-bbox="1724 1050 2148 1256"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>  0-5 or 6-10 </td> </tr> </table>	
<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10					
<b>Access to Services</b> Good access to public transport, services, facilities and city centre.	<b>Highways Comments</b> Comments required especially in relation to new highways configurations related to the Kings Quarter development.	<b>Suitable – Yes or No</b> Yes				

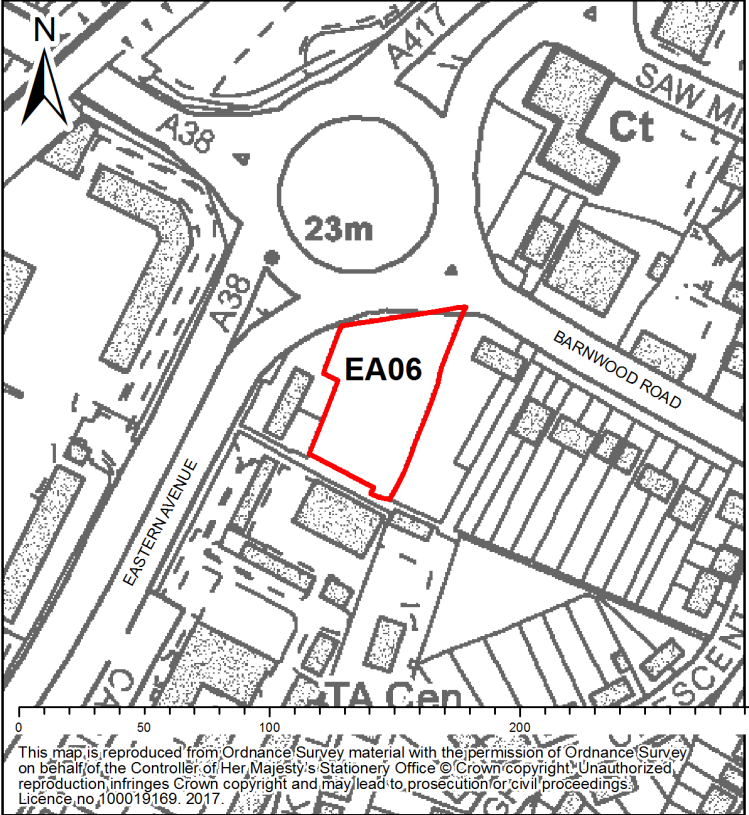
<p><b>Gross Site Area</b></p> <p>0.49 ha</p>	<p><b>Dwelling Capacity (dph)</b></p> <p>40 flats above a car park.</p>	<p><b>Capacity Derivation</b></p> <p>Flats @ 100 dph.</p>	<p><b>Employment Potential</b></p> <p>No other than offices as part of a mixed use scheme.</p>	<p><b>2014 Update</b></p> <p>Site required by Network Rail for surface parking for customers. 2012 SELAA – site unlikely to come forward in plan period.</p>
<p><b>2016 Update</b></p> <p>Site to be reconfigured in plans to upgrade the visitor experience and short stay parking at Gloucester Station.</p>	<p><b>2017 Update</b></p> <p>According to Network Rail (2017) The site continues to be required for railway passenger use but it could be made available for development if there was a viable scheme to build a decked car park and free up the rest of the site or come up with an over site development i.e. car parking on the ground floor and flats and offices above or similar. No further comments from 2017 SALA panel on this site.</p>	<p><b>Further Notes /</b></p>		

<p><b>Site Name</b> Land East of Waterwells Business park</p>	<p><b>SALA Reference</b> EA03</p>	<p><b>City Plan Reference</b> QF1 (2013) SA13 (2017)</p>	 <p>*Note: Unlike other red lined SALA maps in this document this map is shaded so as to clearly show parcel boundaries. This amendment made 11.5.2017.</p>	
<p><b>Source of Site</b> Employment allocation in 2nd Stage Deposit Local Plan - Policy E.2.5. Site consulted on in City Plan Sites Consultation 2013.</p>	<p><b>Current Site Use and Character</b> 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.</p>	<p><b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> The site is in FZ1 and the Exception Test is not required. (SFRA 2017). <u>Landscape:</u> Open landscape to the south but this Stroud land is allocated for housing (Hunts Grove). <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Archaeological remains likely and parts of the site are sensitive so reference should be made to the detailed Site Historic Environment Assessment (January 2016). <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Further assessment will be needed. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Noise and vibration from railway and potential for poor air quality. Soil may need further investigation.</p>		
<p><b>Access to Services</b> Poor access to public transport, service and facilities. Good access to employment.</p>	<p><b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need</p>	<p><b>Suitable – Yes or No</b> Yes</p>		

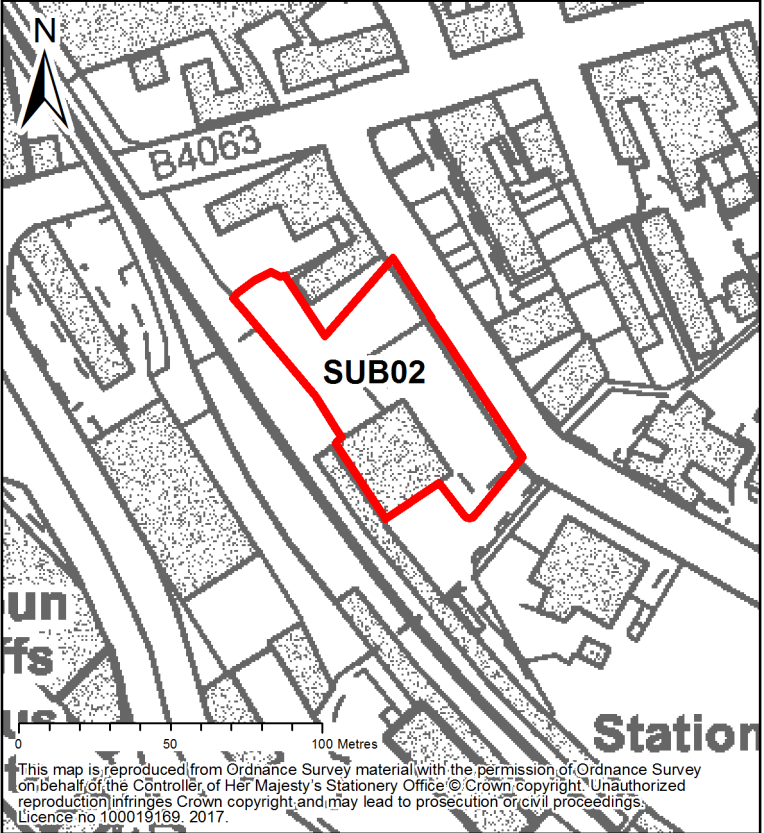
	<p>careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. Preferred access from Marconi Drive or a 4th arm off the roundabout.</p>			
<p><b>Gross Site Area</b> 6.1 ha for residential 1.8 ha for employment</p>	<p><b>Dwelling Capacity (dph)</b> 150 – 200 dwellings on 4 ha. 60 dwellings on 2.3 ha.</p>	<p><b>Capacity Derivation</b> Developer submission. Land parcel south west of roundabout = @ 40 dph.</p>	<p><b>Employment Potential</b> Yes on 1.8 ha.</p>	<p><b>2014 Update</b> The 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.</p>
<p><b>2016 Update</b> Allocation of area to be considered through City Plan.</p>	<p><b>2017 Update</b> Allocated in City Plan 2017 and central residential area has not been included due to historic environment sensitivities highlighted in the 2016 Site Historic Environment Assessment. Taylor Wimpey submitted 4 developable ha (of the wider SALA site) for housing through the SALA call for sites. No further comments by 2017 Panel.</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Secunda Way Industrial Estate	<b>SALA Reference</b> EA04	<b>City Plan Reference</b> WS11 (2013) SA22 (2017)		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> 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.	<b>Major Constraints – as per agreed Methodology</b> <b>Flood Risk:</b> 81% of the site is in FZ1. 19% of the site is in FZ2. 1% of the site is in FZ3. The primary source of flood risk is the Gloucester and Sharpness Canal. The Exception Test is likely to be passed, but safe access and egress needs to be provided. <b>Landscape:</b> N/A <b>Cordon Sanitaire:</b> N/A <b>Historic Environment &amp; Archaeology:</b> Not known, but further investigation needed through City Plan allocation process. <b>Topography:</b> N/A <b>Wildlife/Biodiversity:</b> N/A at this stage, but as a City Plan allocation, it will be further assessed as it goes forward. <b>Green Infrastructure:</b> N/A <b>Contamination:</b> As this is an industrial estate, there may be a need further investigation.		
<b>Access to Services</b> Fair to poor access to public transport, employment, local services and facilities.	<b>Highways Comments</b> Transport Assessment required owing to potential impact on Hempsted bypass/	<b>Suitable – Yes or No</b> Yes – for employment.		

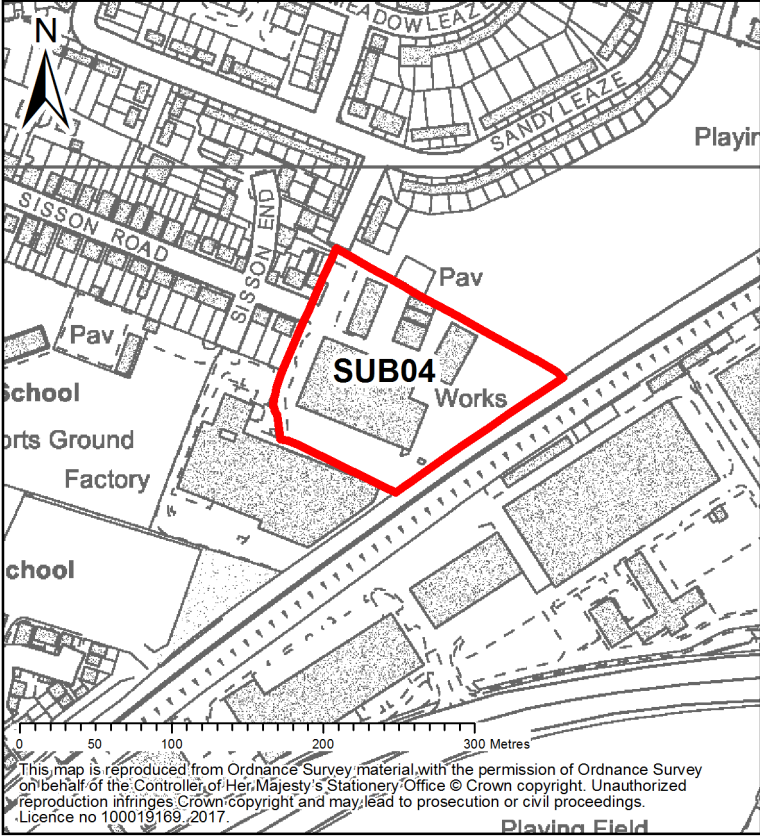
	Secunda Way. Safe and suitable access and parking.			
<b>Gross Site Area</b> 0.7 ha	<b>Dwelling Capacity (dph)</b> N/A	<b>Capacity Derivation</b> N/A	<b>Employment Potential</b> Yes	<b>2014 Update</b> 2012 SELAA panel stated most suitable use was for employment – possible roadside use.
<b>2016 Update</b> Potential City Plan allocation for employment.	<b>2017 Update</b> City Plan Allocation (2017). No further comments from the Panel and no further updates.	<b>Further Notes</b>		

<b>Site Name</b> Land South of Junction between Eastern Avenue and Barnwood Road	<b>SALA Reference</b> EA06	<b>City Plan Reference</b> /				
<b>Source of Site</b> Employment allocation in 2nd Deposit Local Plan E.2.7.	<b>Current Site Use and Character</b> Vacant land adjacent to Walls roundabout, extent of employment allocation includes part of the Territorial Army site. Residential character on Barnwood Road, commercial on Eastern Avenue.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of site in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Not known, but further investigation needed through City Plan allocation process. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A at this stage, but as a City Plan allocation, it will be further assessed as it goes forward. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> As this is an industrial estate, there may be a need further investigation.			<table border="1"> <tr> <td data-bbox="1335 1026 1720 1329"> <b>Available (in 0-5 Years)</b>  No </td> <td data-bbox="1724 1026 2134 1329"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>  6-10 or 11-15 </td> </tr> </table>	
<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15					
<b>Access to Services</b> Good access to public transport - on No.10 Gold route bus services. Good access to employment and facilities.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be	<b>Suitable – Yes or No</b> Yes				

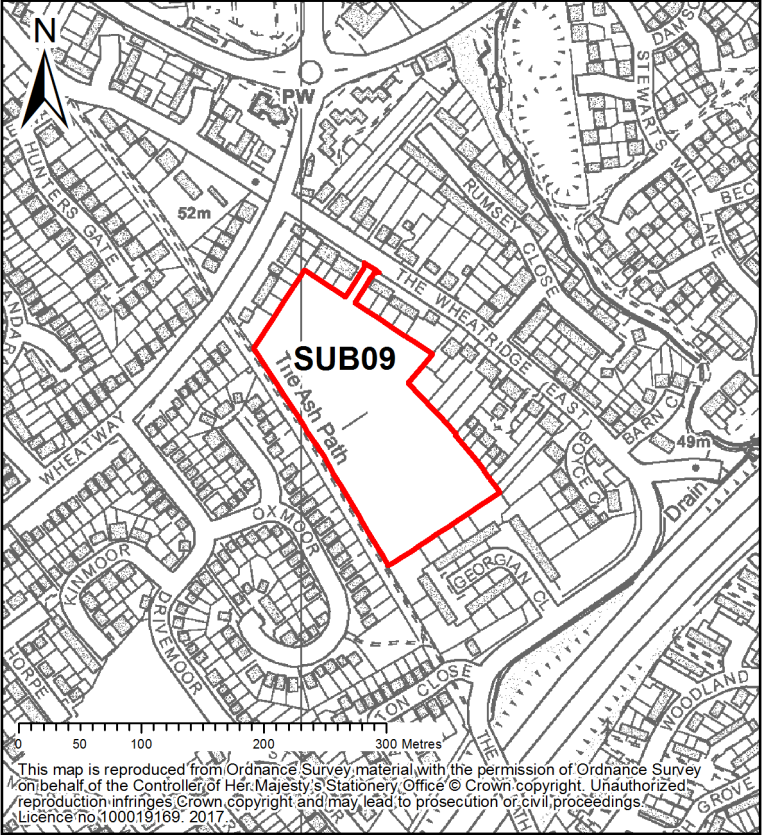
	sought.			
<b>Gross Site Area</b> 0.7 ha.	<b>Dwelling Capacity (dph)</b> 23	<b>Capacity Derivation</b> @ 40 dph	<b>Employment Potential</b> Currently constrained by access but could deliver offices.	<b>2014 Update</b> 2012 SELAA panel – site needs to come forward as part of a larger redevelopment but TA has a long lease on the site – not likely to come forward in plan period. Green field part of site sold by County & now in ownership of a local house builder.
<b>2016 Update</b> Potential City Plan allocation if access can be resolved.  Achievability confirmed by land owner.	<b>2017 Update</b> Land owner contacted in preparation for SALA panel (January 2017) but not response. SALA panel had no further comments on this site.	<b>Further Notes</b> Could come forward as a housing windfall site.		

<b>Site Name</b> GWRSA Social Club	<b>SALA Reference</b> SUB02	<b>City Plan Reference</b> /				
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> 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.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of site in FZ1 so low fluvial flood risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Not known, but further investigation needed through City Plan allocation process. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A at this stage, but as a City Plan allocation, it will be further assessed as it goes forward. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> There may be a need for further investigation. Noise and vibration from the railway is a constraint that needs mitigation. Air pollution from rail and road is also an issue.			<table border="1"> <tr> <td data-bbox="1332 1086 1720 1329"> <b>Available (in 0-5 Years)</b>  No </td> <td data-bbox="1724 1086 2139 1329"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>  6-10 </td> </tr> </table>	
<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10					
<b>Access to Services</b> Excellent access to public transport interchanges - railway station and bus station, employment, services and facilities.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered.	<b>Suitable – Yes or No</b> Yes	<table border="1"> <tr> <td data-bbox="1332 1086 1720 1329"> <b>Available (in 0-5 Years)</b>  No </td> <td data-bbox="1724 1086 2139 1329"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>  6-10 </td> </tr> </table>		<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10
<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10					

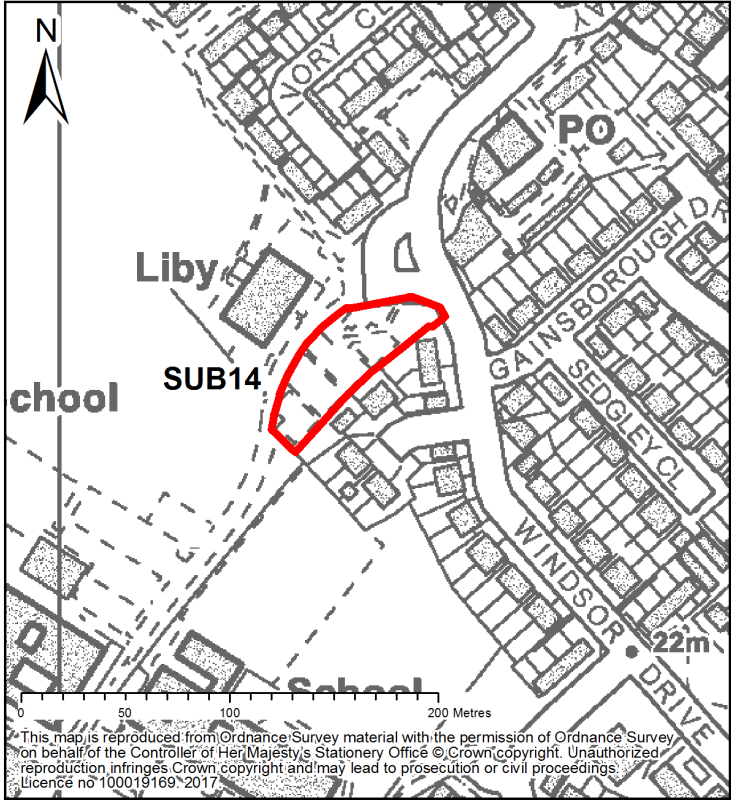
	Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 0.4 ha	<b>Dwelling Capacity (dph)</b> 20	<b>Capacity Derivation</b> Flats @ c. 50 dph.	<b>Employment Potential</b> Site could yield a mixed use development given its sustainable location.	<b>2014 Update</b> Site 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.
<b>2016 Update</b> Site currently occupied by the Foodbank and Gloucester City Mission.  Within Housing Zone - owner could be approached to bring forward regeneration.	<b>2017 Update</b> Owner contacted but no update given. No further comments from 2017 SALA Panel.	<b>Further Notes</b>		

<b>Site Name</b> Helipebs, Sisson Road	<b>SALA Reference</b> SUB04	<b>City Plan Reference</b> E2 (2013) SA04 (2017)		
<b>Source of Site</b> Agent Submission. Potential housing allocation in City Plan.	<b>Current Site Use and Character</b> Occupied and functioning industrial site. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1, so low fluvial flood risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Valuable local industrial heritage. The site has been shown to contain some archaeological remains and mitigation may be required as part of any development. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Trees and hedgerows on site. Bat survey will be required. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> There may be a need for further investigation. Noise and vibration from the railway is a constraint that needs mitigation.		
<b>Access to Services</b> Good to moderate access to public transport, employment, services and facilities in the wider area.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5

	need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 1.6 ha	<b>Dwelling Capacity (dph)</b> 60	<b>Capacity Derivation</b> Flats @ c. 50 dph	<b>Employment Potential</b> Current factory site, but the site lies within a residential area and the most suitable redevelopment would be residential.	<b>2014 Update</b> 2012 SELLA panel agreed most suitable use to be residential. Site included in City Plan Site Consultation Summer 2013.
<b>2016 Update</b>  Site the subject of pre-app with City Council.  Potential allocation in City Plan.	<b>2017 Update</b> Site allocated in City Plan 2017. No further comments on this site at the SALA Panel 2017. Recent pre-application meetings held with the Council regarding 73 dwelling scheme.	<b>Further Notes</b>		

<b>Site Name</b> Land at 'The Wheatridge'	<b>SALA Reference</b> SUB09	<b>City Plan Reference</b> A2 (2013) SA04 (2017)		
<b>Source of Site</b> Land owner. Allocated as a primary school site in 2002 2nd Deposit Local Plan Policy CS.9. Potential housing allocation in City Plan.	<b>Current Site Use and Character</b> Greenfield vacant land, surplus school site. Surrounded by residential development. Site included in 2013 City Plan Sites consultation.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1, so low fluvial flood risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> See the detailed Site Historic Environment Assessment (November 2016). Development allowed with mitigation. <u>Topography:</u> Slight slope runs north to south. <u>Wildlife/Biodiversity:</u> The site is not ecologically rich, but there are a number of mature trees on the boundary and centre of the site. An ecological survey will be undertaken as part of the City Plan sites assessment process. <u>Green Infrastructure:</u> Currently an area of open space used by dog walkers, put not formal Public Open Space. <u>Contamination:</u> N/A		
<b>Access to Services</b> Good access to public transport & local services and facilities at Abbeydale District Centre. Access to employment in wider	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe	<b>Suitable – Yes or No</b> Yes		

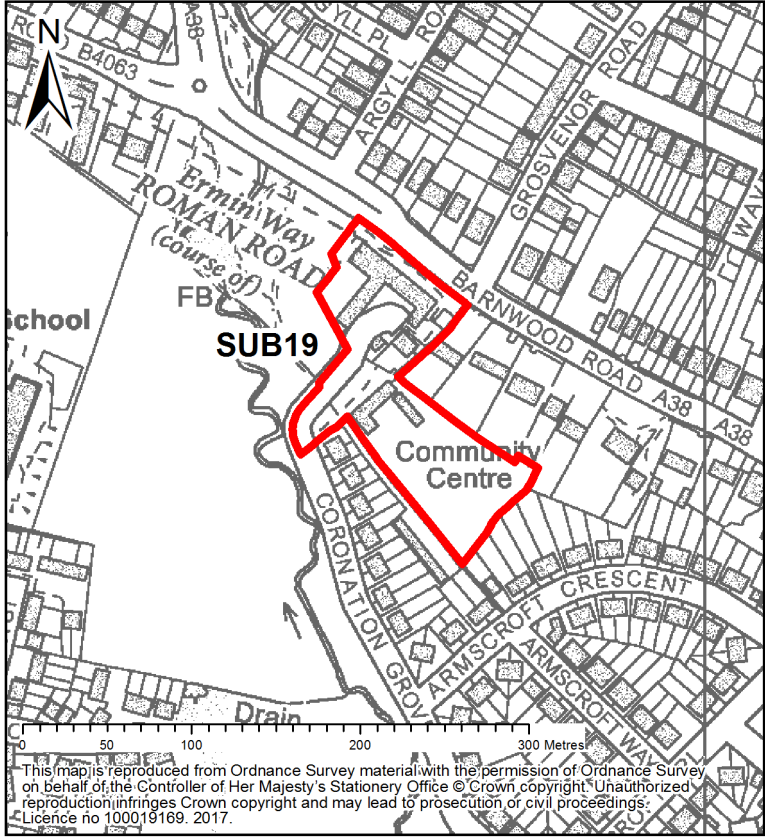
area.	and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 2.28	<b>Dwelling Capacity (dph)</b> 50	<b>Capacity Derivation</b> Houses @ between 30 & 40 dph.	<b>Employment Potential</b> No - due to residential area.	<b>2014 Update</b> City Council Open Space Strategy identifies a shortfall of public open space in Abbey ward. Site included in 2013 City Plan Sites. Consultation to include POS & residential development Site agreed for disposal by County Council Cabinet.
<b>2016 Update</b> Potential allocation in City Plan.	<b>2017 Update</b> Site allocated in City Plan 2017. The proposed allocation is for 50 dwellings but the site is also suitable for educational use (e.g. a school) and recent communication with the County Council indicates that a school is the more likely use. No further comments on this site at the SALA Panel 2017.	<b>Further Notes</b>		

<b>Site Name</b> Car Park at Tuffley Library	<b>SALA Reference</b> SUB14	<b>City Plan Reference</b> /		
<b>Source of Site</b> Landowner.	<b>Current Site Use and Character</b> Car park for local library, shops and schools. Surrounded by public open space, primary and secondary schools, local shops and residential uses. Entrance acts as roundabout for junction, would need complete redesign of access to bring site forward.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Low fluvial risk - in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> None known. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> N/A		
<b>Access to Services</b> Good access to public transport e.g. No. 10 Gold Service and local services and facilities at Windsor Drive local centre. Access to employment opportunities beyond immediate area at Waterwells, Quedgeley and City Centre.	<b>Highways Comments</b> Safe and suitable access and parking required. Improvements to pedestrian and cycling facilities will be sought.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10
<b>Gross Site Area</b> 0.2	<b>Dwelling Capacity (dph)</b> 7	<b>Capacity Derivation</b> Houses @ 40 dph.	<b>Employment Potential</b> No, residential area.	<b>2014 Update</b> Site still available.

