



**Strategic Housing Land Availability
Assessment 2011**

December 2011

Contents

EXECUTIVE SUMMARY

SECTION 1: Introduction and methodology

SECTION 2: Assessment process

SECTION 3: Assessment summary tables

- Part 3A: Sites within the administrative area of Gloucester
- Part 3B: JCS strategic, officer identified sites
- Part 3C: Housing trajectory for Gloucester

SECTION 4: Gypsy, traveller and travelling showpeople submission sites

SECTION 5: Next steps

Tables

Table 1: Summary of Environment Agency and English Heritage standing advice

Table 2: Summary of annual windfall completions from 2007/08

Table 3: GCC SHLAA site overview

Table 4: GCC SHLAA site assessment summaries

Table 5: GCC SHLAA site conclusions

Table 6: JCS Peripheral SHLAA site assessment summaries

Table 7: JCS Peripheral SHLAA site conclusions

Table 8: Gypsy, traveller and travelling showpeople site assessment summaries

Table 9: Gypsy, traveller and travelling showpeople site conclusions

Appendices

Appendix 1: Full Environment Agency and English Heritage standing advice

Appendix 2: SHLAA site proforma

Appendix 3: Gloucestershire County Accession Model

Appendix 4: GCC SHLAA site assessment proforma

Appendix 5: GCC SHLAA site location plans

Appendix 6: JCS Peripheral SHLAA site assessment proforma

Appendix 7: JCS Peripheral SHLAA site location plans

Appendix 8: Gypsy, traveller and travelling showpeople SHLAA site assessment proforma

Appendix 9: Gypsy, traveller and travelling showpeople SHLAA site location plan

Important Notice Disclaimer

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

- The identification of potential housing sites, buildings or areas within the SHLAA does not imply that the Council would necessarily grant planning permission for residential development. All planning applications will continue to be assessed against the appropriate development plan and material planning considerations.
- The inclusion of potential housing sites, buildings or areas within the study does not preclude them from being developed for other purposes.
- The boundaries of the sites, buildings and areas are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- The exclusion of sites, buildings or areas from the study does not preclude the possibility of planning permission for residential development being granted on them. Sites will continue to come forward, that will be suitable for residential development, that have not been identified in the SHLAA.
- The categorisation of sites in terms of when they may come forward is based on Planning Officers views held at the time of the study, informed by research as set out in the report. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.
- The information that accompanies the SHLAA is based on data available at the time of the study and there may be some omissions and/or factual inaccuracies. The Council does not accept liability for these omissions and/or additional information made available since the time of the survey. Users of the study must appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that **planning applications will continue to be treated on their own merits** at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the SHLAA.
- The capacity of each site has been identified in the first instance by using existing information. Where information on site capacity does not exist, an estimate based on the density multiplier calculation, or an urban design approach has been used. In arriving at these densities, officers have taken into account location and other factors such as local character. However, the capacities identified do not preclude densities being changed on sites, subject to details. The density and design of sites would need to be assessed through the normal planning process when submitting a planning application.

- The study is based on information compiled as at 1st April 2011. The findings of the SHLAA represent a 'snapshot' of information held at the time of the study. Therefore, information held on the database will be subject to change over time. For example, sites that have been identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to use the SHLAA as a live document that will be continuously updated with a comprehensive overall update each year.
- Simply because a site has been brought forward for assessment within the SHLAA does not mean it is suitable for housing. The Council has a responsibility to consider **all** sites submitted during the 'call for sites' process.

EXECUTIVE SUMMARY

This is the third Strategic Housing Land Availability Assessment (SHLAA) for Gloucester. All previous studies are available to download from the City Council's website and has established a robust methodology for identifying the capacity of the City. It is a study of sites that are considered to be deliverable/developable for residential use over the next 15 years and beyond.

The SHLAA has been prepared in accordance with Planning Policy Statement 3 'Housing' and the associated practice guide published by the Government in July 2007.

In response to the announcement by the Government in July 2009 to revoke regional strategies through the Localism Bill, the Joint Core Strategy (JCS) will now provide the strategic planning context for the local authority areas of Gloucester City, Cheltenham and Tewkesbury Borough.

For this reason the role of SHLAA has been expanded and will form an important part of the evidence base for assessing potential broad locations for peripheral development around the main urban settlements of Gloucester, Cheltenham and Tewkesbury. The 2011 assessment therefore includes the identification of all sites on the peripheries of these locations.

As in previous years, an annual 'call for sites' has been undertaken, whereby landowners and developers are invited to submit for assessments sites that could have potential for housing development. The 'call for sites' ran between April 2010 and March 2011 and resulted in the submission of one additional site for assessment in Gloucester City.

In addition, a specific 'call for sites' has been undertaken for sites that could be suitable for residential accommodation for gypsies, travellers or travelling showpeople.

This Strategic Housing Land Availability Assessment (SHLAA) has been split into 5 main sections. Sections 1 and 2 provides an introduction and overview of the SHLAA methodology and assessment process. Section 3 sets out an overview of the assessment of all SHLAA sites located within the administrative area of Gloucester City, as well as those located on the periphery of the City in neighbouring authorities, which are being tested through the Joint Core Strategy (JCS) broad locations work. Finally, section 4 sets out an overview of the assessment of all sites submitted to the JCS authorities for consideration to provide accommodation for gypsies, travellers and travelling showpeople.