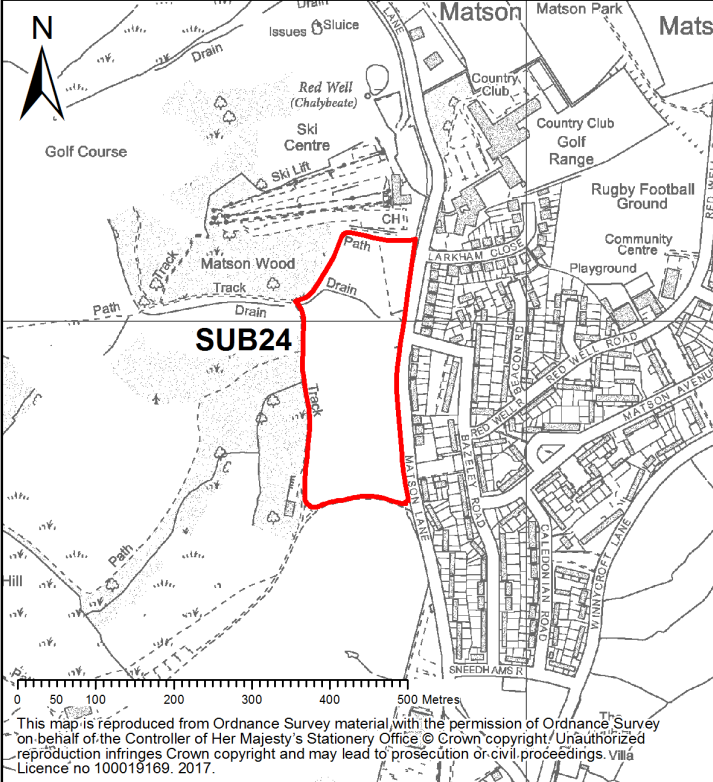
<b>2016 Update</b>	<b>2017 Update</b>	<b>Further Notes</b>
No mandate from County Council to dispose of site - however site is still available.	No change, the site is not being promoted for another use by the County Council.	

<b>Site Name</b> Land at Clearwater Drive	<b>SALA Reference</b> SUB18	<b>City Plan Reference</b> A2		
<b>Source of Site</b> Landowner. Allocated as a primary school site in 2002 - 2nd Deposit Local Plan Policy CS.9. Potential housing allocation in City Plan.	<b>Current Site Use and Character</b> Greenfield land, surplus school site. Surrounded by residential development and canal to north.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Low fluvial risk, 100% of site in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Unknown archaeological potential, further assessment may be required. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> There are wildlife and nature sensitivities especially to the north west of the site and the northern boundary and the canal. <u>Green Infrastructure:</u> Not formal GI, but valuable woodland and scrub on edges of site. <u>Contamination:</u> N/A		
<b>Access to Services</b> Fair to good access to public transport, local services, facilities and employment in the Quedgey area.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10

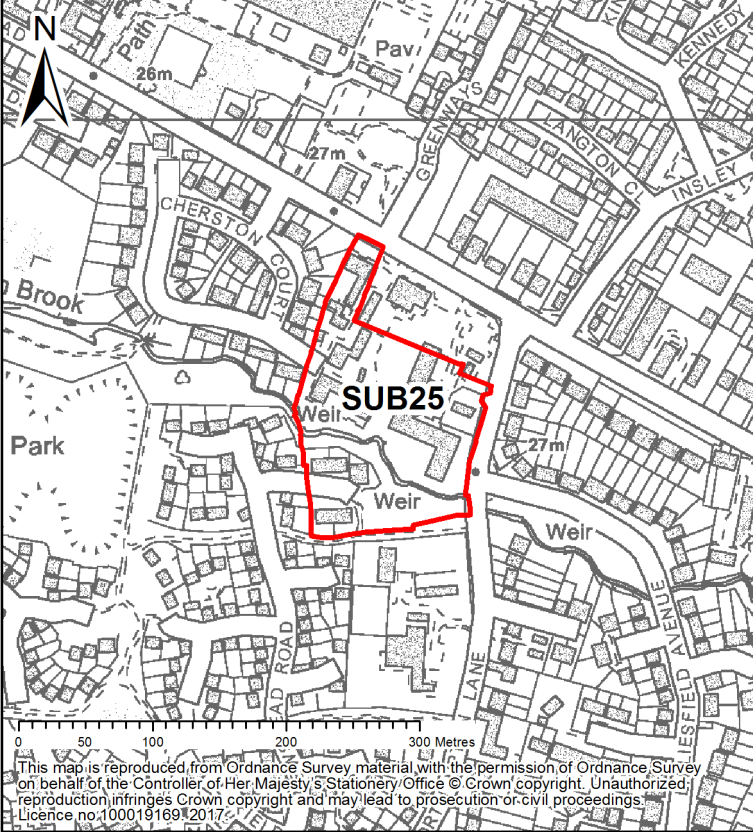
	sought.			
<b>Gross Site Area</b> 2.09	<b>Dwelling Capacity (dph)</b> 30	<b>Capacity Derivation</b> 52 @ 40 dph, but landowner are unlikely to release all of the site for housing so 15 to 30 dwellings is more appropriate as an estimate. The likely use of the site is a school.	<b>Employment Potential</b> No, site located in a residential area.	<b>2014 Update</b> 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 but part of site may still yield residential development.
<b>2016 Update</b> No update.	<b>2017 Update</b> City Plan Allocation for educational use and potentially for a limited amount of housing, depending on the aspirations of the County Council.	<b>Further Notes</b>		

<b>Site Name</b> Bohanam House & adjoining Elmscroft Community Centre, Barnwood Road	<b>SALA Reference</b> SUB19	<b>City Plan Reference</b> E1	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2017.</p>			
<b>Source of Site</b> Landowner.	<b>Current Site Use and Character</b> Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Existing use would require relocating and would need to be justified against planning policy.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Low fluvial risk, 100% of site in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Potential archaeological interest on this site and further investigation would be needed. Also development on this site is likely to impact on the setting of a listed building. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Some trees on site, potential TPOs. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> N/A			<table border="1"> <tr> <td data-bbox="1332 1059 1720 1329"> <b>Available (in 0-5 Years)</b>            No         </td> <td data-bbox="1724 1059 2119 1329"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>            6-10 or 11-15         </td> </tr> </table>	
<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15					
<b>Access to Services</b> Good access to public transport - on route of Gold Service No.10. Access to local services, facilities and city centre.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian	<b>Suitable – Yes or No</b> Yes				

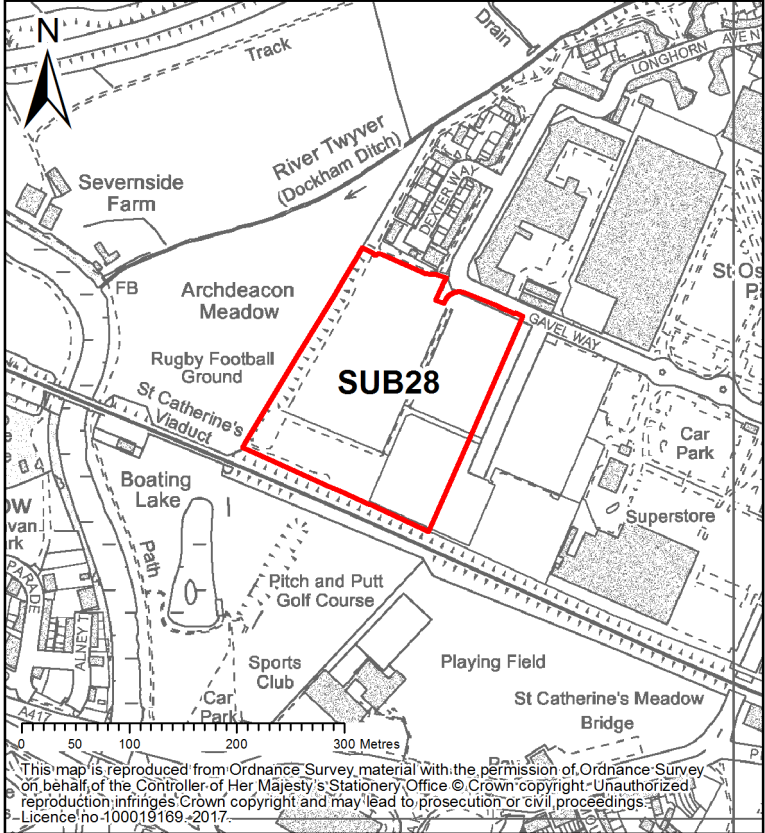
	and cycling facilities will be sought.			
<b>Gross Site Area</b> 1.15	<b>Dwelling Capacity (dph)</b> 15	<b>Capacity Derivation</b> 38 @ 40 dph, but realistically due to the listed building and its setting, 15 dwellings may be more realistic.	<b>Employment Potential</b> No, residential area.	<b>2014 Update</b> Site included in City Plan Sites Consultation 2013.  Bohanam House to be retained by Order of St John for care purposes / Community Centre. Backland area could still yield residential development & a new community centre.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

<b>Site Name</b> Land South of Ski Centre	<b>SALA Reference</b> SUB24	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright/ Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. V1111 Licence no 100019169. 2017.</p>	
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Greenfield site with poor access. Steeply sloping and highly prominent site. Likely to be difficult and costly to develop. Predominantly mown grassland, some woodland but no standing water.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Low fluvial risk, 100% of site in FZ1. <u>Landscape:</u> High to medium landscape sensitivity. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Area of archaeological interest. <u>Topography:</u> Problematic steeply sloping site. <u>Wildlife/Biodiversity:</u> The site is adjacent to Matson Wood Key Wildlife Site. <u>Green Infrastructure:</u> Robins Wood Hill is a strategic GI asset. <u>Contamination:</u> N/A		
<b>Access to Services</b> Moderate access to public transport, local services and facilities.	<b>Highways Comments</b> No recent assessment.	<b>Suitable – Yes or No</b> No	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not suitable so not achievable.
<b>Gross Site Area</b> 4.04 ha (Potentially developable = 1.91 ha)	<b>Dwelling Capacity (dph)</b> Not suitable.	<b>Capacity Derivation</b> Not suitable.	<b>Employment Potential</b> No	<b>2014 Update</b> Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013. Site not suitable or

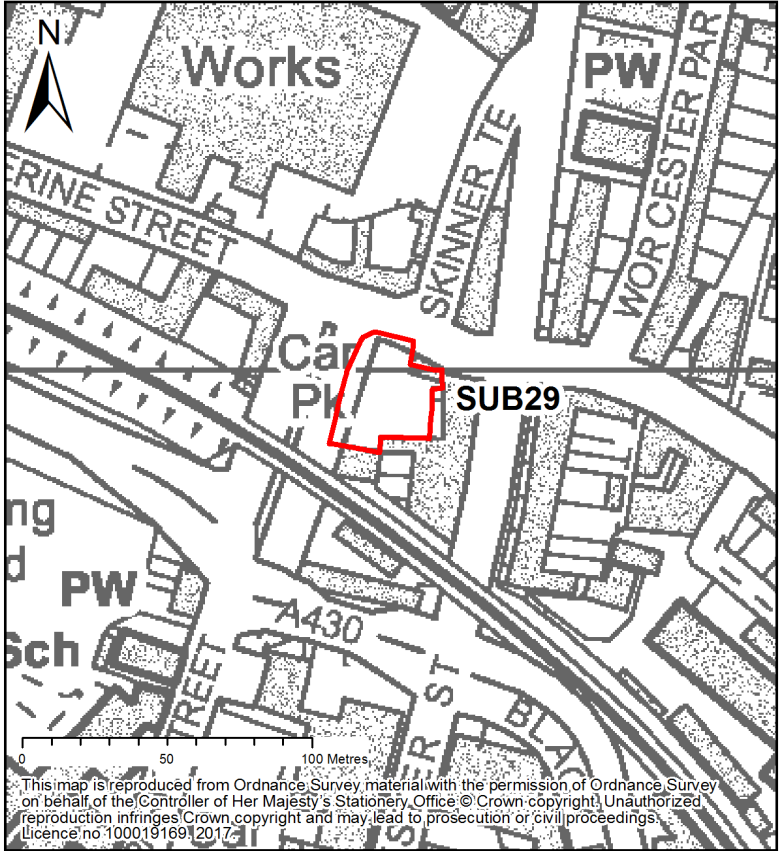
				achievable.
<b>2016 Update</b> Site has been subject to a Historic Environment Assessments for SALA purposes (Oct 2015). Findings have reduced any potential developable area to 1.91 ha.	<b>2017 Update</b> No update on this site.	<b>Further Notes</b>		

<b>Site Name</b> Manor Gardens, Barnwood	<b>SALA Reference</b> SUB25	<b>City Plan Reference</b> SA02 (2017)		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted.  Situated in a predominantly residential area.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 85% of the site is in FZ1. 15% of the site is in FZ2. 9% of the site is in FZ3. The primary source of flood risk is Wotton Brook. The Exception Test is likely to be passed and there is safe access and egress. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Any development within the curtilage of listed buildings would impact on their setting. The site is an area of high archaeological potential so a further built heritage and archaeological assessment will be required. <u>Topography:</u> Parts of the site are sloping. <u>Wildlife/Biodiversity:</u> A further assessment will be required. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> N/A	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.          Licence no. 100019169/2017</p>	
<b>Access to Services</b> Good access to public transport. Site lies on No.10 Gold bus route. Close to Hucclecote Local Centre.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5

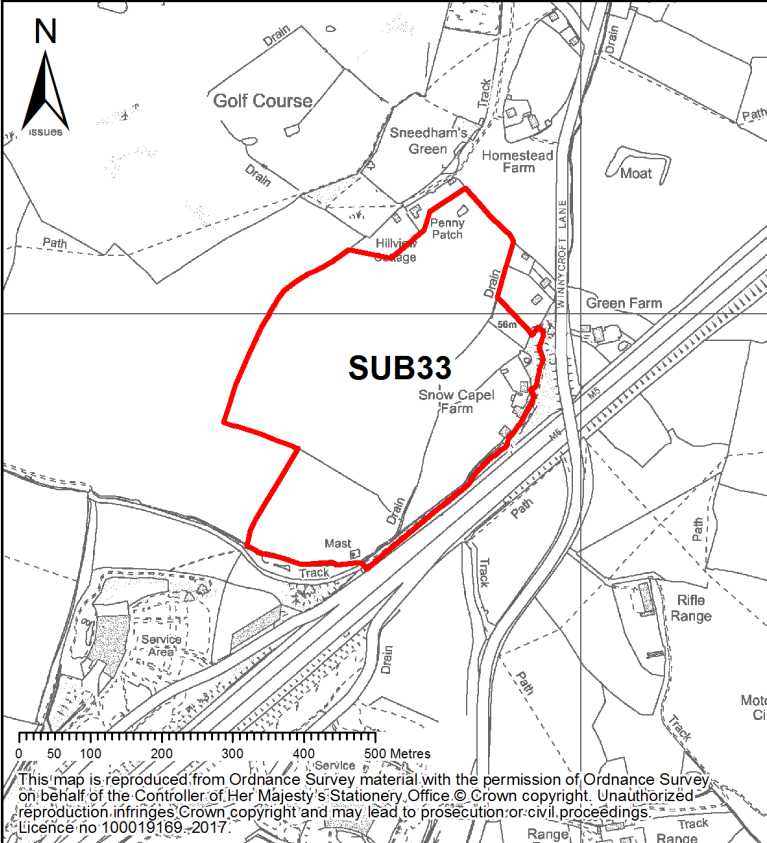
Access to services and facilities within local area and employment at Barnwood; in City Centre and at Brockworth.	and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 1.95	<b>Dwelling Capacity (dph)</b> 15 – 20 is a realistic figure given heritage constrains and existing uses on the site.	<b>Capacity Derivation</b> Realistic derivation considering constrains and existing uses.	<b>Employment Potential</b> No, this is a residential area.	<b>2014 Update</b> /
<b>2016 Update</b> New site to SALA. Capacity within grounds for additional development or redevelopment.	<b>2017 Update</b> City Plan Allocation for 20 housing units.	<b>Further Notes</b>		

<b>Site Name</b> Rear of former Cattle Market, St Oswalds	<b>SALA Reference</b> SUB28	<b>City Plan Reference</b> SA20 (2017)					
<b>Source of Site</b> Landowner. Potential housing allocation in City Plan.	<b>Current Site Use and Character</b> Vacant brownfield land surrounded by retail development. Residential development under construction adjacent to site. Could form continuation of these developments. Gloucester Housing Zone site.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 0% of the site is in FZ1. 100% of the site is in FZ2. 9% of the site is in FZ3. The primary source of flood risk is the River Severn. The Exception test is likely to be passed as most of the site is outside FZ3, but there is concern about the potential lack of access and egress routes during a major flood event. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Unknown archaeological potential; further investigation may be needed. <u>Topography:</u> N/A – flat site. <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> A brownfield site so further investigation may be needed.			<b>Access to Services</b> Fair access to public transport and employment in City Centre. Good access to services and	<b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impact on St	<b>Suitable – Yes or No</b> Yes

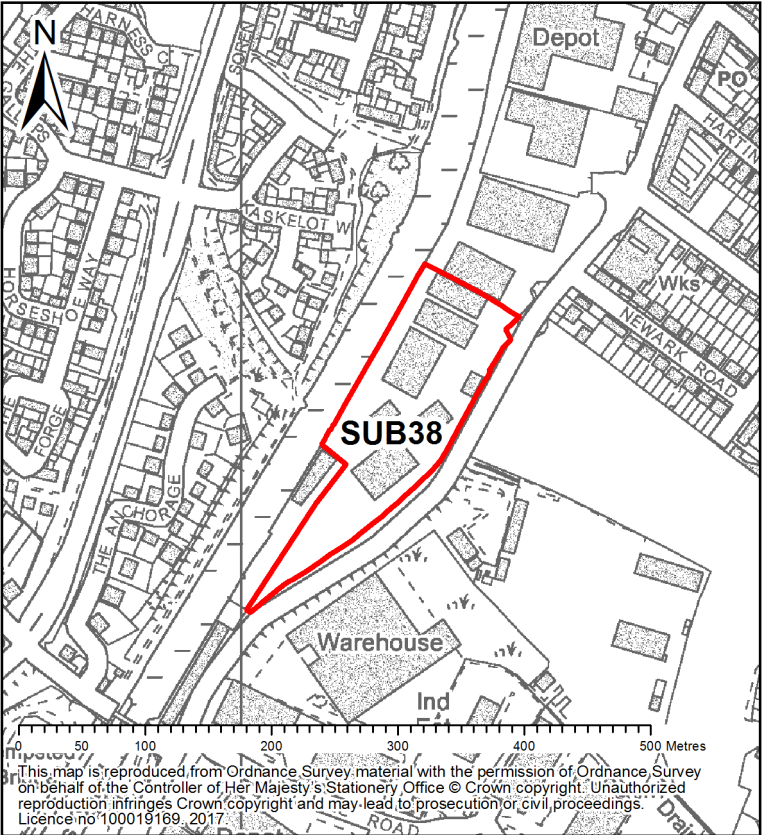
facilities and City Centre.	Oswald's Road, Priory Road, Tewkesbury Road and Westgate Gyratory will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 2.5 ha	<b>Dwelling Capacity (dph)</b> 60	<b>Capacity Derivation</b> Houses @ c.40 dph.	<b>Employment Potential</b> Site has the potential for a mix of uses. Assisted living accommodation is an option as is appropriate or B1/B8 uses.	<b>2014 Update</b> City Council jointly own part of site. Part of site to be used as compound for Tesco extension.
<b>2016 Update</b> Potential City Plan allocation. City Council owned site.	<b>2017 Update</b> City Plan Allocation (2017) for 60 residential units. Housing Zone site.	<b>Further Notes</b>		

<b>Site Name</b> Hare Lane Car Park	<b>SALA Reference</b> SUB29	<b>City Plan Reference</b> WN5 (2013)				
<b>Source of Site</b> Landowner	<b>Current Site Use and Character</b> Functioning City Centre car park, surrounded by retail, cathedral, residential, education and city centre uses. Need to balance against requirement for city centre car parking provision.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> About 60% of the site is in FZ2. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> This site is an area of archaeological interest. It is within Worcester Street Conservation Area and development on this site could have an impact on the setting of a listed building. Further built heritage and archaeological assessment is required. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> The site is very close to the railway line and noise and vibration may be problematic without suitable mitigation.			<b>Access to Services</b> Good access to public transport, employment, service Houses @ 40 dph.s and facilities within city centre.	
<b>Gross Site Area</b> 0.32 ha	<b>Dwelling Capacity (dph)</b> 12	<b>Capacity Derivation</b> Flats or houses @ 40 dph			<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10
<b>Access to Services</b> Good access to public transport, employment, service Houses @ 40 dph.s and facilities within city centre.	<b>Highways Comments</b> Safe and suitable access. Adequate parking and pedestrian and cycling improvements.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10		
<b>Gross Site Area</b> 0.32 ha	<b>Dwelling Capacity (dph)</b> 12	<b>Capacity Derivation</b> Flats or houses @ 40 dph	<b>Employment Potential</b> No, as the site is too small.	<b>2014 Update</b> City Council owned site		

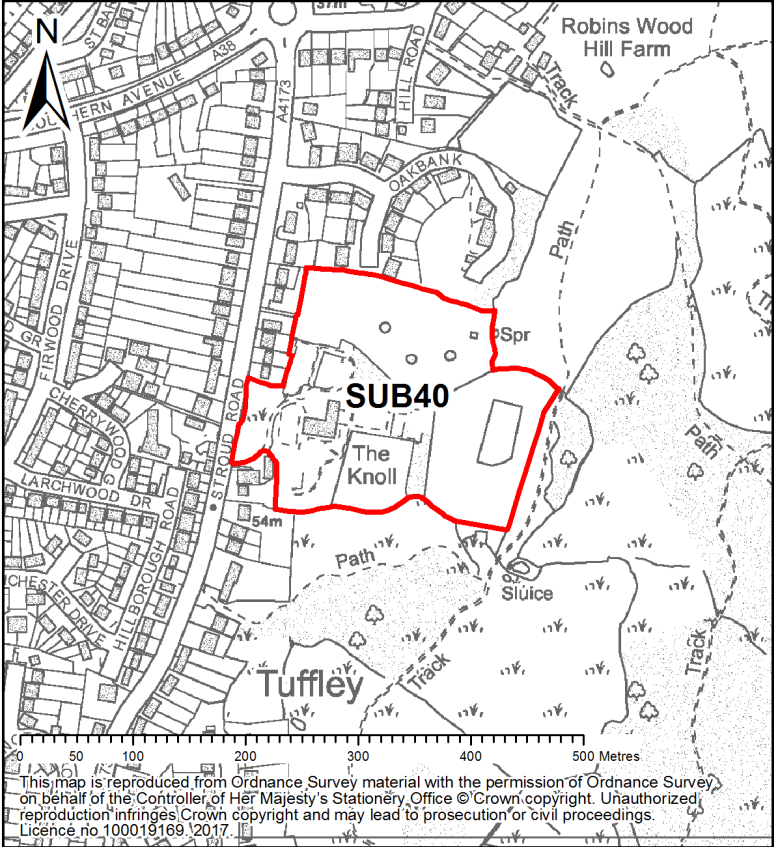
				City Council release of site dependent on preparation of City Council Car parking Strategy.
<b>2016 Update</b> Site to be considered through forthcoming City Council parking strategy.	<b>2017 Update</b> No update. Site to be considered through the City Council parking strategy which has been delayed.	<b>Further Notes</b>		

<b>Site Name</b> Land at Snow Capel Farm	<b>SALA Reference</b> SUB33	<b>City Plan Reference</b> /		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Greenfield site adjacent to M5 Motorway with high to medium Landscape sensitivity. Traditional semi improved grassland with good hedges and mature isolated trees. Currently the site is remote from any existing development.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Almost all of the site is in FZ1 with a low risk of fluvial flooding. Potential for some southern areas to be affected by surface water run off from the M5. <u>Landscape:</u> All of the site is within the Robinswood Landscape Conservation Area. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> This is an area of archaeological interest. For further information see the Site Historic Environmental Assessment Report (March 2015). <u>Topography:</u> Gently sloping site (running northwest to the south west and south east). <u>Wildlife/Biodiversity:</u> Good hedges and trees. Further assessment needed. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> N/A		
<b>Access to Services</b> Poor access to public transport and any services and facilities.	<b>Highways Comments</b> Further assessment required.	<b>Suitable – Yes or No</b> No.	<b>Employment Potential</b>	<b>2014 Update</b>
<b>Gross Site Area</b>	<b>Dwelling Capacity (dph)</b>	<b>Capacity Derivation</b>		

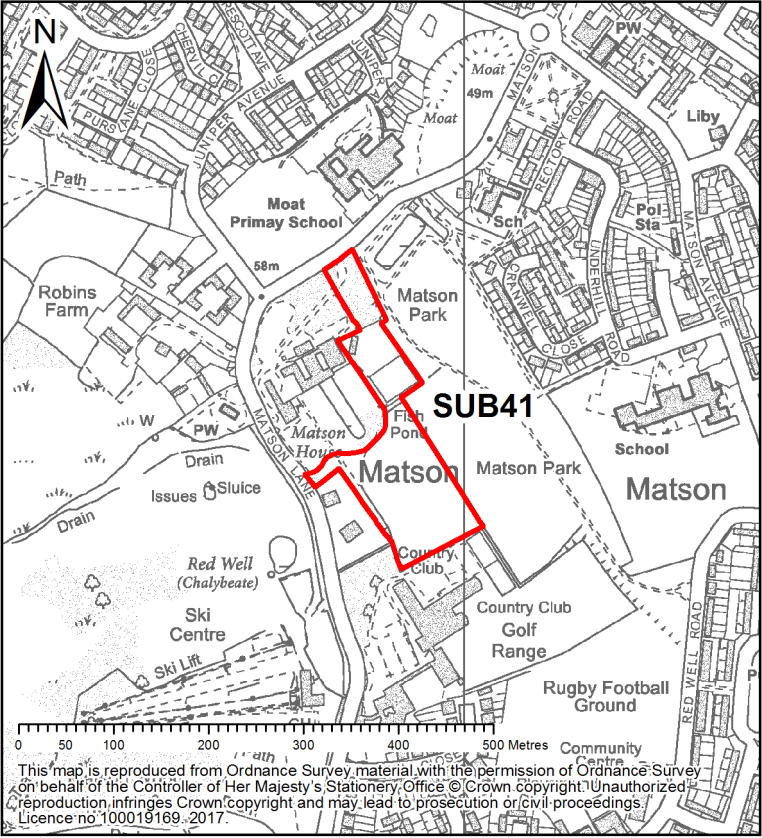
20.26 ha.	Not suitable.	Not suitable.	No.	City Landscape report identifies part of site as unsuitable for development on landscape grounds. Site is also distant from services and facilities and does not relate well to existing residential areas.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

<b>Site Name</b> Land at Griggs Timber, Bristol Road	<b>SALA Reference</b> SUB38	<b>City Plan Reference</b> /		
<b>Source of Site</b> Agent Submission.  Employment allocation in 2nd Deposit Draft Plan 2002 Policy E.2.5.	<b>Current Site Use and Character</b> Existing timber merchant backing onto the canal. Access issues, due to potential ransom strip between site and Bristol Road. Loss of employment use would need to be justified against policy.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> The proximity of the canal clearly heightens flood risk, but the majority of the Griggs site is in FZ1 and the canal channel is relatively controlled at this point. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A but site is fairly close and upwind of Netheridge STW. <u>Historic Environment &amp; Archaeology:</u> Development allowed but with mitigation. For further information see the Site Historic Environmental Assessment Report (August 2016). <u>Topography:</u> Ground slopes slightly to north and south from centre of site. <u>Wildlife/Biodiversity:</u> An industrial/employment site but with some green spaces and backing onto the canal, so further assessment needed. <u>Green Infrastructure:</u> N/A <u>Contamination</u> Further investigation needed as there may be contamination from past industrial uses.		
<b>Access to Services</b> Good access to public	<b>Highways Comments</b> Any applications required to be	<b>Suitable – Yes or No</b> Yes, for employment.		

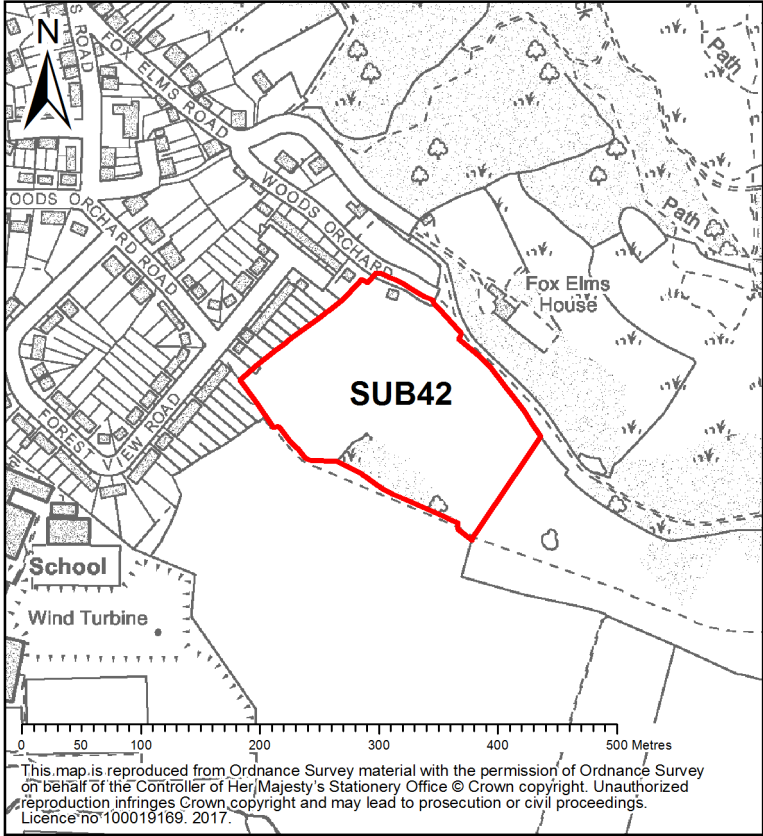
transport, services, facilities and employment.	supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			11-15
<b>Gross Site Area</b> 0.5 ha	<b>Dwelling Capacity (dph)</b> 16	<b>Capacity Derivation</b> Houses @ 40 dph.	<b>Employment Potential</b> Existing employment site.	<b>2014 Update</b> 2012 SELAA panel stated most suitable use was for whole area was for employment purposes.  Site would be included in Land between Canal and Bristol Rd capacity (HA21).
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

<b>Site Name</b> The Knoll, Stroud Road	<b>SALA Reference</b> SUB40	<b>City Plan Reference</b> /		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Site contains grassland, a good supply of mature and veteran trees and Robinswood Hill pond ( a Key Wildlife Site). Only 1.5 hectares of the site is indicated as developable by the proposer.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1 with a low risk of fluvial flooding. <u>Landscape:</u> Sensitive due to Robinswood Landscape Conservation Area. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Area of historic and archaeological interest. See Site Historic Environmental Assessment Report (March 2015) for full details.. <u>Topography:</u> Steeply sloping site. <u>Wildlife/Biodiversity:</u> Further assessment needed. <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Poor access to public transport. Access to services and facilities within the Tuffley area and employment further afield.	<b>Highways Comments</b> Safe and suitable access. Cycle and pedestrian improvements and adequate parking required.	<b>Suitable – Yes or No</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not suitable.	
<b>Gross Site Area</b> 4.44 ha Only 1.5 ha is developable.	<b>Dwelling Capacity (dph)</b> Site not suitable.	<b>Capacity Derivation</b> Site not suitable.	<b>Employment Potential</b> Already in employment use as a care home. Unsuitable for other employment uses due to	
			<b>2014 Update</b> Site not suitable or achievable. JCS landscape evidence states that the site is within an area of	

			topography and the fact that it is a residential area.	'High landscape value'. Subdivision of existing building and use of brownfield footprint could be considered.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

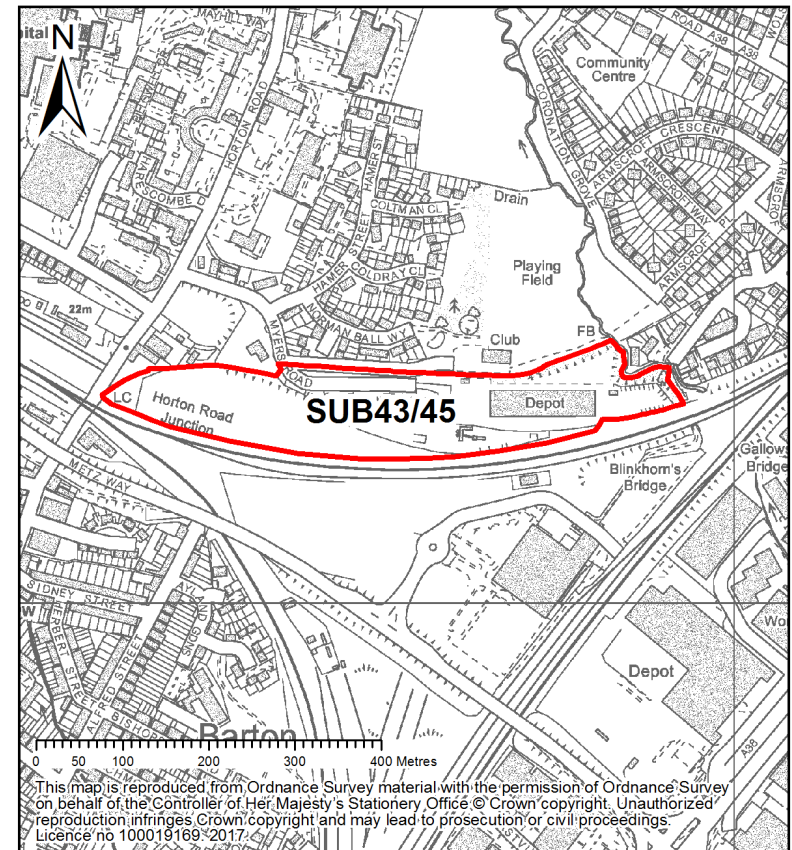
<b>Site Name</b> Former Selwyn School Site	<b>SALA Reference</b> SUB41	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2017.</p>				
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Occupied and functioning school buildings and grounds. Small ornamental pond and good mature tree and structures for biodiversity.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1 with a low risk of fluvial flooding. <u>Landscape:</u> The site is within the Landscape Conservation Area of Robinswood Hill. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Area of historic and archaeological interest. See Site Historic Environmental Assessment Report (March 2015) for full details. According to this report the site is not suitable for development due to significant heritage constraints. <u>Topography:</u> Gently sloping site, not problematic in this respect. <u>Wildlife/Biodiversity:</u> Further investigation needed. A variety of beautiful mature trees on site. <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A			<b>Access to Services</b> Poor access to local services and facilities. Access to public transport in the wider area and employment beyond.	<b>Highways Comments</b> Assessment needed.	<b>Suitable – Yes or No</b> No

<b>Gross Site Area</b> 2.2 ha	<b>Dwelling Capacity (dph)</b> Not suitable.	<b>Capacity Derivation</b> Not suitable.	<b>Employment Potential</b> Site in use as a care home.	<b>2014 Update</b> Site is no longer used as a school but for care purposes. Site not suitable or achievable for another use.
<b>2016 Update</b> Site has been subject to a Historic Environment Assessments for SALA purposes (Nov 2015) which recommends that the site is not suitable for development owing to the constraints of the heritage assets.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

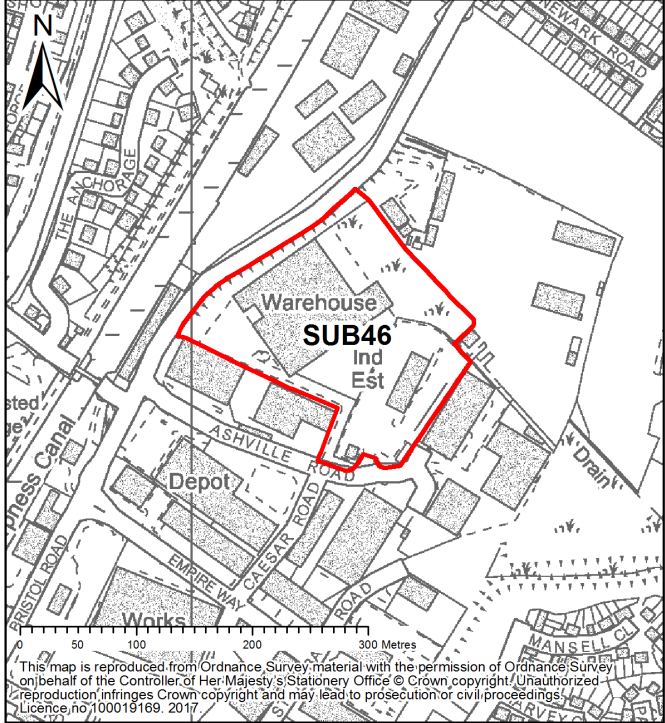
<b>Site Name</b> Land Woods Orchard, Tuffley	<b>SALA Reference</b> SUB42	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169. 2017.</p>			
<b>Source of Site</b> Landowner.	<b>Current Site Use and Character</b> 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 areas.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1 with a low risk of fluvial flooding. <u>Landscape:</u> An area of 'High' landscape value. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> In proximity to known Roman remains. Further archaeological potential to be investigated. <u>Topography:</u> Steeply sloping. <u>Wildlife/Biodiversity:</u> Likely significant biodiversity and wildlife assets on this site. Needs further assessment. <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A  General comment: Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.			<b>Available (in 0-5 Years)</b> Yes	
<b>Access to Services</b> Poor access to public transport, local services and facilities.	<b>Highways Comments</b> Not available.	<b>Suitable – Yes or No</b> No			<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not suitable so not achievable.	
<b>Gross Site Area</b> 2.82 ha.	<b>Dwelling Capacity (dph)</b> Not suitable.	<b>Capacity Derivation</b> Not suitable.	<b>Employment Potential</b> No, residential location and	<b>2014 Update</b> Site not suitable or achievable.		

			poor access.	JCS landscape evidence states that the site is within an area of 'High' landscape value.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

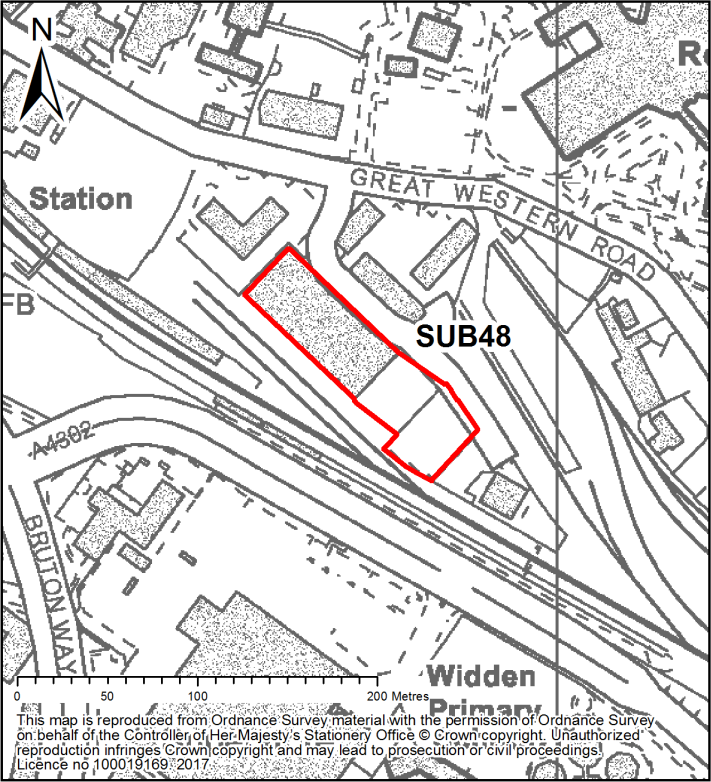
<p><b>Site Name</b> Allstone Site, Myers Road (incorporating Horton Road Sidings)</p>	<p><b>SALA Reference</b> Combination of SUB43 and SUB45 (New Ref = SUB43/45)</p>	<p><b>City Plan Reference</b> SA05 (2017)</p>
<p><b>Source of Site</b> Agent submission.</p>	<p><b>Current Site Use and Character</b> Occupied and functioning aggregate and waste recycling facility (skip hire). Surrounded by industry / employment, residential areas, railway line and public open space. The relocation of existing uses to an appropriate alternative site is required to make the site available for redevelopment.</p>	<p><b>Major Constraints – as per agreed Methodology</b></p> <p><u>Flood Risk:</u> Most of the site is in FZ1 and thus is low fluvial risk. The far western portion of the site is nearest to Wotton Brook and therefore more at risk from an extreme event.</p> <p><u>Landscape:</u> Borders Armscroft Park.</p> <p><u>Cordon Sanitaire:</u> N/A</p> <p><u>Historic Environment &amp; Archaeology:</u> The site is an area of archaeological interest and there could potentially be impacts on local industrial heritage.</p> <p><u>Topography:</u> N/A</p> <p><u>Wildlife/Biodiversity:</u> Limited biodiversity on site, but further investigation is needed, especially to the west of the site near the brook.</p> <p><u>Green Infrastructure:</u> N/A</p> <p><u>Contamination</u> There are potential contamination issues on this site due to current waste and historic industrial uses. The site is adjacent to the railway and other industrial uses and so there could be potential noise and vibration issues requiring</p>



		mitigation.		
<b>Access to Services</b> Good access to public services and to public transport. New Morrison's supermarket close by on Northern Railway Triangle.	<b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impact on Great Western Rd/London Rd/Horton Rd will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10
<b>Gross Site Area</b> 5.50 ha (This includes most of SUB45 which is now part of Allstone)	<b>Dwelling Capacity (dph)</b> 250 dwellings (flats & houses)	<b>Capacity Derivation</b> The 250 is calculated at c. 75 dph. Other high density flats are in close proximity e.g. on Horton Road.	<b>Employment Potential</b> Existing employment site.	<b>2014 Update</b> Possible contamination issues on this site requiring further investigation.
<b>2016 Update</b> No update.	<b>2017 Update</b> City Plan Allocation (2017) for 250 units. At time of writing the Application (16/00948/OUT) is in for 200 dwellings and 200 student bedrooms.			

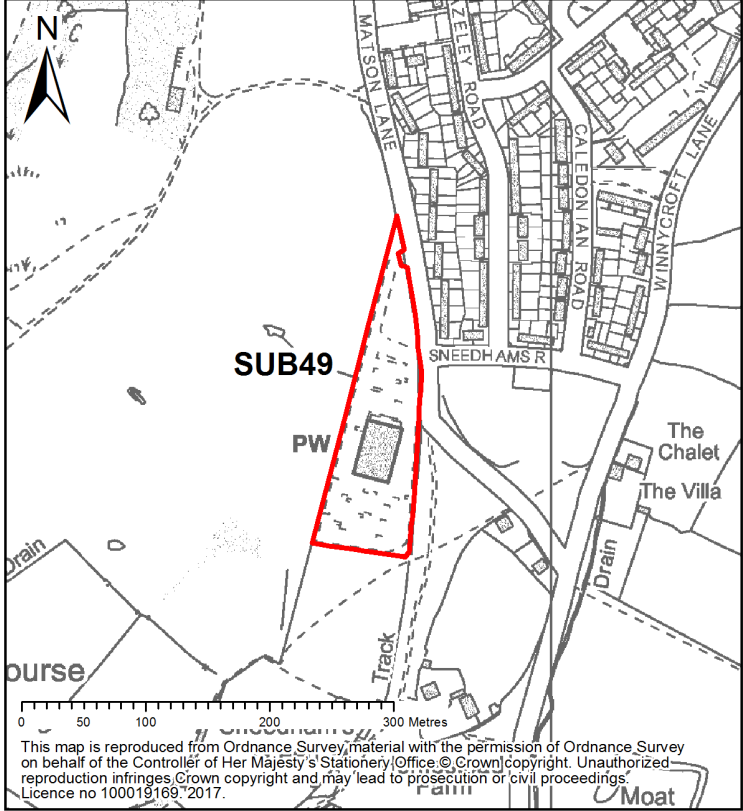
<b>Site Name</b> 277 – 279 Bristol Road	<b>SALA Reference</b> SUB46	<b>City Plan Reference</b> /		
<b>Source of Site</b> Landowner.	<b>Current Site Use and Character</b> Occupied and functioning employment land, surrounded by industrial, employment and commercial uses.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Some of the site is FZ3b with known flood events. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Not known. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Likely contamination in need of investigation.		
<b>Access to Services</b> Poor access to local services and facilities.	<b>Highways Comments</b> Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	<b>Suitable – Yes or No</b> No	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not suitable so not achievable.
<b>Gross Site Area</b> 1.0 ha.	<b>Dwelling Capacity (dph)</b> Not suitable.	<b>Capacity Derivation</b> Not suitable.	<b>Employment Potential</b> Existing employment site.	<b>2014 Update</b> 2012 SELLA panel recommended

				site is retained for employment purposes.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

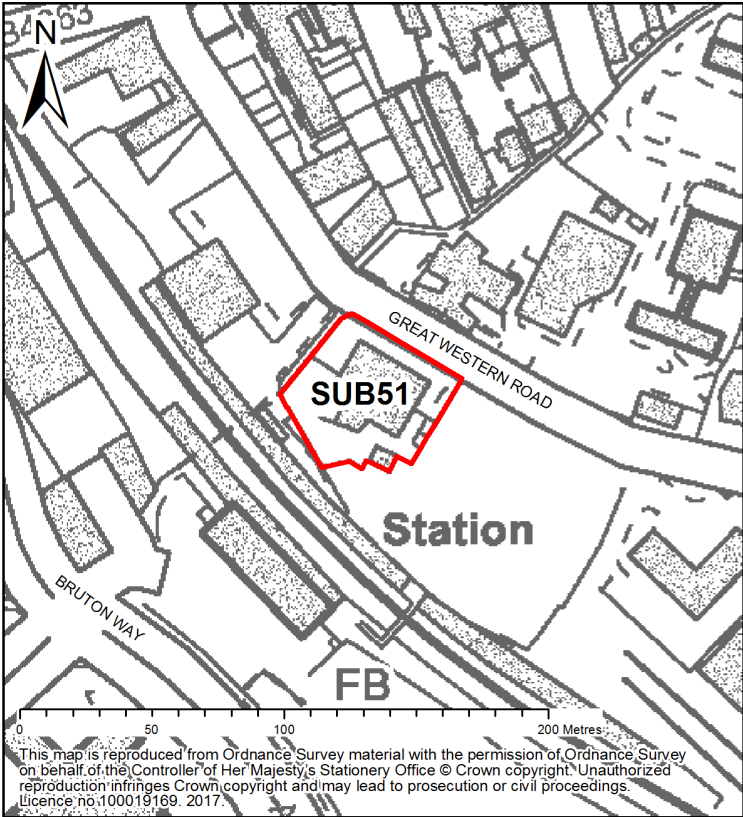
<b>Site Name</b> Warehouse, Great Western Road	<b>SALA Reference</b> SUB48	<b>City Plan Reference</b> KW7	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169/2017</p>	
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Access to site through commercial development. Surrounded by offices, railway lines and parking. Needs to be considered in wider masterplan process.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Site is in FZ1, so low fluvial risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Not known. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Noise and vibration from the railway.		
<b>Gross Site Area</b> 0.55 ha.	<b>Dwelling Capacity (dph)</b> /	<b>Capacity Derivation</b> /	<b>Employment Potential</b> Currently used for warehousing - retain for employment purposes.	<b>2014 Update</b> 2012 SELAA panel recommended site could come forward as part of a wider redevelopment.
<b>2016 Update</b>	<b>2017 Update</b>	<b>Further Notes</b>	<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or later.

No update.

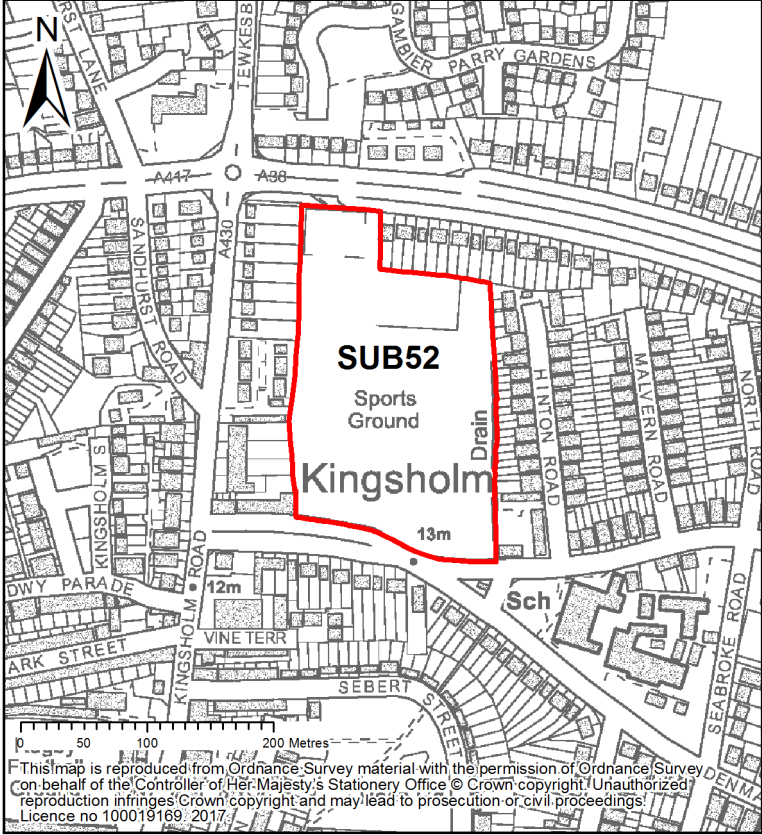
No update.

<b>Site Name</b> Gospel Hall, Matson Lane	<b>SALA Reference</b> SUB49	<b>City Plan Reference</b> /		
<b>Source of Site</b> Landowner.	<b>Current Site Use and Character</b> Triangular site with functioning place of worship. Ample parking. Site surrounded by golf course, open countryside and some residential to the north.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> FZ1 – minimal fluvial risk. <u>Landscape:</u> High to medium landscape sensitivity and located at a prominent viewpoint. New development would need careful design and layout following relocation of occupier. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Area of archaeological interest. <u>Topography:</u> Reasonably flat site. <u>Wildlife/Biodiversity:</u> Nature conservation area. <u>Green Infrastructure:</u> Close to Robinswood Hill. <u>Contamination</u> N/A		
<b>Access to Services</b> Poor access to services, facilities and employment.	<b>Highways Comments</b> Not available.	<b>Suitable – Yes or No</b> No	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not achievable because not suitable.
<b>Gross Site Area</b> 1.3 ha.	<b>Dwelling Capacity (dph)</b> Not suitable.	<b>Capacity Derivation</b> Not suitable.	<b>Employment Potential</b> No	<b>2014 Update</b> JCS landscape evidence states site within area of 'High' landscape value. Functioning community facility.

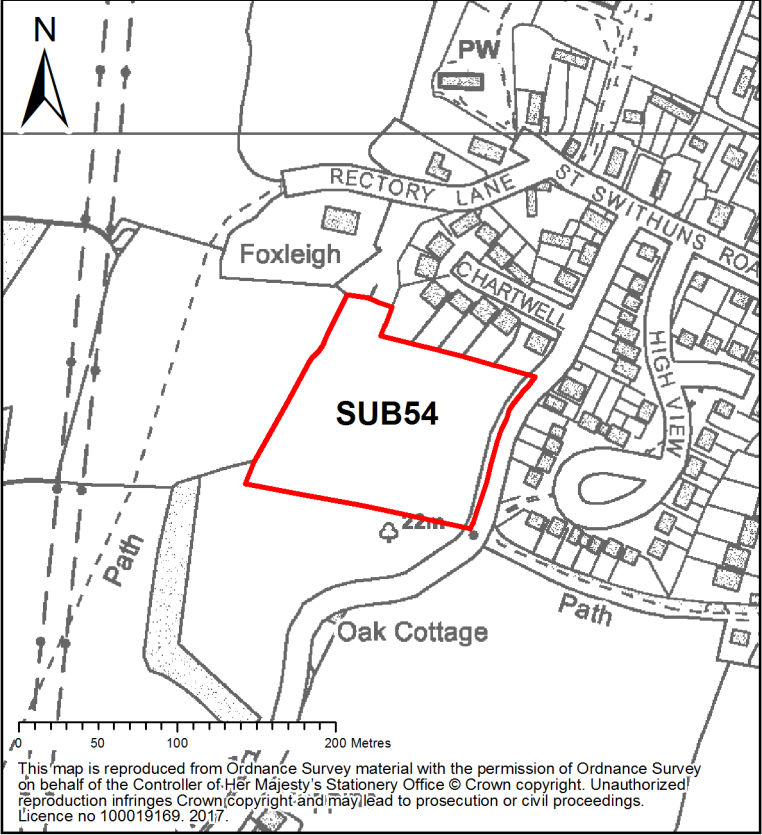
<b>2016 Update</b> No update.	<b>2017 Update</b> No update and no reply from owner.	<b>Further Notes</b>
----------------------------------	--	----------------------

<b>Site Name</b> Wessex House, Great Western Road	<b>SALA Reference</b> SUB51	<b>City Plan Reference</b> KW5 (2013) SA08 (2017)		
<b>Source of Site</b> Landowner. Potential City Plan Housing Allocation.	<b>Current Site Use and Character</b> 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.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1, so low fluvial risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Area of archaeological interest. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Possible contamination from previous industrial uses and potential noise and vibration issues from nearby railway line.		
<b>Access to Services</b> Central location very close to public transport interchanges, shops and services.	<b>Highways Comments</b> 20 units are unlikely to have significant impact on Great Western Road/London Rd/Horton Rd junctions. Improvements to pedestrian and cycling facilities will be sought in the locality.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5
<b>Gross Site Area</b> 0.3 ha	<b>Dwelling Capacity (dph)</b> 20	<b>Capacity Derivation</b> 20 flats @ 75 dph.	<b>Employment Potential</b> Yes, as part of a mixed use	<b>2014 Update</b> 2012 SHLAA panel identified that

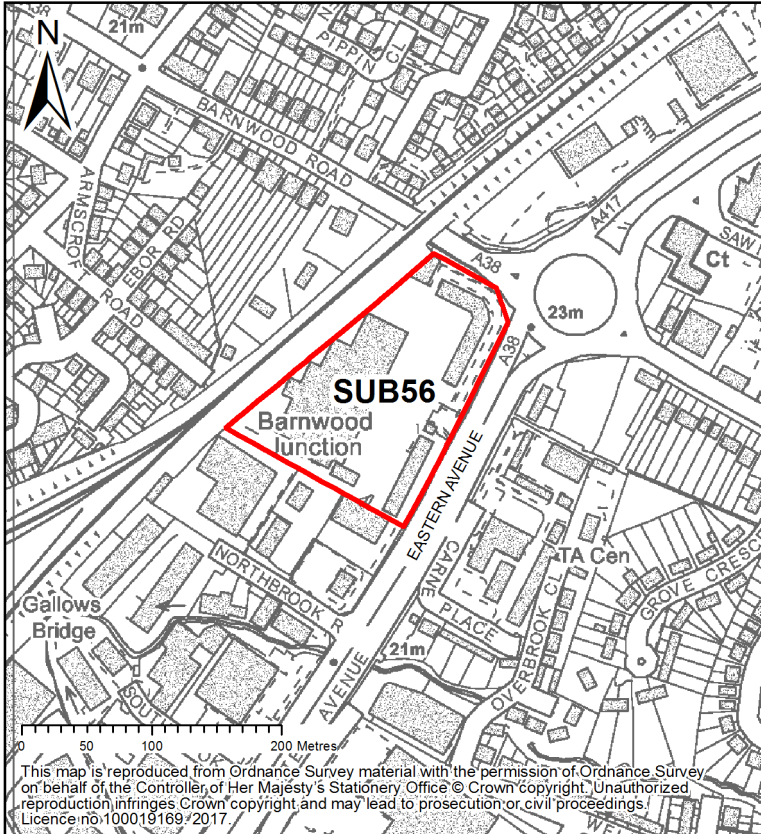
			scheme.	site could come forward with Telecom House site for a possible mixed use employment / residential scheme that might include key worker housing. Site included in City Plan consultation Summer 2013.
<p><b>2016 Update</b> Lease at site to be bought back by City Council so site can be included in Gloucester Station improvements package.</p> <p>Site within Housing Zone so any residual land remaining after Station improvements could be used to bring forward student / key worker housing.</p>	<p><b>2017 Update</b> City Plan Allocation (2017) for 20 units or mixed use including educational use.</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Former Civil Service Sports Club, Estcourt Road	<b>SALA Reference</b> SUB52	<b>City Plan Reference</b> KW1 (2013) SA06 (2017)		
<b>Source of Site</b> Developer submission. Potential housing allocation in City Plan.	<b>Current Site Use and Character</b> Vacant former sports club including social club buildings, playing pitches & bowling green. Site is bounded by Denmark Road & Kingsholm Conservation Area to west, south and east.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 2.5% of the site is in FZ1. 97.5% of the site is in FZ2. 0.0% of the site is in FZ3. The site is susceptible to surface water flooding, however access and egress routes exist therefore the Exception Test could be passed, dependent on the development type. <u>Landscape:</u> Former playing field. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Some potential for Roman archaeology on site. Denmark Road Conservation Area would be sensitive to development. <u>Topography:</u> Relatively flat site. <u>Wildlife/Biodiversity:</u> Further investigation needed. <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Good access to services, facilities and employment. Use for residential will need to be justified against private playing field policy.	<b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impact on local highway network will need careful consideration. Any application for residential to	<b>Suitable – Yes or No</b> Yes		

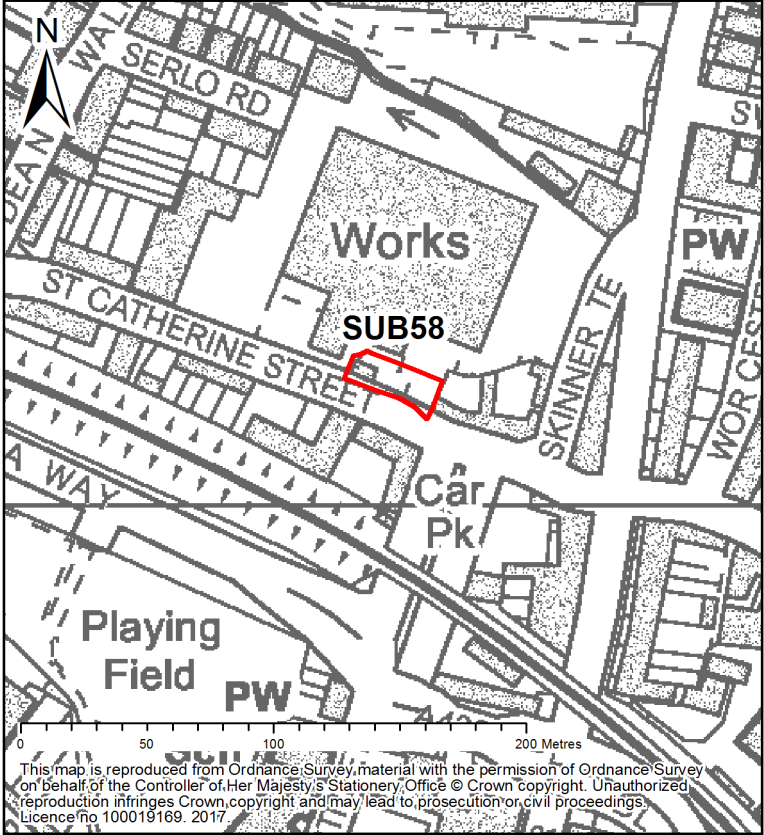
	demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 3.6 ha	<b>Dwelling Capacity (dph)</b> 20	<b>Capacity Derivation</b> 40 dph and assuming that that about 80 to 85% of the land could be retained as playing fields. This % (from 0 to 100) is a matter for the City Council in the implementation of its adopted Playing Pitch Strategy and for Sport England in comments on a planning application on the site.	<b>Employment Potential</b> No, this is a residential area.	<b>2014 Update</b> Potential housing yield based on identified need for POS in wider area. The City Council's revised Playing Pitch Strategy will inform any development at the site.
<b>2016 Update</b> Adoption of City Council's Playing Pitch Strategy by Full Council in January 2016 may impact on capacity at the site. Housing potential amended down from 60 to 20 dwellings.	<b>2017 Update</b> City Plan Allocation (2017) for 20 units. Planning application submitted.	<b>Further Notes</b>		

<b>Site Name</b> Land at Rea Lane	<b>SALA Reference</b> SUB54	<b>City Plan Reference</b> WS14 (2013) SA23 (2017)				
<b>Source of Site</b> Agent submission. Potential City Plan Housing Allocation.	<b>Current Site Use and Character</b> Site on south western edge of Hempsted village. Agricultural improved grassland.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. The primary risk of flooding is from surface water. <u>Landscape:</u> High to medium landscape sensitivity. <u>Cordon Sanitaire:</u> Site is adjacent to Cordon Sanitaire. <u>Historic Environment &amp; Archaeology:</u> The impact on Hempsted Conservation Area needs to be considered and archaeological investigation will be required. <u>Topography:</u> Topography of site constrains development. <u>Wildlife/Biodiversity:</u> The site is agricultural improved grassland and bounded by a species poor hedge. <u>Green Infrastructure:</u> Adjacent to the strategic GI of Severn and wash lands. <u>Contamination</u> N/A			<table border="1"> <tr> <td data-bbox="1323 1149 1720 1329"> <b>Available (in 0-5 Years)</b>  Yes </td> <td data-bbox="1724 1149 2145 1329"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>  0-5 </td> </tr> </table>	
<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5					
<b>Access to Services</b> Poor access to public transport from Hempsted Village. Services and facilities accessible in City centre and wider afield.	<b>Highways Comments</b> Access is poor. Should access constraints be able to be overcome then any application required to be supported by a Transport Statement. Adequate	<b>Suitable – Yes or No</b> Yes	<table border="1"> <tr> <td data-bbox="1323 1149 1720 1329"> <b>Available (in 0-5 Years)</b>  Yes </td> <td data-bbox="1724 1149 2145 1329"> <b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b>  0-5 </td> </tr> </table>		<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5
<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5					

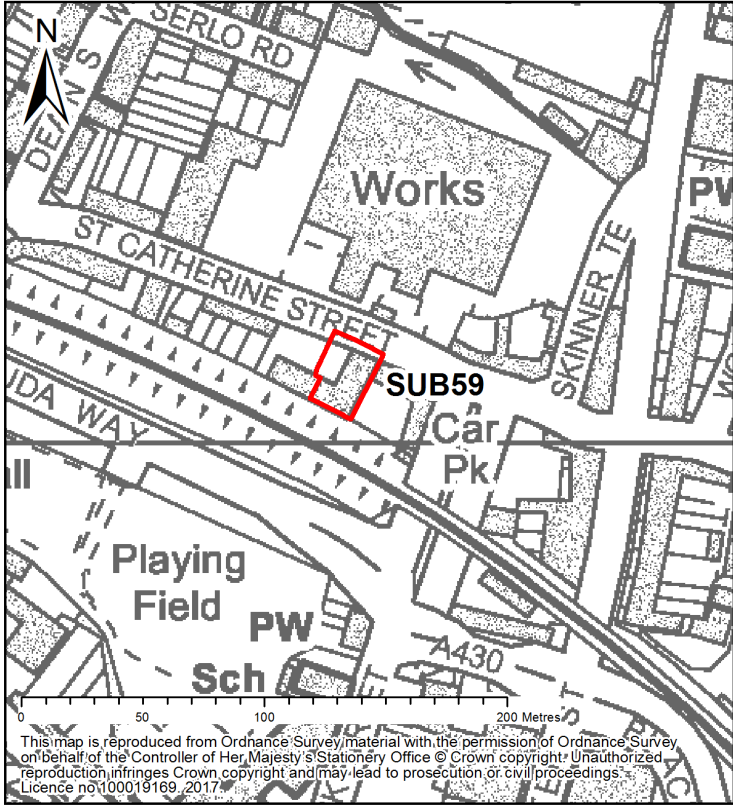
	pedestrian and cycle access. Adequate parking to be provided.			
<b>Gross Site Area</b> 1.2 ha	<b>Dwelling Capacity (dph)</b> 35	<b>Capacity Derivation</b> @ 35 dph (considered suitable for this semi-rural location).	<b>Employment Potential</b> No, residential area and not well located in terms of the Strategic Highway Network.	<b>2014 Update</b> 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.
<b>2016 Update</b> Access constraints require resolution with County Highways - no further update.	<b>2017 Update</b> City Plan Allocation (2017) for 35 units. Planning application expected shortly.	<b>Further Notes</b>		

<b>Site Name</b> Gloucester Mail Centre, Eastern Avenue	<b>SALA Reference</b> SUB56	<b>City Plan Reference</b> B2 (2013) SA03 (2017)		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Currently partly occupied and functioning Royal Mail sorting office and distribution centre. Surrounded by employment uses and railway line. Loss of existing employment use would need to be justified against policy. No connectivity to existing residential communities.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. The primary risk of flooding is from surface water. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Local heritage value and area of archaeological interest. See Site Historic Environmental Assessment Report (June 2016) for full details. <u>Topography:</u> Relatively flat site. <u>Wildlife/Biodiversity:</u> Brownfield site, but there may be wildlife habitats on green boundary with railway line. Survey needed. <u>Green Infrastructure:</u> N/A <u>Contamination</u> Investigation may be required.		
<b>Access to Services</b> Fair access to public transport, employment and local services.	<b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impact on Eastern Avenue/Corinium Way and Barnwood Road corridors will need careful consideration. Any application for residential to	<b>Suitable – Yes or No</b> Yes		

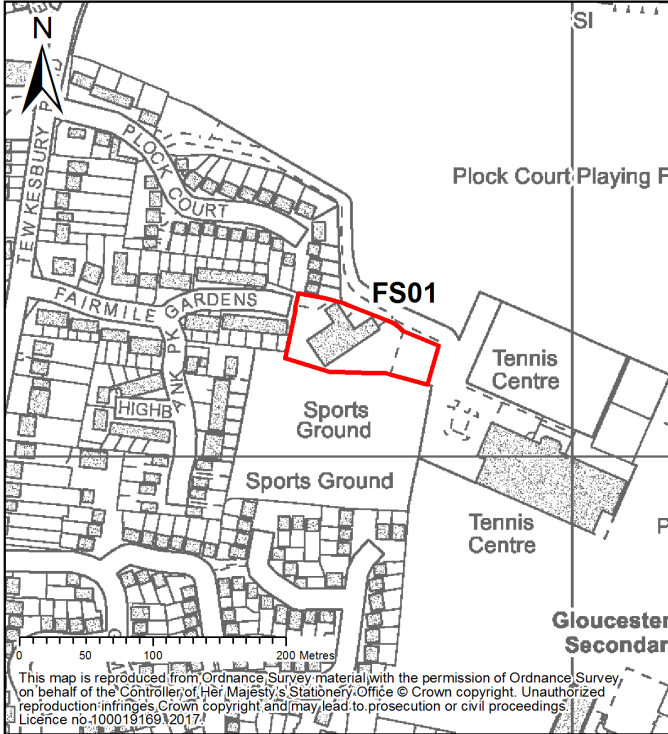
	demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 2.25 ha	<b>Dwelling Capacity (dph)</b> Employment N/A.	<b>Capacity Derivation</b> Employment N/A.	<b>Employment Potential</b> Existing employment site with good potential for re-use or redevelopment for employment.	<b>2014 Update</b> Site would result in a poor residential environment and has little connectivity to other residential areas.
<b>2016 Update</b> Site still used in part by Royal Mail for distribution purposes.  Site to be considered by City Council Employment Land Review.	<b>2017 Update</b> City Plan Allocation (2017) for employment use.	<b>Further Notes</b>		

<b>Site Name</b> 30 St Catherine Street	<b>SALA Reference</b> SUB58	<b>City Plan Reference</b> /		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Part occupied site. Employment to north and predominantly residential to south.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> About 50% of the site in FZ2. Fluvial flooding is a significant issue for many properties on this street. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Site lies adjacent to Worcester Street Conservation Area. Area of archaeological potential. See Site Historic Environmental Assessment Report (June 2016) for full details. 0.0075 ha of the 0.5 ha site should not be developed to protect heritage assets. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Limited biodiversity on site. <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Good access to public transport, services and facilities in city centre.	<b>Highways Comments</b> Safe and suitable access and adequate parking.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5
<b>Gross Site Area</b> 0.05 ha	<b>Dwelling Capacity (dph)</b> Potentially 5 units (flats or small houses)	<b>Capacity Derivation</b> Over 75 dph	<b>Employment Potential</b> Yes. Not a strategic employment site although it	<b>2014 Update</b> New small site located in central area & submitted during the year.

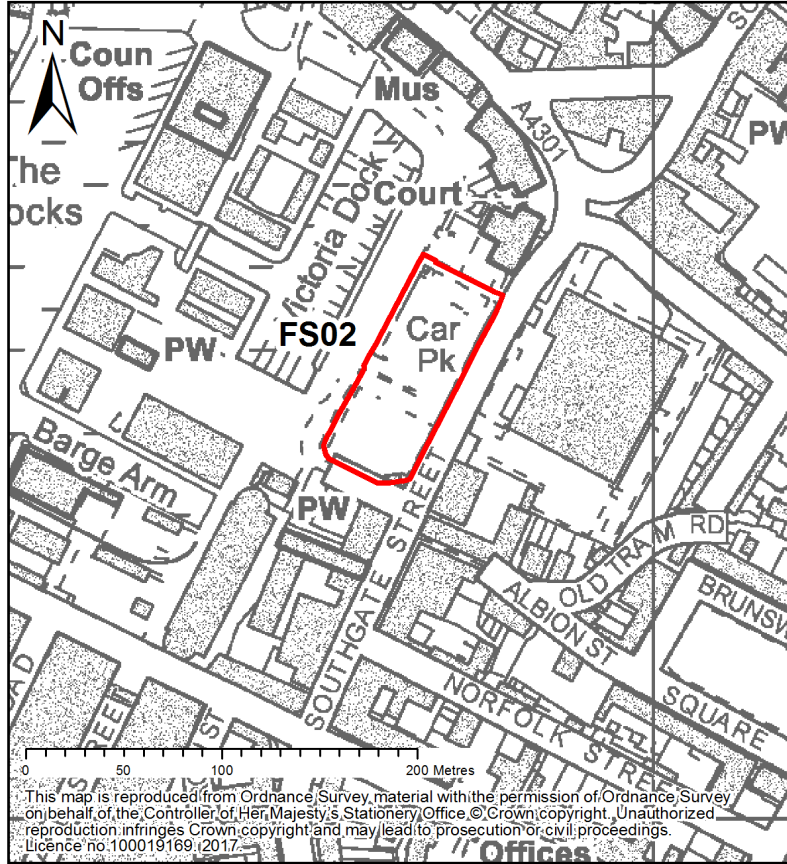
			does make up part of the employment land supply in the central area of the city.	Could potentially only yield 5 dwellings if bought forward at very high density. Flood constraints would need to be adequately addressed.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update. Not allocated in City Plan because too small. Could come forward as a windfall site.	<b>Further Notes</b>		

<b>Site Name</b> 9-11 St Catherine Street	<b>SALA Reference</b> SUB59	<b>City Plan Reference</b> /		
<b>Source of Site</b> Agent submission.	<b>Current Site Use and Character</b> Mixed use and character site, mostly vacant buildings and spaces. Employment to north and predominantly residential to the west.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Part of the site in FZ2. Fluvial flooding is a significant issue for many properties on this street. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Area of archaeological potential. See Site Historic Environmental Assessment Report (June 2016) for full details. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> May need further investigation. Railway line to south of site, so potential for noise and vibration.		
<b>Access to Services</b> Good access to public transport, services and facilities in city centre.	<b>Highways Comments</b> Safe and suitable access and adequate parking.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5
<b>Gross Site Area</b> 0.06 ha.	<b>Dwelling Capacity (dph)</b> Potentially 6 units (flats or small houses).	<b>Capacity Derivation</b> Over 75 dph.	<b>Employment Potential</b> Yes. Not a strategic employment site although it does make up part of the employment land supply in the	<b>2014 Update</b> New small site located in central area & submitted during the year - only yield 5 dwellings if bought forward at very high density.

			central area of the city.	
<b>2016 Update</b> No update.	<b>2017 Update</b> No update. Akin to 30 St Catherine Street, not allocated in City Plan because too small. Could come forward as a windfall site.			

<b>Site Name</b> GALA Club, Fairmile Gardens	<b>SALA Reference</b> FS01	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 100019169, 2017.</p>	
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Part of the site in FZ2. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> High archaeological potential with adjacent Roman cemetery. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Poor access to public transport, services and facilities.	<b>Highways Comments</b> Not available.	<b>Suitable – Yes or No</b> Yes.	<b>Available (in 0-5 Years)</b> No.	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 11-15 if it becomes available, but no indication at present that it will.
<b>Gross Site Area</b> 1.89 ha.	<b>Dwelling Capacity (dph)</b> Site not available but calculated at 62 dwellings if whole site is utilised.	<b>Capacity Derivation</b> 40 dph.	<b>Employment Potential</b> No, adjacent to residential area.	<b>2014 Update</b> Flood constraints would need to be addressed.
<b>2016 Update</b> No update in terms of site coming forward however use of site would be constrained by	<b>2017 Update</b> No update.	<b>Further Notes</b>		

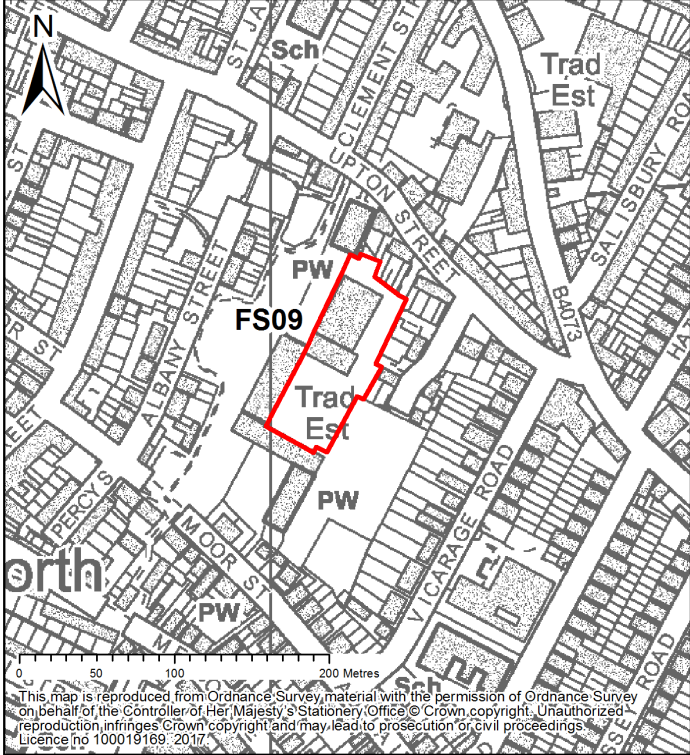
adopted City Council Playing Pitch Strategy (Jan 2016).		
---	--	--

<b>Site Name</b> Southgate Moorings & Car Park	<b>SALA Reference</b> FS02	<b>City Plan Reference</b> WN6 (2013) SA17 (2017)		
<b>Source of Site</b> Officer found site. Potential City Plan mixed use allocation.	<b>Current Site Use and Character</b> Operational 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.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> Historic townscape – docks. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Heritage constraints. Area of archaeological interest. Further built heritage and archaeological assessment required. Located in Southgate Street Conservation Area and development would potentially have an impact on the setting of numerous listed buildings. <u>Topography:</u> The site does slope down from Southgate Street towards the dock basin. <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Good access to public transport, services and facilities in city centre.	<b>Highways Comments</b> Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be	<b>Suitable – Yes or No</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5	

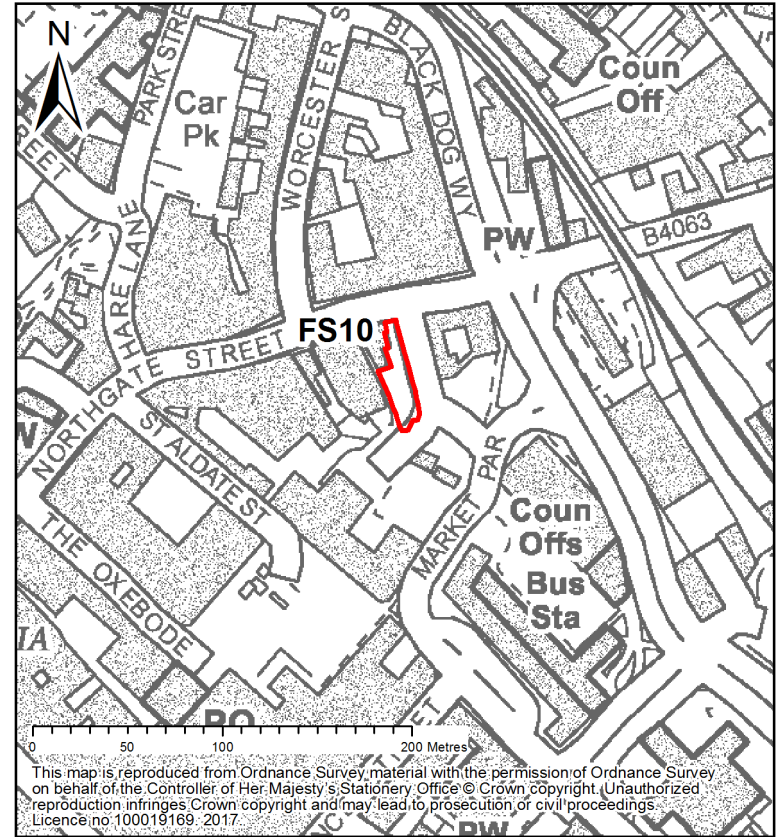
	provided.			
<b>Gross Site Area</b> 0.5 ha	<b>Dwelling Capacity (dph)</b> 40 at high density.	<b>Capacity Derivation</b> @ c. 100 dph (which may be suitable in this area due to existing residential in high rise warehouses).	<b>Employment Potential</b> City Council aspiration to deliver offices on the site.  Yes - site suitable for a mixed use scheme.	<b>2014 Update</b> 2012 SELAA panel recommended site be retained for employment purposes  Site is well located for employment and would help redress employment / residential mix in the Docks.
<b>2016 Update</b> Potential City Plan allocation - site to be considered through Parking Strategy.	<b>2017 Update</b> City Plan Allocation (2017) for mixed use development including residential. Site still being considered through the City Council's Parking Strategy.			

<b>Site Name</b> The Colwell Arts Centre, Derby Road	<b>SALA Reference</b> FS08	<b>City Plan Reference</b> /		
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Occupied and functioning community facility run by the County Council. Not promoted to SALA. Loss of existing community use would need to be justified against policy.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Low fluvial flood risk. 100% of the site is in FZ1. But parts of nearby Mill Brook Street are in FZ2 & FZ3. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> The main Arts Centre building is, or potentially should be, on a local list. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Some investigation may be needed.		
<b>Access to Services</b> Good access to public transport, employment, local services and city centre.	<b>Highways Comments</b> Not available.	<b>Suitable – Yes or No</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15	
<b>Gross Site Area</b> 0.17 ha	<b>Dwelling Capacity (dph)</b> 30	<b>Capacity Derivation</b> Flats @ 200 dph (relating to the adjacent Colwell Community Centre – a substantial 3 storey	<b>Employment Potential</b> No.	<b>2014 Update</b> Site is not available - currently required by County Council for operational purposes.

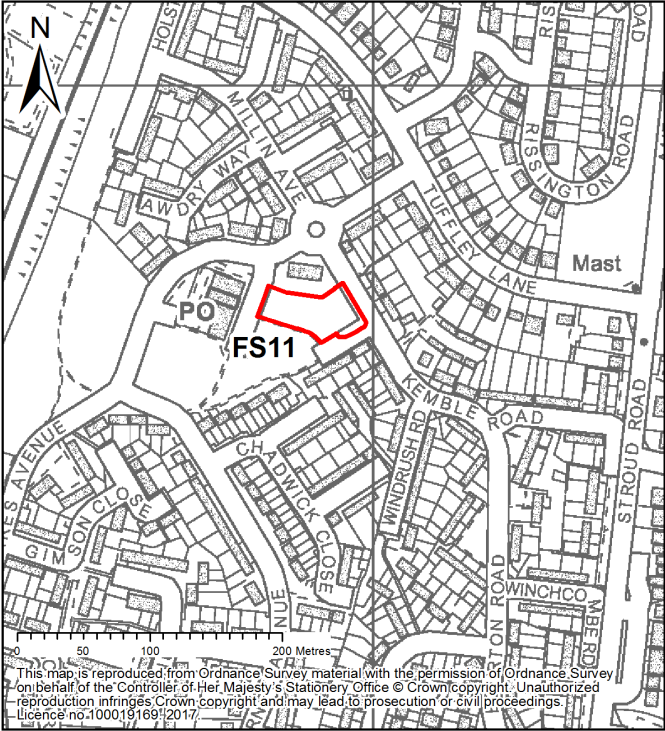
		building.		
<b>2016 Update</b> No update.	<b>2017 Update</b> County Council have confirmed that the site is not available for redevelopment or alternative use at this time.	<b>Further Notes</b>		

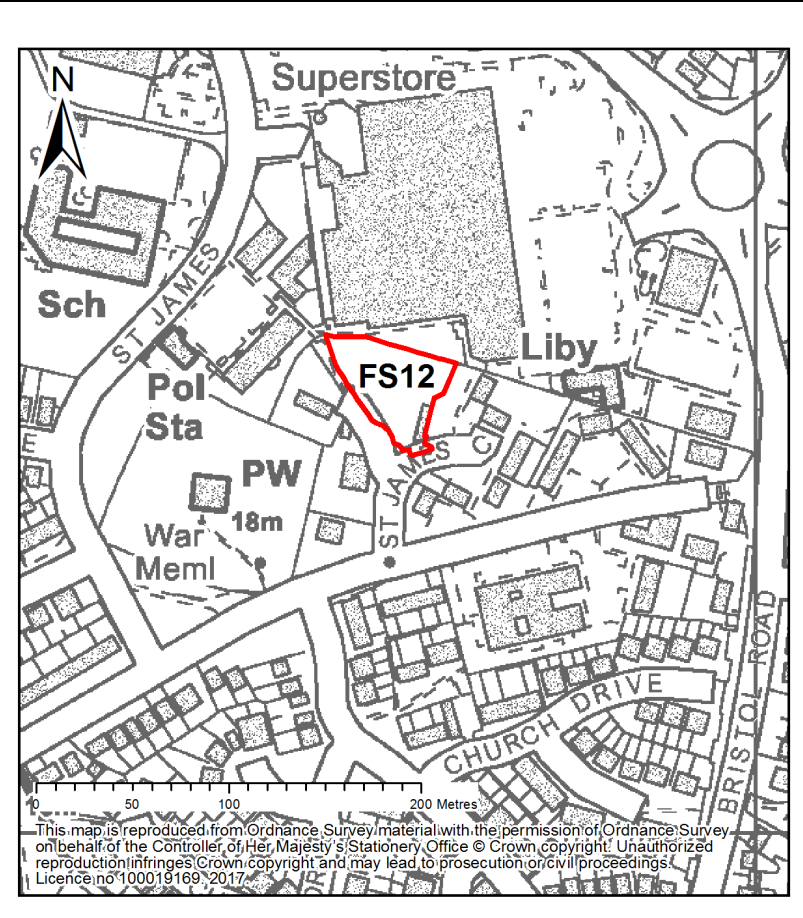
<b>Site Name</b> Rear of Smith & Choyce, Upton Street	<b>SALA Reference</b> FS09	<b>City Plan Reference</b> /		
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Low fluvial flood risk. 100% of the site is in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> N/A – Unknown potential. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Further investigation needed.		
<b>Gross Site Area</b> 0.54 ha	<b>Dwelling Capacity (dph)</b> N/A – best use of the site is for local employment uses.	<b>Capacity Derivation</b> N/A	<b>Employment Potential</b> Yes, as existing or similar uses providing local employment.	<b>2014 Update</b> Site is not available.
<b>2016 Update</b> No update.	<b>2017 Update</b> No update.	<b>Further Notes</b>		
<b>Highways Comments</b> Not available.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15	

<b>Site Name</b> 104 Northgate Street	<b>SALA Reference</b> FS10	<b>City Plan Reference</b> SA18 (2017)
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Vacant/derelict site located in Gloucester City Centre. Site had a previous planning permission for residential development.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 67% of the site is in FZ1. 33% of the site is in FZ2. The SFRA (2017) undertaken for City Plan indicates that safe access and egress routes are limited and that it is unlikely that the exception test will be passed. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Located within London Road Conservation Area and adjacent to a Listed Building. The site is in an area of archaeological interest and further investigation would be needed should a proposal come forward. More detail is found in the detailed Site Historic Environment Assessment (October 2016) which concludes that development would be allowed with mitigation. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Brownfield site, so needs to be investigated.

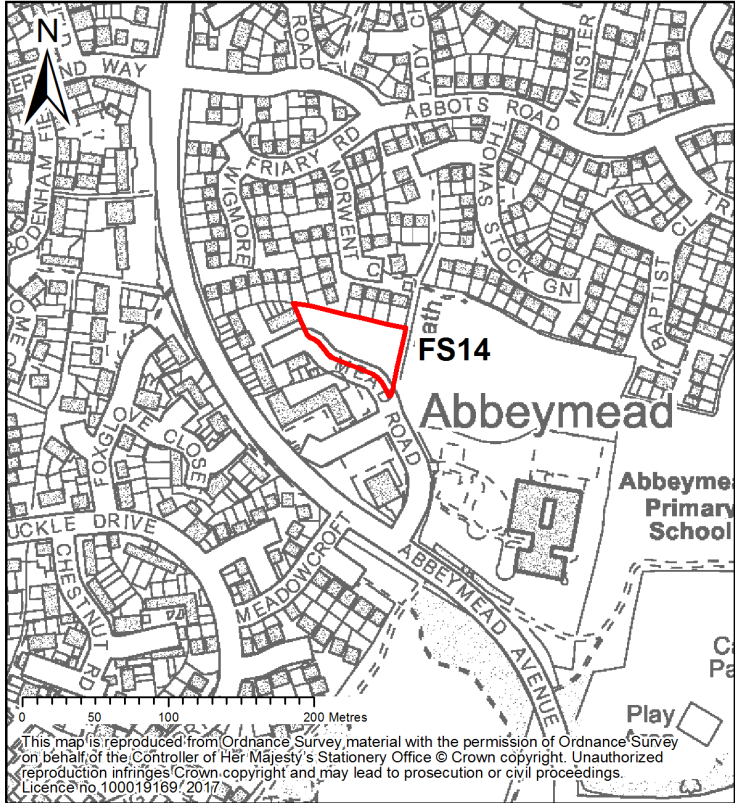


<p><b>Access to Services</b> Excellent, located in Gloucester City Centre.</p>	<p><b>Highways Comments</b> Safe and suitable access and parking needs to be demonstrated in this central area.</p>	<p><b>Suitable – Yes or No</b> Yes</p>	<p><b>Available (in 0-5 Years)</b> Yes</p>	<p><b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10</p>
<p><b>Gross Site Area</b> 0.06</p>	<p><b>Dwelling Capacity (dph)</b> Potentially 20 units (flats)</p>	<p><b>Capacity Derivation</b> @ very high density possibly a 4 storey building matching Spread Eagle Court adjacent.</p>	<p><b>Employment Potential</b> Yes, possible ground floor use (retail) with frontage onto Northgate Street.</p>	<p><b>2014 Update</b> Site subject to expired planning permission. New officer identified site through SHLAA.</p>
<p><b>2016 Update</b> The site is within Gloucester's Housing Zone and has potential to deliver.</p>	<p><b>2017 Update</b> City Plan Allocation (2017) for 20 dwellings.</p>	<p><b>Further Notes</b></p>		

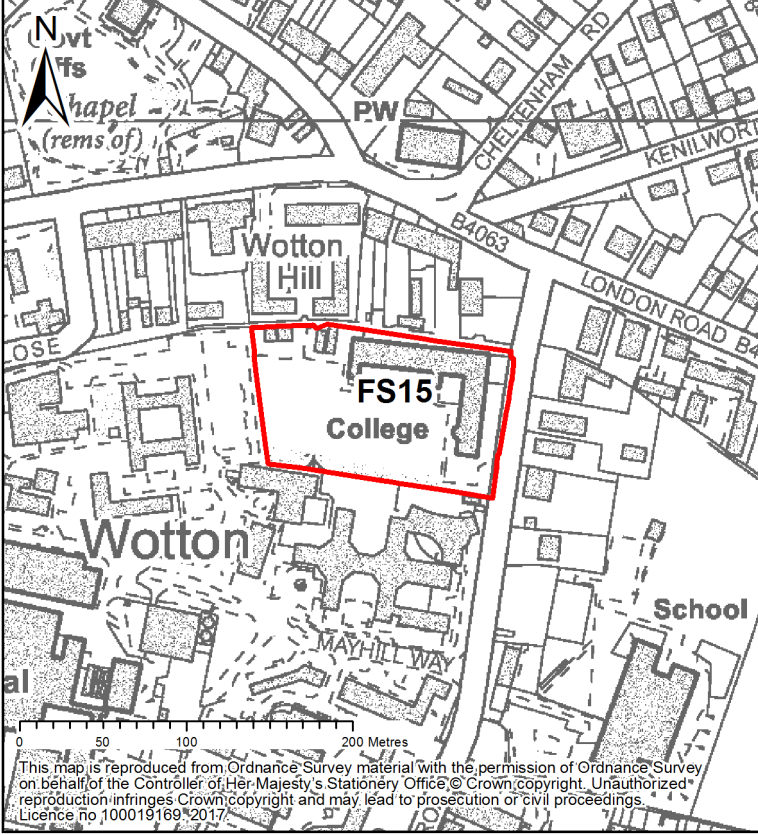
<b>Site Name</b> Kemble Close	<b>SALA Reference</b> FS11	<b>City Plan Reference</b> /				
<b>Source of Site</b> Site situated in residential area opposite a local centre in the south of City. Site currently Public Open Space.	<b>Current Site Use and Character</b> Loss of open space would need to be justified against policy.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of site in FZ1. Low risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Nothing cited. Further investigation may be needed. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Low biodiversity. <u>Green Infrastructure:</u> The area is currently Public Open Space. <u>Contamination</u> N/A			<b>Access to Services</b> Fair access to public transport, employment and local services.	
<b>Gross Site Area</b> 0.55 ha	<b>Dwelling Capacity (dph)</b> 8	<b>Capacity Derivation</b> Loss of open space considerations determine capacity.			<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15
<b>2016 Update</b> Requires loss of Public Open Space - City Council owned site.	<b>2017 Update</b> No update.	<b>Further Notes</b>	<b>Employment Potential</b> No, predominantly a residential area.	<b>2014 Update</b> New site in Council ownership.		

<b>Site Name</b> St James Close	<b>SALA Reference</b> FS12	<b>City Plan Reference</b> /		
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Located adjacent to existing sheltered housing and to south of Quedgeley District Centre in a predominantly residential area.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Site is in FZ1 – no significant risk of fluvial flooding, but to the north of the site there is a risk of surface water accumulations. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Site is adjacent to a Listed Building - The Old Rectory and any development could affect the setting. Archaeological potential so further assessment required. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Good access to shops and services in Quedgeley District Centre and to public transport.	<b>Highways Comments</b> A requirement for safe and suitable access and adequate parking in any development.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5
<b>Gross Site Area</b> 0.23 ha	<b>Dwelling Capacity (dph)</b> 8	<b>Capacity Derivation</b> c.40 dph.	<b>Employment Potential</b> No, a predominantly residential area.	<b>2014 Update</b> Site subject to developer interest.
<b>2016 Update</b> Planning application on this site. The Hall has become an Asset	<b>2017 Update</b> Planning application (16/00811/FUL) for 11	<b>Further Notes</b>		

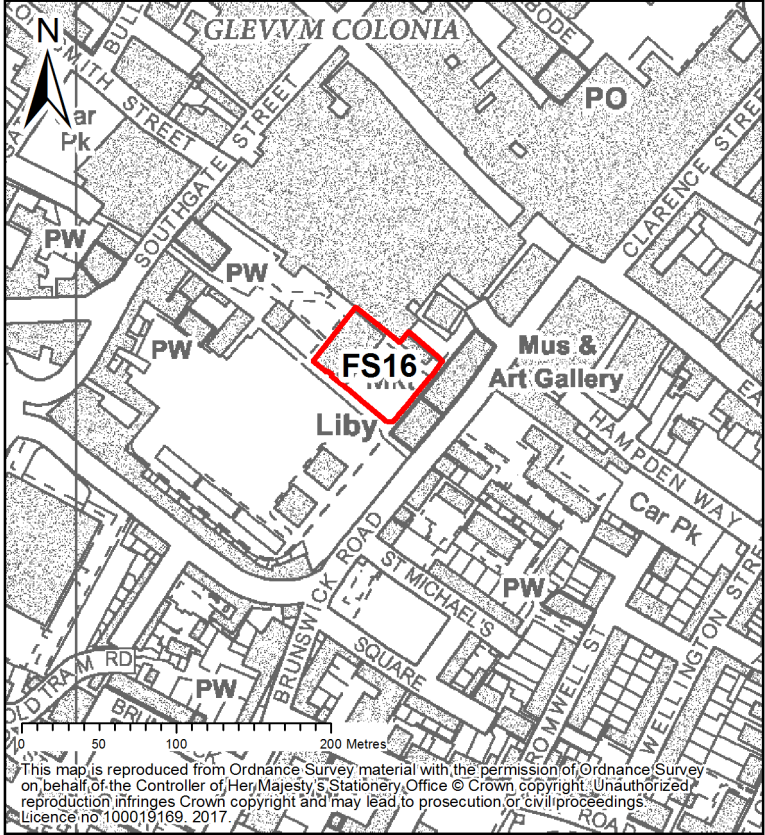
of Community Value.	bungalows pending consideration.	
---------------------	----------------------------------	--

<b>Site Name</b> Mead Road	<b>SALA Reference</b> FS14	<b>City Plan Reference</b> /		
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Area of open space. Site adjacent to existing residential, POS, and Abbeymead local centre at Mead Road.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Site is 100% in FZ1. Low risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Significant assets not identified. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Grassed area with a number of small trees. <u>Green Infrastructure:</u> Current open space but not well used. Will require justification against policy for release from open space. <u>Contamination</u> N/A		
<b>Access to Services</b> Adjacent to local centre and to Abbeymead Avenue for bus route to Brockworth District Centre and Gloucester City Centre.	<b>Highways Comments</b> Safe and suitable access and adequate parking will be required with any development.	<b>Suitable – Yes or No</b> Yes	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5
<b>Gross Site Area</b> 0.23 ha	<b>Dwelling Capacity (dph)</b> 8	<b>Capacity Derivation</b> @ 40 dph	<b>Employment Potential</b> No, predominantly a residential area.	<b>2014 Update</b> New site in City Council ownership.
<b>2016 Update</b>	<b>2017 Update</b>	<b>Further Notes</b>		

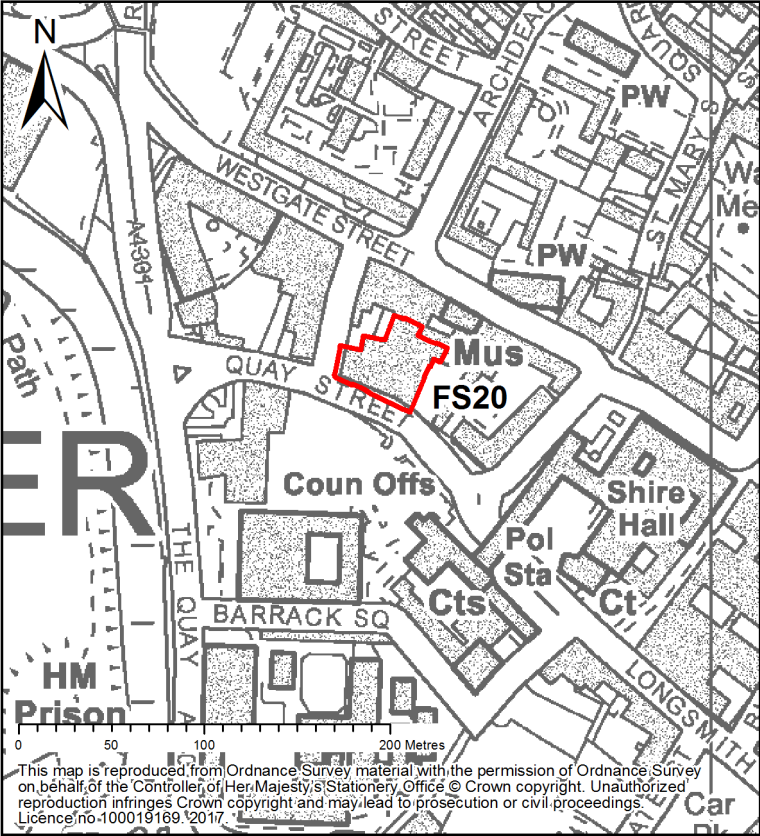
Requires loss of Public Open Space. City Council owned site.	No update.	
--	------------	--

<b>Site Name</b> Former Redcliffe College, Horton Road	<b>SALA Reference</b> FS15	<b>City Plan Reference</b> /		
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Former college with extensive garden located on the periphery of the City Centre, close to Gloucestershire Royal Hospital.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1. Low risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Numerous Heritage constraints. Grade II Listed Building and adjacent to London Road Conservation Area. TPOs on site and adjacent to area of archaeological interest. Further archaeological investigation required. The Site Historic Environment Assessment for this site (August 2016) indicates that because of the historic assets (particularly Wotton House and its gardens and setting) no part of this site is suitable for development. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Numerous mature trees on site <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Site lies in very close proximity to Gold bus routes No. 10 and	<b>Highways Comments</b> Any applications required to be supported by a Transport	<b>Suitable – Yes or No</b> No	<b>Available (in 0-5 Years)</b> No	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not suitable so not achievable.

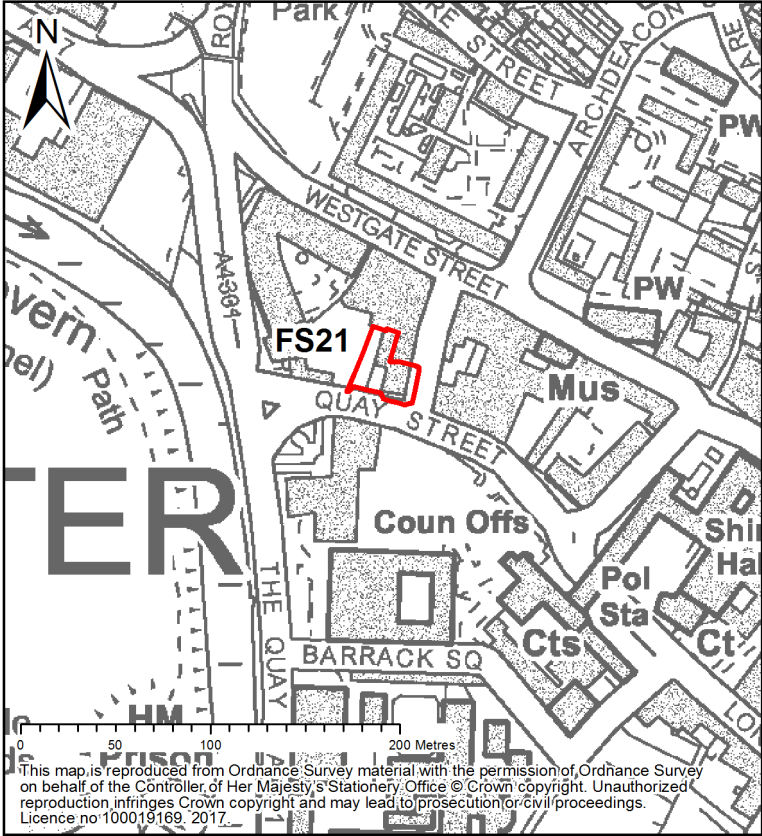
<p>No. 94 for access to City and Cheltenham.</p>	<p>Assessment. Impact on Barnwood Road, London Road, Horton Road and Great Western Road corridors will need careful consideration. Any application for residential i to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.</p>			
<p><b>Gross Site Area</b> 1.29 ha</p>	<p><b>Dwelling Capacity (dph)</b> Most of the site is not developable due to the potential impact on the setting of a listed building. May be potential for flats or elderly persons units in the residential block of former college.</p>	<p><b>Capacity Derivation</b> Unable to estimate.</p>	<p><b>Employment Potential</b> Office, University, Nursing home, Boutique hotel.  Panel suggested site would be suitable for offices but the use may not be viable.</p>	<p><b>2014 Update</b> /</p>
<p><b>2016 Update</b> Site being sold by Redcliffe College who are relocating elsewhere within the City. Site marketed by Knight Frank - previous permission for extensions at the site. Possible capacity for additional development subject to heritage; archaeological constraints and TPOs.</p>	<p><b>2017 Update</b> Operating as an International school. Not available.</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Land Adjacent to Eastgate Shopping Centre & City Council Indoor Market	<b>SALA Reference</b> FS16	<b>City Plan Reference</b> SA19 (2017)	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169, 2017.</p>	
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Site located in City Centre adjacent to Scheduled Monument and new residential development. Existing market hall and former bowling green.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> The site is adjacent to a Scheduled monument & within City Centre Conservation Area. Archaeological constraints require further consideration. <u>Topography:</u> Flat site, no issues. <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> N/A		
<b>Access to Services</b> Excellent access to bus and rail stations. Central location therefore access to shops and services.	<b>Highways Comments</b> Safe and suitable access and adequate parking will be required with any development.	<b>Suitable – Yes or No</b> Yes	<b>Employment Potential</b> Potential for reconfiguration and extension of existing Eastgate Shopping Centre for	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10  <b>2014 Update</b> /
<b>Gross Site Area</b> 0.32 ha	<b>Dwelling Capacity (dph)</b> Not known – site more suitable for retail.	<b>Capacity Derivation</b> Not known.		

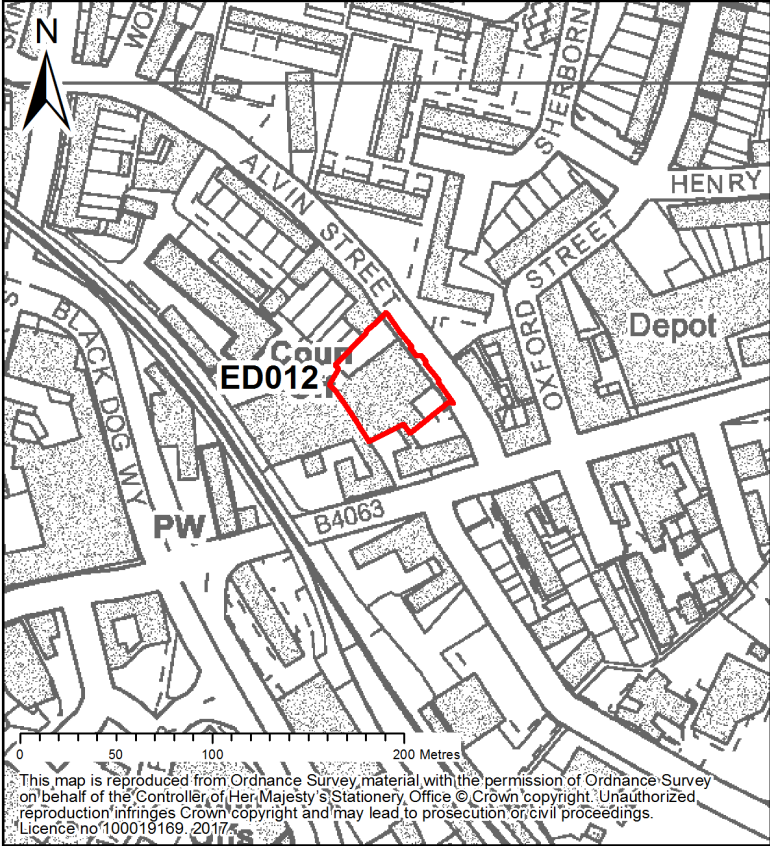
			retail purposes.	
<b>2016 Update</b> A new scheme may come forward as and when the indoor market is relocated.	<b>2017 Update</b> City Plan Allocation (2017) for retail.	<b>Further Notes</b>		

<b>Site Name</b> Former Lansons, 12-16 Quay Street	<b>SALA Reference</b> FS20	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 100019169. 2017.</p>	
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Mixed use area including commercial uses, museum, car parks, County Council buildings, residential and retail.  Lies immediately to the north of Greater Blackfrairs regeneration area.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Large parts of the site are in FZ2 and FZ3. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Archaeology, listed buildings, Westgate Street and Barbican Conservation Areas. Archaeological constraints require further consideration. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> May need further investigation.		
<b>Access to Services</b> Good access to public transport hubs in City Centre - good accessibility to services and facilities in City Centre.	<b>Highways Comments</b> Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	<b>Suitable – Yes or No</b> Yes, part of site.	<b>Available (in 0-5 Years)</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10
<b>Gross Site Area</b> 0.17	<b>Dwelling Capacity (dph)</b> 45	<b>Capacity Derivation</b> High density flats (c. 300 dph)	<b>Employment Potential</b> Possible use for gym, offices,	<b>2014 Update</b> /

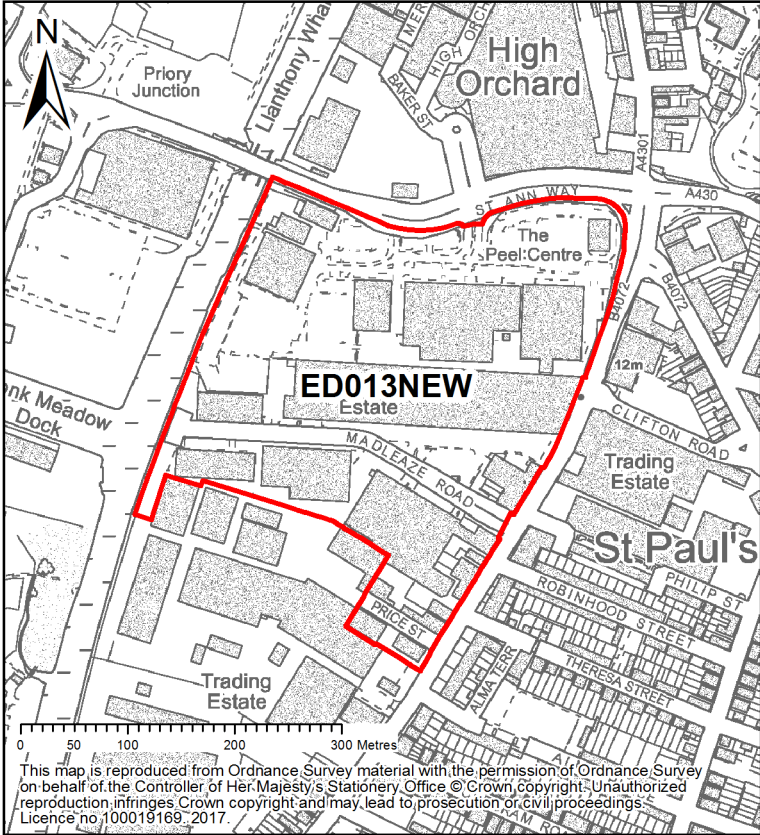
			leisure uses.	
<p><b>2016 Update</b> Residential capacity based on previous enquiries.</p> <p>Residential capacity assumes flats / apartments.</p> <p>Any flood attenuation works at Quayside will improve the housing market in this part of the City and the deliverability of this site.</p>	<p><b>2017 Update</b> No specific update, but further work is being undertaken through the Housing Zone on this site.</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Cathedral Coaches, 18 Quay Street	<b>SALA Reference</b> FS21	<b>City Plan Reference</b> /	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution for civil proceedings. Licence no 100019169, 2017.</p>	
<b>Source of Site</b> Officer found site.	<b>Current Site Use and Character</b> Operational yard with coach parking and maintenance.  Lies immediately to the north of the Greater Blackfrairs regeneration area.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Large parts of the site are in FZ2 and FZ3. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Archaeology, listed buildings, Westgate Street and Barbican Conservation Areas. Archaeological constraints require further consideration. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> May need further investigation due to transport yard use.		
<b>Access to Services</b> Good access to public transport hubs in City Centre - good accessibility to services and facilities in City Centre.	<b>Highways Comments</b> Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	<b>Suitable – Yes or No</b> Yes, depending on flood attenuation works.	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not known	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> Not known
<b>Gross Site Area</b>	<b>Dwelling Capacity (dph)</b>	<b>Capacity Derivation</b>	<b>Employment Potential</b>	<b>2014 Update</b>

0.09	25 flats	High density flats & c.300 dph.	Yes, site currently used for employment purposes.	/
<p><b>2016 Update</b> Residential capacity assumes high density flats/apartments.</p> <p>Development of site would require the relocation of the operational coach company.</p> <p>Any flood attenuation works at Quayside will improve the housing market in this part of the City.</p>	<p><b>2017 Update</b> This site is a Gloucester Housing Zone site and is being investigated as part of that process.</p>	<p><b>Further Notes</b></p>		

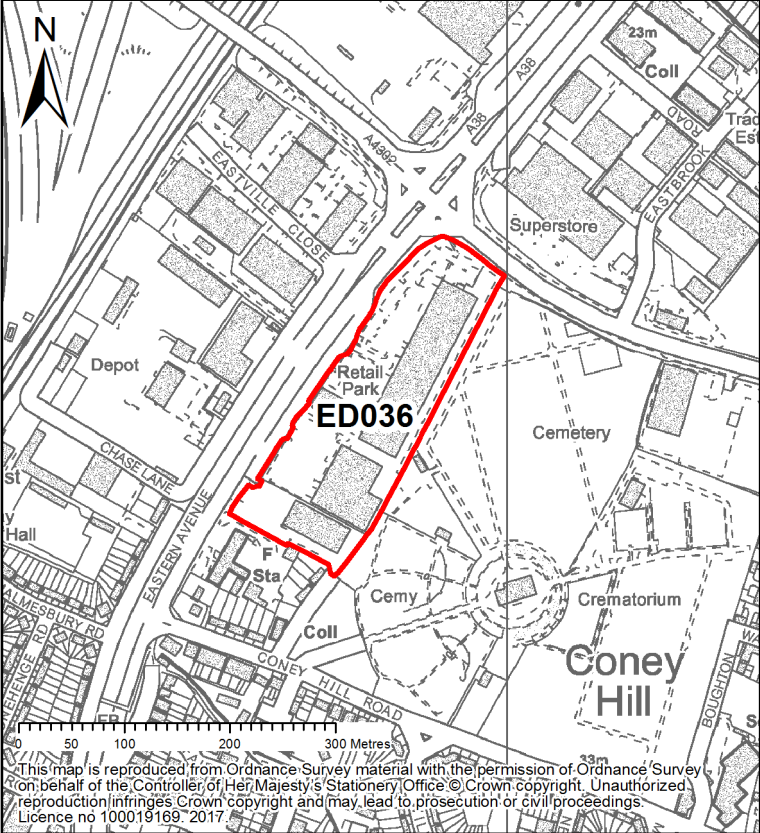
<b>Site Name</b> Industrial Units, Alvin Street	<b>SALA Reference</b> ED012	<b>City Plan Reference</b> /		
<b>Source of Site</b> From Employment Land Availability Study	<b>Current Site Use and Character</b> Former industrial units now in use as offices. The site is close to City Centre services and facilities in a predominantly residential area.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of the site is in FZ1, with a low risk of fluvial flooding. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Site lies adjacent to London Road Conservation Area. Significant archaeological potential owing to proximity to Roman Road. Further assessment required. <u>Topography:</u> Relatively flat site, no issues. <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Noise and vibration issues should be considered given that site is in fairly close proximity to the railway line which is elevated at this in this location.		
<b>Access to Services</b> Excellent, located in Gloucester City Centre close to public transport interchanges.	<b>Highways Comments</b> Safe and suitable access and adequate parking would be required as part of any development.	<b>Suitable – Yes or No</b> Yes	<b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10 or 11-15	
<b>Gross Site Area</b> 0.23 ha	<b>Dwelling Capacity (dph)</b> 20	<b>Capacity Derivation</b> @ c. 100 dph.	<b>Employment Potential</b> Currently in use as offices, but the site is constrained and	
			<b>2014 Update</b> /	

			surrounded by residential uses.	
<b>2016 Update</b> Site subject of a withdrawn planning application by Rooftop Housing.  Potential City Plan allocation.	<b>2017 Update</b> In use as offices. Not available.	<b>Further Notes</b>		

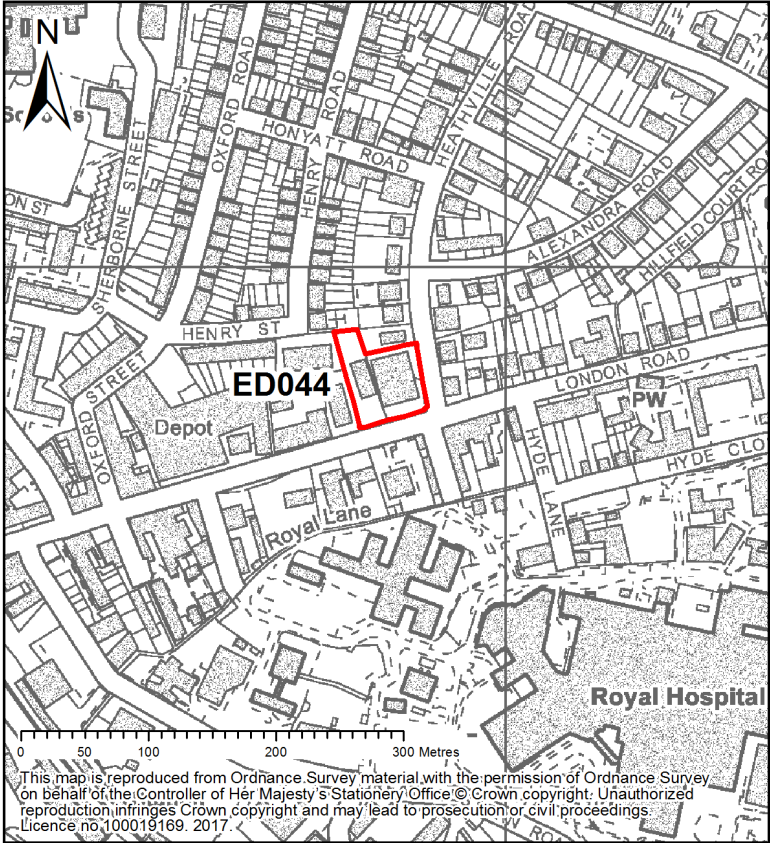
<p><b>Site Name</b> The Peel Centre &amp; Madleaze Industrial Estate</p>	<p><b>SALA Reference</b> Formerly ED013 now ED013NEW (a combination of The Peel Centre &amp; Madleaze Industrial Estate which was formerly part of the large SALA site HA21)</p>	<p><b>City Plan Reference</b> /</p>	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 100019169. 2017.</p>	
<p><b>Source of Site</b> From Employment Land Availability Study and information submitted by landowner. A GHURC 'Magnificent Severn' area.</p>	<p><b>Current Site Use and Character</b> Northern part – Peel Centre. Retail and car parking. Eastern boundary fronting on the canal directly opposite new Sainsbury's. Gloucester Quays to the north. Southern part – Operational industrial estate between Bristol Road and canal. The total site has a 336 m canal frontage including a section opposite Monk Meadow Dock.</p>	<p><b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Flood risk is significant constraint on this site. 81% of the entire site is in FZ2. 67% of the entire site is in FZ3. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Possible industrial heritage of local significance – requires survey. Further built heritage assessment required as area has potential for local industrial heritage assets. <u>Topography:</u> Flat canal side site. <u>Wildlife/Biodiversity:</u> Minimal biodiversity but this would not preclude the need for survey and assessment. <u>Green Infrastructure:</u> N/A <u>Contamination</u> A history of various industrial uses so there is the potential for land contamination which needs to be investigated.</p>		
<p><b>Suitable – Yes or No</b></p>			<p><b>Available (in 0-5 Years)</b></p>	<p><b>Achievable in Years: 0-5, 6-10,</b></p>

<p>Good access to public transport, services, facilities and employment. Located adjacent to primary transport routes with good public transport routes adjacent.</p>	<p>Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. Impact on St Anne Way / Hempsted Road / South west Bypass / Bristol Road Corridors will need careful consideration.</p>	<p>Employment land, suitable for employment use, but could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected. Further work will be undertaken through City Plan.</p>	<p>Yes (part of site).</p>	<p><b>11-15, 16-20</b> The south west corner of the Peel Centre car park and Madleaze Industrial Estate could potentially be developed in two phases: 6-10 years and 11-15 years. The Peel Centre = 0-5 years.</p>
<p><b>Gross Site Area</b> 10.1 ha 7.3 ha = developable area</p>	<p><b>Dwelling Capacity (dph)</b> Madleaze Industrial Estate including part of The Peel Centre = 360 to 480 units.</p>	<p><b>Capacity Derivation</b> Based on applicants assertion of flats @ 75-100 dph.</p>	<p><b>Employment Potential</b> Yes, as this is an existing employment site.</p>	<p><b>2014 Update</b> Peel site currently not available. Extant consent for new retail sheds on site of former cinema.</p>
<p><b>2016 Update</b> Part of the Peel site currently the subject of an appeal by Peel Holdings for open A1 use.</p>	<p><b>2017 Update</b> The following is information submitted in January 2017: Proposed use for part of Madleaze Industrial Estate: Residential – 360-480 dwellings (based on 75-100 dph). Part of the industrial estate could be available in 6-10 years. Existing leases are due to expire within 5 years. The south west corner of the car park and Madleaze Industrial Estate could potentially be developed in two phases: 5-10 years and 10-15 years. Proposed use for ED013 The Peel Centre: Retail – 0-5 years: 9,518 sq. m.</p>	<p><b>Further Notes</b></p>		

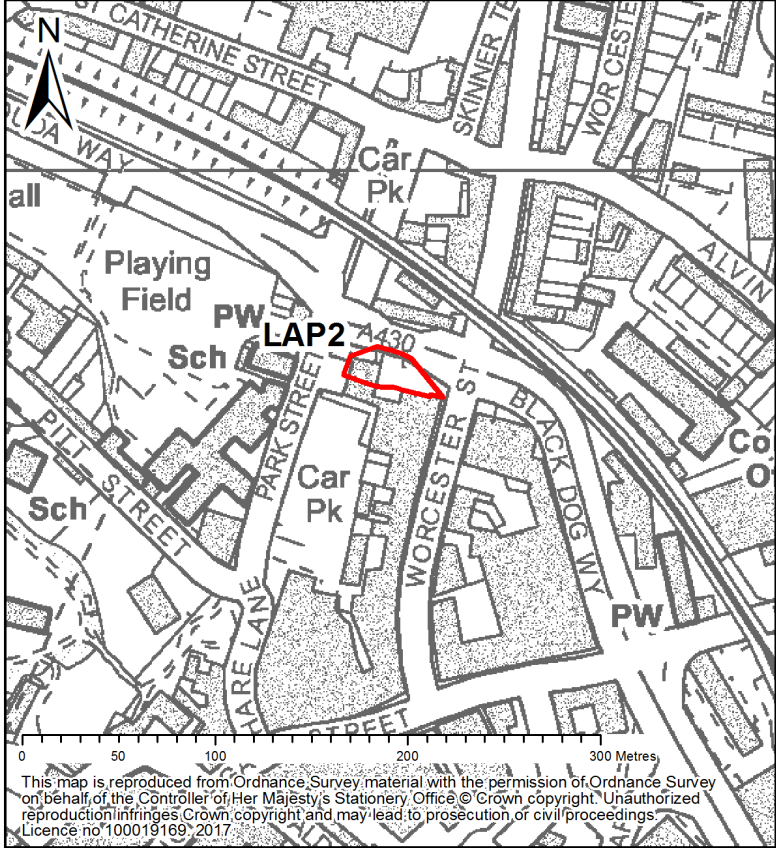
	<p>gross (resolution to grant planning permission for the conversion of the former cinema to Class A1 including mezzanine and for the demolition of the existing units and erection of extensions to the former cinema building to provide four new Class A1 units in total (ref no. 16/00005/OUT). 5-10 years: up to 7,400 sq. m. gross. 10-15 years: up to 8,600 sq. m. gross. The Peel Centre is available immediately (The former cinema and 2 x A3 units). According to information submitted The Peel Centre development could be achievable in 0-5 years.</p>	
--	--	--

<b>Site Name</b> Gloucester Retail Park	<b>SALA Reference</b> ED036	<b>City Plan Reference</b> /		
<b>Source of Site</b> Employment Land Availability Study	<b>Current Site Use and Character</b> Operational retail park. 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.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. Low risk of flooding from fluvial sources. But this does not mean low risk from other sources e.g. surface water. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Unclear. Further investigation may be needed. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination</u> Brownfield site so some potential for contamination. The site may also be affected by poor air quality and noise from Eastern Avenue traffic.		
<b>Access to Services</b> Excellent. Located adjacent to A38 Eastern Avenue and in relatively close proximity to high frequency bus routes.	<b>Highways Comments</b> Any applications required to be supported by a Transport Assessment. Impact on Corinium Avenue / Eastern Avenue / Barnwood Road Corridors will need careful consideration.	<b>Suitable – Yes or No</b> Yes (for retail / employment)		

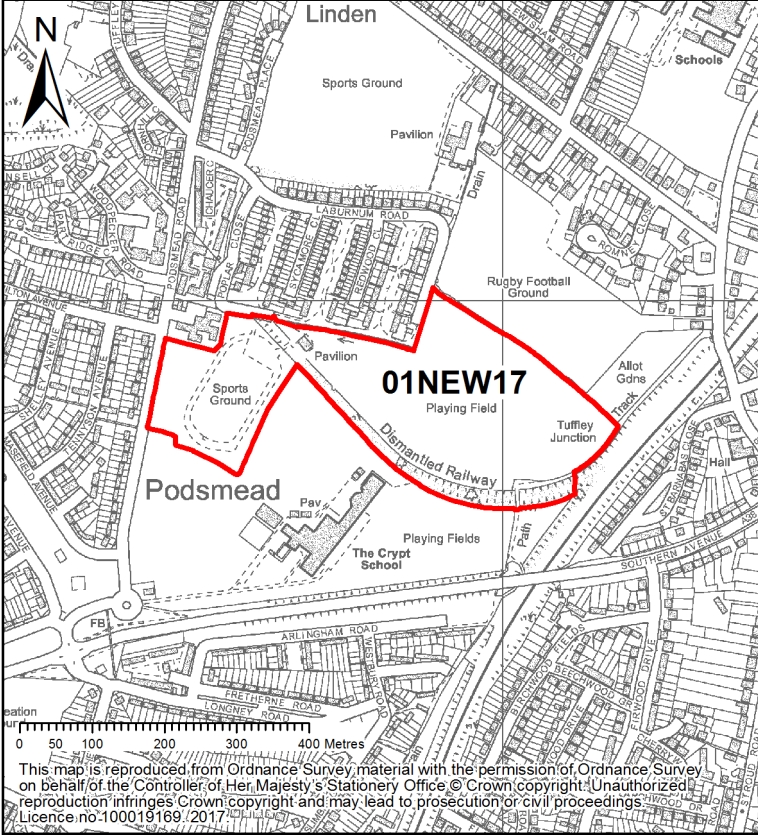
	Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
<b>Gross Site Area</b> 3.38 ha	<b>Dwelling Capacity (dph)</b> The site is in use and not available for residential.	<b>Capacity Derivation</b> The site is in use and not available for residential.	<b>Employment Potential</b> Site currently in use for large format retail sheds.	<b>2014 Update</b> Site in use for employment.
<b>2016 Update</b> Recent upgrades to environment of site and extant consent for a small coffee house within the car park fronting Eastern Avenue.	<b>2017 Update</b> No update.	<b>Further Notes</b>		

<b>Site Name</b> 67-69 London Road	<b>SALA Reference</b> ED044	<b>City Plan Reference</b> KW4 (2013) SA07 (2017)	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 100019169. 2017.</p>	
<b>Source of Site</b> Employment Land Availability Study	<b>Current Site Use and Character</b> Vacant offices. Residential to north, west and east, BBC Gloucestershire studios to the south.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is within FZ1, so low fluvial risk e.g. from the River Twyver which is the primary source of flood risk. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Site lies in London Road Conservation Area. Archaeological potential owing to proximity to Roman Road. For more details see the detailed Site Historic Environment Assessment (November 2016) which concludes that development would be allowed with mitigation. <u>Topography:</u> Relatively flat site, but slight slope running up to the south. <u>Wildlife/Biodiversity:</u> Attractive, mature trees located on periphery of site. <u>Green Infrastructure:</u> N/A <u>Contamination</u> Unknown, but unlikely that the site is contaminated.		
<b>Access to Services</b> Excellent access to London Road with its high frequency	<b>Highways Comments</b> Any application to be submitted with a Transport Statement.	<b>Suitable – Yes or No</b> Yes		

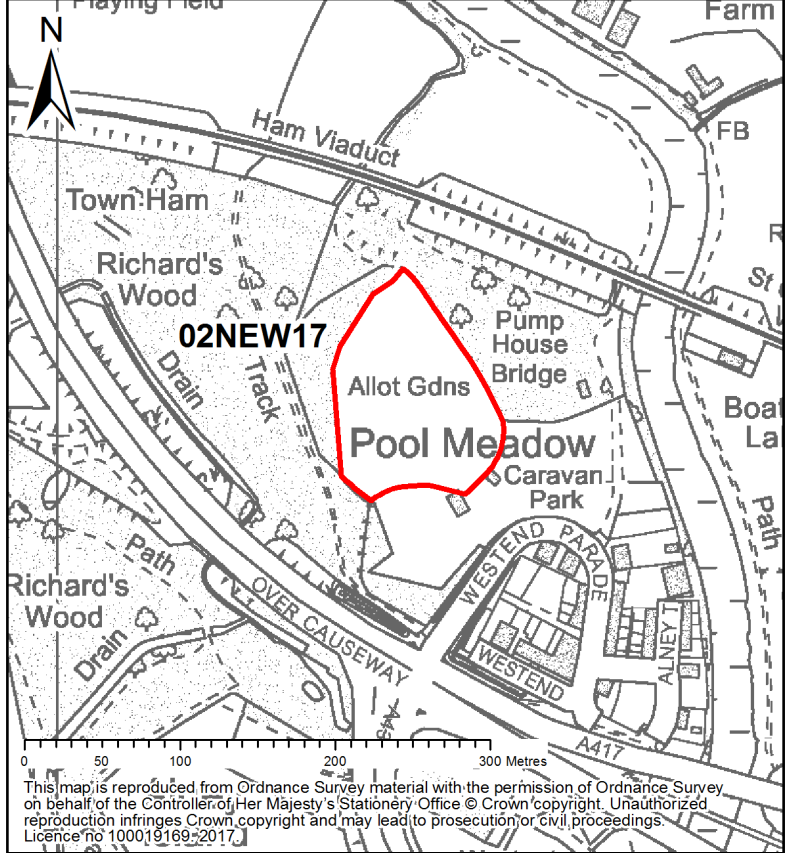
bus routes to Cheltenham. Excellent linkages to City Centre and in close proximity to bus and rail interchange in City Centre.	Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.			0-5
<b>Gross Site Area</b> 0.35 ha	<b>Dwelling Capacity (dph)</b> 30	<b>Capacity Derivation</b> @ 100 dph. This is in the context of the existing office building being a 5 storey block.	<b>Employment Potential</b> Yes, but site has been vacant for many years.	<b>2014 Update</b> Site being marketed for offices.
<b>2016 Update</b> No update.	<b>2017 Update</b> City Plan Allocation (2017) for 30 dwellings.	<b>Further Notes</b>		

<b>Site Name</b> 37-39 Worcester Street (Tanners Hall)	<b>SALA Reference</b> LAP2	<b>City Plan Reference</b> /		
<b>Source of Site</b> Lapsed site.	<b>Current Site Use and Character</b> Prominent vacant/derelict site adjacent to northern boundary of City Centre.  Surrounded by retail, inner relief road, car park and residential uses.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Part of the site is in FZ2. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Site includes Tanners Hall Scheduled Ancient Monument. . Site within Worcester Street Conservation Area. Unknown archaeological potential requires further investigation. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> There may be potential for bats on site. <u>Green Infrastructure:</u> N/A <u>Contamination</u> Survey may be required.		
<b>Access to Services</b> Excellent access to public transport interchanges, both the bus and railway station.  Services, facilities and employment all accessible within the City Centre.	<b>Highways Comments</b> Any application for redevelopment would have to demonstrate safe and suitable access and adequate parking.	<b>Suitable – Yes or No</b> Yes, some part of the site and development would be dependent on the effective protection of Tanners Hall and its setting.	<b>Employment Potential</b> Site could provide commercial  <b>2014 Update</b> /	
<b>Gross Site Area</b> 0.07 ha	<b>Dwelling Capacity (dph)</b> 14	<b>Capacity Derivation</b> Flats @ 200 dph		

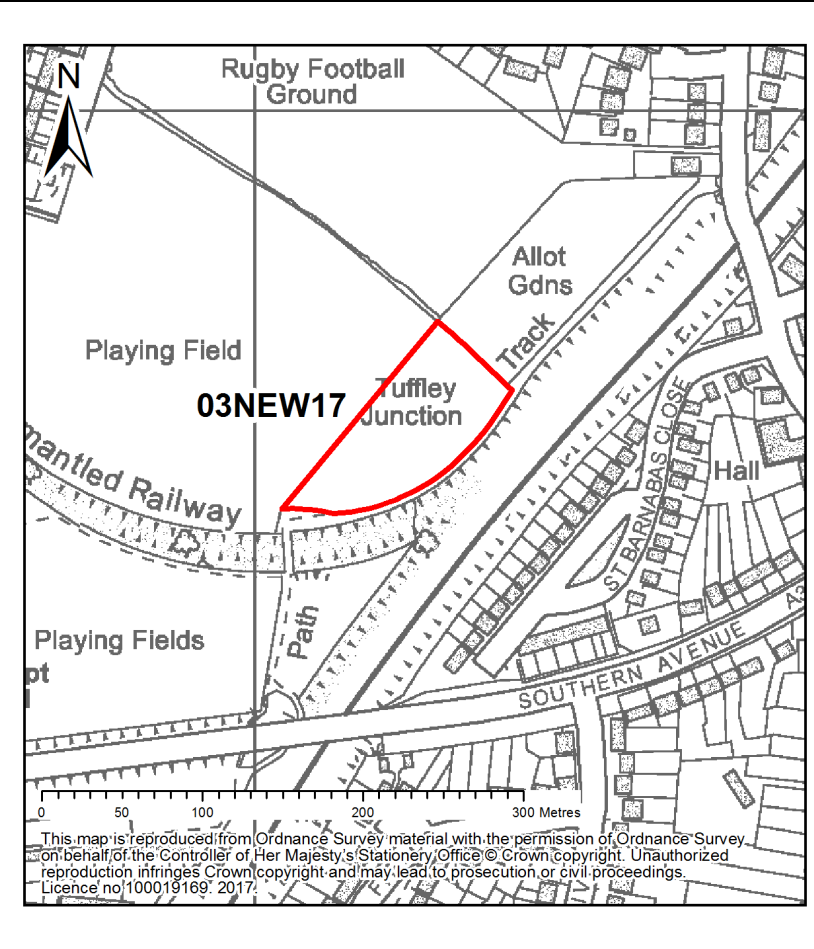
			uses on ground floor with flats over.	
<p><b>2016 Update</b> Former consented site which has capacity for residential development subject to heritage constraints.</p> <p>Possibility to assemble a larger site to deliver a bigger scheme however 2016 panel advise that viability will always be an issue at this site owing to the presence of the Scheduled Ancient Monument.</p> <p>Delivery of the 'Former Quicksave' site opposite may help raise values &amp; bring forward other regeneration schemes in this part of the City.</p> <p>The site lies within the Housing Zone.</p>	<p><b>2017 Update</b> No update on this site, but the 'Former Quicksave' site opposite is being built out.'</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Blackbridge Sports Hub	<b>SALA Reference</b> 01NEW17	<b>City Plan Reference</b> SA12 (2017)	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169/2017</p>	
<b>Source of Site</b> Officer found.	<b>Current Site Use and Character</b> Playing field site with an actively used running track. Other than this the site is underused and has been identified in the adopted Gloucester Playing Pitch Strategy and Artificial Grass Pitch Strategy as being a significant opportunity.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in in FZ1. Low risk of flooding from fluvial sources. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> There have been very few previous archaeological investigations in this area so the currently archaeological conditions are difficult to establish. Requirements for upfront information and mitigation would depend on the scale and impact of any proposals. <u>Topography:</u> Flat playing fields, no significant issues. <u>Wildlife/Biodiversity:</u> Assessment needed. <u>Green Infrastructure:</u> The proposed Sports Hub represents important Green Infrastructure for Gloucester. <u>Contamination</u> The site is unlikely to be contaminated.		
<b>Access to Services</b> Given its proposed use as a Sports Hub , it is highly accessible to potential users,	<b>Highways Comments</b> The site is well located in terms of the availability of sustainable transport modes. However, the	<b>Suitable – Yes or No</b> Yes, as a Sports Hub.		

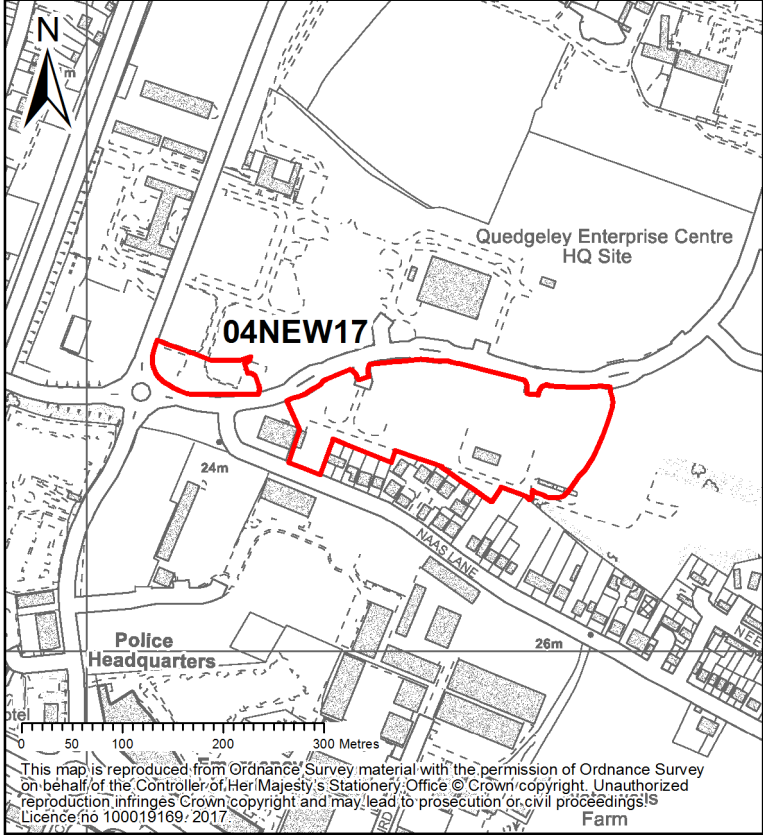
especially for residents in the south of the City.	existing accesses would need to be improved to accommodate an increase in traffic and to provide safe and suitable access as required by the NPPF. The level difference between Podsmead Road and the site would make constructing an adoptable street challenging. The ability of the existing street network off Podsmead road to accommodate additional traffic in terms of width, alignment and on-street parking demand may also be limited and the ability to make material changes within the existing highway corridor may be difficult.			
<b>Gross Site Area</b> 10.47 ha	<b>Dwelling Capacity (dph)</b> N/A	<b>Capacity Derivation</b> N/A	<b>Employment Potential</b> N/A	<b>2014 Update</b> New site to SALA.
<b>2016 Update</b> New site to SALA.	<b>2017 Update</b> City Plan Allocation (2017) as a Sports Hub serving the south of Gloucester.	<b>Further Notes</b>		

<b>Site Name</b> Former Town Ham Allotments	<b>SALA Reference</b> 02NEW17	<b>City Plan Reference</b> SA21 (2017)		
<b>Source of Site</b> Landowner	<b>Current Site Use and Character</b> Vacant site, adjacent to existing site for Gypsies, Travellers & Travelling Showpeople.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is on FZ2 and is surrounded by FZ3. Lack of safe access and egress during a flooding event is a concern. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Roman coins were found in this location in 1977, so there's some potential for further archaeological remains. Certainly a desk-based assessment needed. Currently unclear on the state of ground contamination and disturbance on the site. <u>Topography:</u> Complex, sloping site with potential stability issues. <u>Wildlife/Biodiversity:</u> Trees and vegetated areas on site and further surveys needed. <u>Green Infrastructure:</u> Along with Alney Island the site is designated as Public Open Space. <u>Contamination</u> Historic landfill site, potentially significant contamination issues. High pressure gas pipeline running through the site.	 <p data-bbox="1355 949 2107 1018">This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169-2017.</p>	
<b>Access to Services</b>	<b>Highways Comments</b>	<b>Suitable – Yes or No</b>	<b>Available (in 0-5 Years)</b>	<b>Achievable in Years: 0-5, 6-10,</b>

Well located to transport network and relatively close to services in the City Centre.	The existing access onto Westend Parade is very sub-standard due to its proximity to the signal controlled junction onto Over Causeway. Any intensification of use of this access would be resisted.	Yes (but pending further investigations on flood risk, ground stability and contamination).	0-5	<b>11-15, 16-20</b> 0-5
<b>Gross Site Area</b> 1.1 ha	<b>Dwelling Capacity (dph)</b> N/A – use for an extension to an existing site for Gypsies, Travellers & Travelling Showpeople.	<b>Capacity Derivation</b> N/A	<b>Employment Potential</b> No, especially given access constraints.	<b>2014 Update</b> New site to SALA.
<b>2016 Update</b> New site to SALA.	<b>2017 Update</b> City Plan Allocation (2017).	<b>Further Notes</b>		

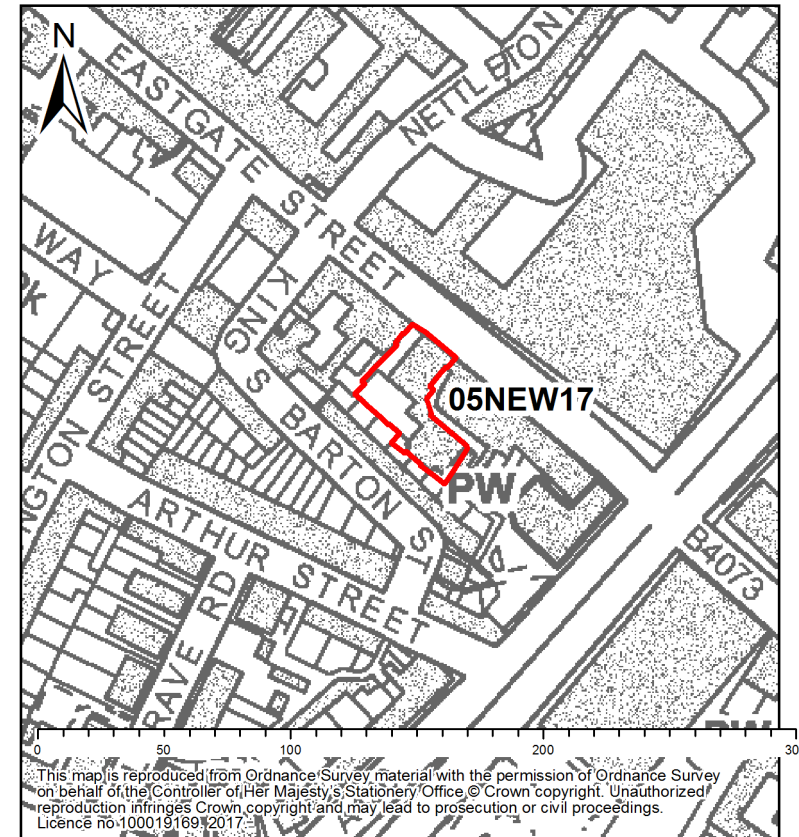
<b>Site Name</b> Land at Blackbridge	<b>SALA Reference</b> 03NEW17	<b>City Plan Reference</b> /		
<b>Source of Site</b> Submission by landowner.	<b>Current Site Use and Character</b> Vacant playing fields with residential uses and school nearby. Railway line to south.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. Low fluvial risk. <u>Landscape:</u> Not high value landscape. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Very few previous archeological investigations in this area so conditions are difficult to establish. Requirements for upfront information and mitigation would depend on the scale and impact of proposals. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Not a particularly biodiverse site, but further investigation needed. <u>Green Infrastructure:</u> This is an amenity green space. . <u>Contamination</u> N/A		
<b>Access to Services</b> Fair or potentially somewhat limited access to public transport, services, facilities and employment. Physical access to the site is constrained by railway to the South.	<b>Highways Comments</b> Vehicular access to the site will require careful consideration. Access to the site will have to be via application 14/01317/OUT.	<b>Suitable – Yes or No</b> Yes	<b>Employment Potential</b>	<b>2014 Update</b>
<b>Gross Site Area</b>	<b>Dwelling Capacity (dph)</b>	<b>Capacity Derivation</b>		

0.8 ha	30	Proposed by developer.	No	New site to SALA.
<b>2016 Update</b> New site to SALA.	<b>2017 Update</b> City Plan Allocation (2017)	<b>Further Notes</b>		

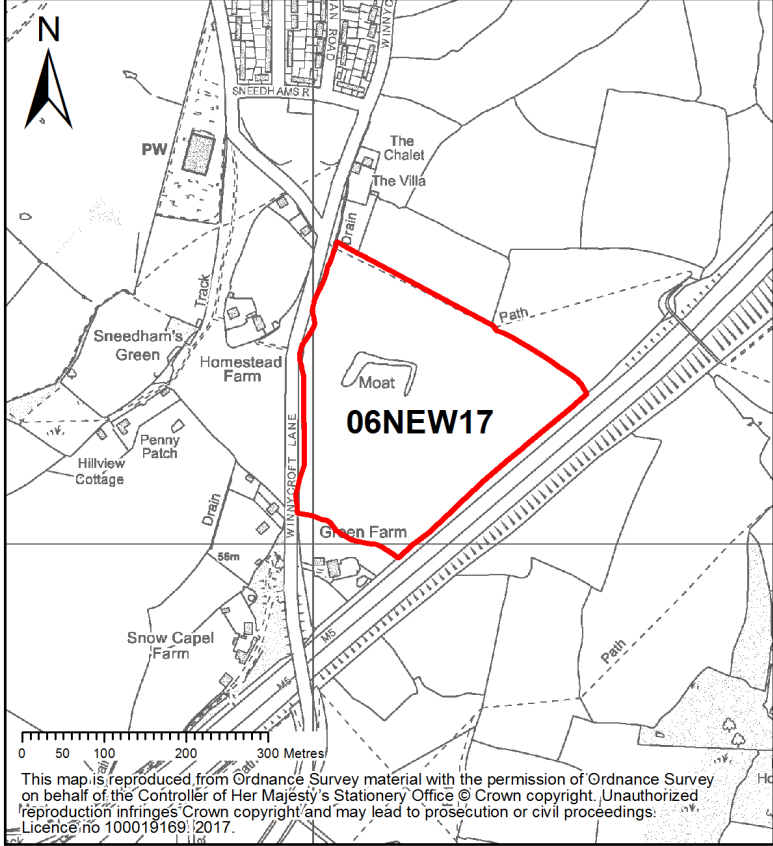
<b>Site Name</b> Land off Rudloe Drive	<b>SALA Reference</b> 04NEW17	<b>City Plan Reference</b> /		
<b>Source of Site</b> Submission by agent.	<b>Current Site Use and Character</b> Former RAF base. A vacant site in a rapidly developing area.. Employment land. Part of Kingsway Framework 5. Existing housing to the south and east. Proposed Employment to the north. Planning permission for B1 & B8 uses. Planning applications for health centre and public house on part of site.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> 100% of the site is in FZ1. Low risk of fluvial from fluvial sources. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> The majority of this site has been subject to archaeological evaluation and some limited excavation. Roman and Iron Age remains survive within parts of the site. Mitigation by excavation will be needed where those remains are impacted. Further evaluation required. <u>Topography:</u> Relatively flat site, topography not an issue. <u>Wildlife/Biodiversity:</u> Low biodiversity, but further assessment may be needed. <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Former RAF base. Some further investigation required.		
<b>Access to Services</b> Fair or potentially somewhat limited access to public transport, services and , facilities. Quedgeley District Centre and Kingsway Local	<b>Highways Comments</b> The site already has the benefit of an extant outline planning permission and all the necessary mitigation has been secured through planning	<b>Suitable – Yes or No</b> Suitable for employment.		

Centre are accessible. Good access to certain types of employment e.g. at Waterwells Business Park and Kingsway Framework 5.	conditions and obligations.			
<b>Gross Site Area</b> Total: 3.37 ha Residential: 2.06 ha	<b>Dwelling Capacity (dph)</b> Up to 100 dwellings.	<b>Capacity Derivation</b> Submitted.	<b>Employment Potential</b> Yes, site allocated for employment and outline planning permission for B1 and B8 uses (13/00585/OUT).	<b>2014 Update</b> New site to SALA.
<b>2016 Update</b> New site to SALA.	<b>2017 Update</b> No further comments at 2017 Panel.	<b>Further Notes</b>		

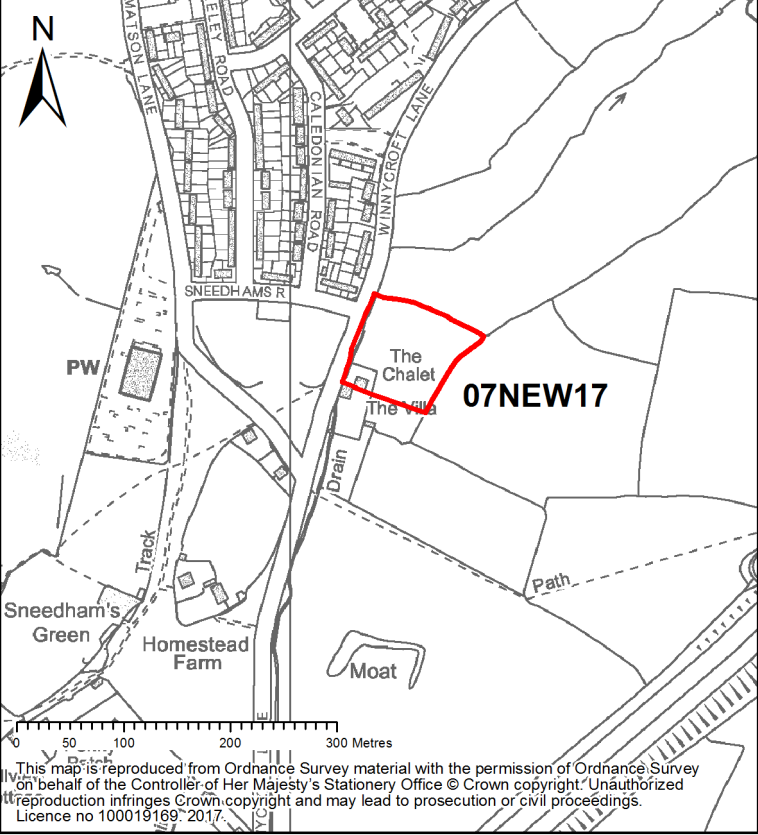
<b>Site Name</b> Land off Eastgate Street	<b>SALA Reference</b> 05NEW17	<b>City Plan Reference</b> /
<b>Source of Site</b> Submitted.	<b>Current Site Use and Character</b> Lower Eastgate street, single storey businesses.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Part of the site is in FZ2. Needs further assessment. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Within Eastgate & St Michaels Conservation Areas. Numerous listed buildings in proximity and setting issues. The route of the Roman road known as the 'Portway' extends through the northern part of the site. Evidence of archaeological remains. Possible that settlement and burial activity of Roman date extend through the site. Any development to be supported by a desk based evaluation and potentially a trial trench. Will require a full SALA Heritage Assessment. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> N/A <u>Green Infrastructure:</u> N/A <u>Contamination:</u> Unlikely that the site is contaminated but further investigation may be required.



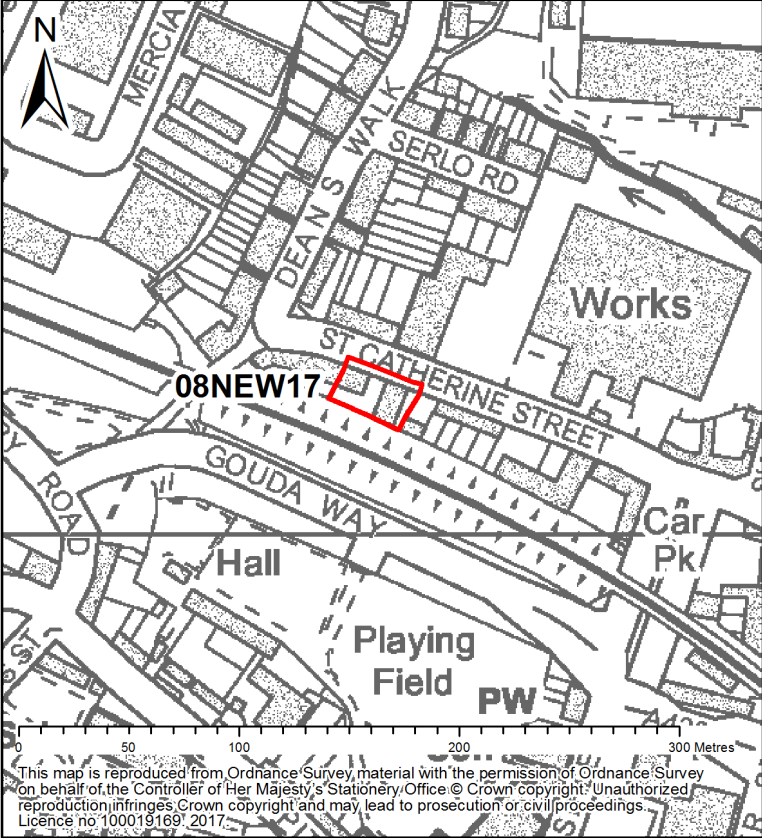
<p><b>Access to Services</b> Very good access to services and facilities in the City Centre.</p>	<p><b>Highways Comments</b> The site is well located in terms of the availability of sustainable transport nodes. There is existing congestion at peak times on the Inner Relief Road (Bruton Way) and any severe impacts caused by development in this location will need to be mitigated through cost effective improvements. Access along Eastgate Street is restricted during the weekend for certain times and if car parking were included in development proposals, how unrestricted access to this facility can be secured would need to be considered.</p>	<p><b>Suitable – Yes or No</b> Yes</p>	<p><b>Available (in 0-5 Years)</b> No</p>	<p><b>Achievable in Years: 0-5, 6-10, 11-15, 16-20</b> 6-10</p>
<p><b>Gross Site Area</b> 0.13 ha</p>	<p><b>Dwelling Capacity (dph)</b> 15</p>	<p><b>Capacity Derivation</b> Flats above shops @ a high density of about 150 dph.</p>	<p><b>Employment Potential</b> Yes, existing uses are retail.</p>	<p><b>2014 Update</b> New site to SALA.</p>
<p><b>2016 Update</b> New site to SALA.</p>	<p><b>2017 Update</b> No further comments at 2017 Panel.</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Land East of Winnycroft Lane	<b>SALA Reference</b> 06NEW17	<b>City Plan Reference</b> /					
<b>Source of Site</b> Submitted.	<b>Current Site Use and Character</b> Open agricultural land with Scheduled Ancient Monument in centre.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of site is in FZ1, but the moat SAM is a water body. <u>Landscape:</u> Medium sensitivity. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> The site contains a scheduled monument (the medieval moated site at Sneedham's Green). The site is also adjacent to a known Roman settlement. Any application should be supported by a desk-based assessment, trial trench evaluation and geophysical survey. Development options are likely to be limited by heritage assets. Historic England should be consulted with regard to any application. Will require a full SALA Heritage Assessment. <u>Topography:</u> Relatively flat site, slope not really a constraint. <u>Wildlife/Biodiversity:</u> Not high biodiversity, but further assessment needed. <u>Green Infrastructure:</u> Open grassland. <u>Contamination:</u> N/A			<b>Access to Services</b> Submitted SALA forms suggest	<b>Highways Comments</b> Ensuring that the opportunities	<b>Suitable – Yes or No</b> No. Likely that the site will not be

<p>that there are a good range of facilities within 2 km of the site, but this does not really constitute 'good access'. It is noted that the situation could improve with the large scale development of housing and facilities to the north (14/01470/OUT and 14/01063/OUT).</p>	<p>for sustainable transport modes are taken up may be challenging given the relative remoteness of the site from the existing urban form and public transport routes. The impact of development traffic on the Painswick Road and Stroud Junction would need to be assessed. The need for an improved scheme at the Painswick Road junction has already been identified in respect of other sites along Winneycroft Lane.</p>	<p>suitable due to a significant heritage constraint. But this will be determined (for SALA purposes) through a Site Historic Environment Assessment.</p>		<p>6-10 or 11-15</p>
<p><b>Gross Site Area</b> 7.9 ha</p>	<p><b>Dwelling Capacity (dph)</b> Not known due to significant heritage constraint.</p>	<p><b>Capacity Derivation</b> Not known.</p>	<p><b>Employment Potential</b> No, unlikely to be suitable.</p>	<p><b>2014 Update</b> New site to SALA.</p>
<p><b>2016 Update</b> New site to SALA.</p>	<p><b>2017 Update</b> Discussion at the SALA 2017 Panel with regard to the availability of land to the north as a link between this site and the permitted sites coming forward (14/01470/OUT and 14/01063/OUT).</p>	<p><b>Further Notes</b></p>		

<b>Site Name</b> Land East of Sneedhams Road	<b>SALA Reference</b> 07NEW17	<b>City Plan Reference</b> /		
<b>Source of Site</b> Submitted.	<b>Current Site Use and Character</b> Agricultural land.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> All of site is in FZ1. <u>Landscape:</u> Medium sensitivity. <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> This site is close to the scheduled monument (the medieval moated site at Sneedham's Green). The site is also in proximity to a known Roman settlement. Further investigations are warranted and would require a full SALA Heritage Assessment. <u>Topography:</u> Relatively flat site, slope not really a constraint. <u>Wildlife/Biodiversity:</u> Pasture land. Not high biodiversity, but further assessment needed. <u>Green Infrastructure:</u> Open pasture land. <u>Contamination</u> N/A		
<b>Access to Services</b> Somewhat limited access to public transport, services and facilities at this point in time. However no worse than the current situation for residents in the southern most part of Matson between lower Matson	<b>Highways Comments</b> Ensuring that the opportunities for sustainable transport modes are taken up may be challenging given the relative remoteness of the site from public transport routes. The impact of development traffic on	<b>Suitable – Yes or No</b> Yes	<b>Available in Years: 0-5, 6-10, 11-15, 16-20</b> 0-5 or 6-10	

Lane and Winneycroft Lane. The situation could improve with the large scale development of housing and facilities to the north (14/01470/OUT and 14/01063/OUT).	the Painswick Road and Stroud Junction would need to be assessed. The need for an improved scheme at the Painswick Road junction has already been identified in respect of other sites along Winneycroft Lane.			
<b>Gross Site Area</b> 0.86 ha	<b>Dwelling Capacity (dph)</b> 28	<b>Capacity Derivation</b> @ 40 dph	<b>Employment Potential</b> No	<b>2014 Update</b> New site to SALA.
<b>2016 Update</b> New site to SALA.	<b>2017 Update</b> Final site area submitted post January panel.	<b>Further Notes</b>		

<b>Site Name</b> 43-49 & 51-53 St Catherine Street	<b>SALA Reference</b> 08NEW17	<b>City Plan Reference</b> /		
<b>Source of Site</b> Submitted.	<b>Current Site Use and Character</b> No. 53 and vacant land, former yards, gardens.	<b>Major Constraints – as per agreed Methodology</b> <u>Flood Risk:</u> Vulnerable site, all of it in FZ2 and parts in FZ3. <u>Landscape:</u> N/A <u>Cordon Sanitaire:</u> N/A <u>Historic Environment &amp; Archaeology:</u> Built heritage assessment required. The building at 53 should be retained and converted. Previous investigations have shown the site contains medieval and roman settlement activity. Further evaluation necessary. <u>Topography:</u> N/A <u>Wildlife/Biodiversity:</u> Parts of the site are now very overgrown and there may be the potential for bats roosts and other wildlife. Assessment needed. <u>Green Infrastructure:</u> N/A <u>Contamination</u> Contamination is unlikely but depends on previous uses which would need to be determined.		
<b>Access to Services</b> Very good access to services and facilities in the City Centre.	<b>Highways Comments</b> No particular concerns from Highways Authority.	<b>Suitable – Yes or No</b> Yes (if building was adapted to successfully mitigate flood events).		

<b>Gross Site Area</b> 0.077 ha	<b>Dwelling Capacity (dph)</b> 10	<b>Capacity Derivation</b> @ over 100 dph.	<b>Employment Potential</b> Yes, small scale and non-polluting.	<b>2014 Update</b> New site to SALA.
<b>2016 Update</b> New Site to SALA.	<b>2017 Update</b> No comments offered at 2017 panel.	<b>Further Notes</b>		

**Appendix 4: Timeframe/Trajectory for Suitable, Deliverable and Developable Housing / Employment Sites**

Sl. No.	Site Name	Year 0-5	Year 6-15
1.	Thomas Rich's Car Park, Hampden Way		15
2.	Greater Blackfriars	350	
3.	Railway Sidings, Great Western Road	100	
4.	Southern Railway Triangle		Suitable for employment use.
5.	Land between Canal & Bristol Road	Employment land, suitable for employment use, but could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected. Further work will be undertaken through City Plan.	
6.	Land at Leven Close	20	
7.	Long stay car park, Railway Station	40	
8.	Land east of Waterwells Business Park	260	
9.	Secunda Way Industrial Estate	Suitable for employment use.	
10.	Land south junction between Eastern Ave and Barnwood Road		23
11.	GWRSA Social Club		20
12.	Helipebs, Sisson Road	60	
13.	Land at The Wheatridge	50	
14.	Car park at Tuffley Library		7
15.	Land at Clearwater Drive	30	
16.	Bohanam House & adjoining Community Centre, Barnwood Road		15
17.	Land south Ski Centre	Not suitable.	
18.	Manor Gardens, Barnwood	20	
19.	Rear of former Cattle Market	60	
20.	Hare Lane Car Park		12
21.	Land at Snow Capel farm	Not suitable.	
22.	Griggs Timber, Bristol Road		Suitable for employment use.
23.	The Knoll, Stroud Road	Not suitable.	
24.	Former Selwyn School Site	Not suitable.	
25.	Land Woods Orchard, Tuffley	Not suitable.	
26.	Allstone Site, Myers Road (incorporating what was Horton Road Sidings)	250	
27.	277-279 Bristol Road	Not suitable.	
28.	Warehouse, Great Weston Road	Suitable for employment use.	
29.	Gospel Hall, Matson Lane	Not suitable.	
30.	Wessex House, Great Western Road	20	
31.	Former Civil Service Sports Club, Estcourt Road	20	

32.	Land at Rea Lane	35	
33.	Gloucester Mail Centre, Eastern Avenue	Suitable for employment use.	
34.	30 St Catherine Street	5	
35.	9-11 St Catherine Street	6	
36.	GALA Club, Fairmile Gardens	Not available.	
37.	Southgate Moorings and Car Park	40	
38.	Colwell Arts Centre, Derby Road		30
39.	Rear of Smith & Choyce, Upton Street		Suitable for employment use.
40.	104 Northgate Street	20	
41.	Kemble Close		8
42.	St James Close	8	
43.	Mead Road	8	
44.	Former Redcliffe College, Horton Road	Not suitable.	
45.	Land adj. Eastgate Shopping Centre & City Council Indoor Market	Suitable for retail use.	
46.	Former Lansons, 12-16 Quay Street	45	
47.	Cathedral Coaches, 18 Quay Street	25	
48.	Industrial Units, Alvin Street		20
49.	Peel Centre & Madleaze Industrial Estate	Employment land, suitable for employment use, but could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected. Further work will be undertaken through City Plan.	
50.	Gloucester Retail Park		Suitable for employment / retail use.
51.	67-69 London Road	30	
52.	37-39 Worcester Street (Tanners Hall)		14
53.	Blackbridge Sports Hub	Suitable as a sports hub.	
54.	Former Town Ham Allotments	Suitable as an extension site for Travelling Showpeople.	
55.	Land at Blackbridge	30	
56.	Land off Rudloe Drive	Suitable for employment use.	
57.	Land off Eastgate Street		15
58.	Land East of Winnycroft Lane	Likely that the site will not be suitable due to a significant heritage constraint. But this will be determined (for SALA purposes) through a Site Historic Environment Assessment.	
59.	Land East of Sneedhams Road	28	
60.	43-49 and 51-53 St Catherine Street	10	

**Appendix 5: Attendees at SALA Site Assessment Panel / 25<sup>th</sup> January 2017 / Cheltenham Borough Council Offices**

<b>Name</b>	<b>Organisation</b>	<b>Gloucester Session</b>	<b>Tewkesbury Session</b>	<b>Cheltenham Session</b>
Scott Winnard	Bruton Knowles	✓	✓	✓
Richard Brogden	Bruton Knowles	✓	✓	✓
Cameron Astin-Fell	RPS Planning and Development	✓	✓	✓
Jamie Lewis	Hunter Page	✓	✓	✓
Sarah Hamilton-Foyn	Pegasus on behalf of Robert Hitchins	✓	✓	✓
Mark Thorne	St Modwens Properties Plc.	✓	✓	✓
Julie Morgan	Miller Homes Ltd	✓	✓	✓
Paresh Laxham	Rooftop Housing Group	✓	✓	✓
Peter Wynn	Homes & Communities Agency	✓	✓	✓
Polly Schreuder	Ash & Co	✓	✓	✓
David Jones	Evans Jones	✓	✓	✓
Simon McKeag	Ash & Co	✓	✓	✓
Mark Boyce	Gloucester Chamber of Commerce	✓	✓	✓
Angela Presdee	Gloucestershire County Council	✓	✓	✓
Caroline Sutcliff	Cheltenham Borough Council			✓
Erin Davies	Tewkesbury Borough Council	✓	✓	✓
Simon Firkins	SF Planning	✓	✓	✓
Robert Duncan	Cheltenham Chamber of Commerce	✓	✓	✓