The assessment is not subject to a statutory period of public consultation however, this is the third SHLAA publication and has been influenced by comments received following the publication of previous versions. Comments can be submitted to the Council and will be considered as part of the annual review to this document.

Given the expected revocation of the Regional Spatial Strategy for the South West, the Joint Core Strategy upon adoption will provide the strategic housing requirement for the City for the period 2011 to 2031. At present this has been published for consultation with a requirement for Gloucester of 6,500 new dwellings for the plan period.

This is based upon the most recent evidence¹ on the capacity of the City to deliver new homes and equates to a requirement to deliver 325 dwellings per annum. Based upon this evidence the Council has adopted an interim working annual requirement of 325 dwellings per annum as it is advised to do until a development plan is adopted and in place.

This requires a 5 year supply of 1,625 dwellings to be maintained. If the National Planning Policy Framework proposal for an additional 20% to be taken into consideration this requirement would be 1,950 over 5 years.

The Council currently has a committed supply of 4,324 dwellings equating to a supply of 13 years based upon its working target of 325 dwellings per annum. The Council within its Strategic Housing Land Availability Assessment (SHLAA) has, however, undertaken a sensitivity analysis of its housing supply situation which considers the density assumptions for its committed supply including an assessment of the likelihood of flatted schemes coming forward as proposed. This has been undertaken with input from the Gloucester Heritage Urban Regeneration Company and other industry professionals as part of the Council's SHLAA process. This has reduced the potential supply of dwellings indicatively to 3,684 new homes. Against this forward supply the Council can demonstrate a 5 year supply situation with 11 years worth of supply.

The Council can therefore demonstrate a 5 year supply against its current working housing requirement. It can also demonstrate a 20% additional supply requirement should this be maintained within the National Planning Policy Framework. This will be reviewed as the Joint Core Strategy progresses to adoption and revised accordingly.

SECTION 1: INTRODUCTION AND METHODOLOGY

What is the Strategic Housing Land Availability Assessment?

In 2006 the Department for Communities and Local Government (DCLG) published Planning Policy Statement 3 (PPS3): Housing, which introduced the requirement for local authorities to undertake an annual SHLAA. This requirement has been carried forward in the draft National Planning Policy Framework (DCLG, July 2011). The SHLAA is an important part of the evidence base to support the delivery of sufficient land for housing.

PPS3 required local authorities to produce a SHLAA for their housing market area which should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were broad into development;
- Assess land availability by identifying buildings or areas of land that have development potential for housing (both previously developed land and greenfield land), including within mixed-use development;
- Assess the potential level of housing that can be provided on identified land;
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
- Identify constraints that might make a site unsuitable for development;
- Identify what action could be taken to overcome constraints on particular sites.

PPS3 and the draft National Planning Policy Framework (NPPF) require local authorities to identify sufficient specific **deliverable** sites to deliver housing in the first five years from the adoption of the Core Strategy. In addition to the five year supply, local authorities should identify in their Core Strategy a further supply of specific, **developable** sites for years 6 – 10 and where possible, years 11 – 15. This should draw on information from the SHLAA to demonstrate there is sufficient land to meet housing requirements.

The local authorities of Gloucester City, Cheltenham Borough and Tewkesbury Borough are preparing a Joint Core Strategy. This will form part of the statutory development plan for each local authority and will set out the strategic planning framework for the authorities from 2011 to 2031. The SHLAA will form an important part of the evidence base for housing delivery and each authority is therefore preparing a SHLAA to a common methodology.

It is important that the role and purpose of SHLAA is understood. It does not make policy or make allocations; its purpose is to provide background evidence on the **potential** availability of evidence of land in Gloucester for housing based upon the methodology set out by DCLG.

It is an important evidence base for plan making but **does not** determine whether a site should be allocated for development. The development plan will consider a range of policy approaches to deliver Gloucester's housing requirements.

The SHLAA provides a snapshot in time and is reviewed annually.

Housing requirements

Planning Policy Statement 3 (PPS3) requires that Local Planning Authorities, from 1st April 2007, assess and demonstrate the extent to which existing plans fulfil the requirement and maintain a 5 year supply of deliverable land for housing. For further information on PPS3, please visit www.communities.gov.uk.

Furthermore, this requirement is carried forward in the draft National Planning Policy Framework (NPPF), which introduces the requirement for an additional requirement for local authorities to identify a further 20% of specific, deliverable sites to ensure choice and competition in the market for land.

The coalition Government announced its intentions in May 2010 to abolish Regional Spatial Strategies (RSS) through the Localism Bill and to make Local Planning Authorities responsible for establishing the right of local housing provision in their area. The Secretary of State advised that local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during their development plan examination process.

Following the announcements made regarding the RSS, the Joint Core Strategy (JCS) authorities have reacted positively and are continuing to progress with the JCS and working on the evidence base. In considering the development requirements for the Gloucester, Cheltenham and Tewkesbury JCS, the three authorities have chosen to review their requirements locally, the results of which will inform the emerging JCS.

The Joint Core Strategy upon adoption will provide the strategic housing requirement for the City for the period 2011 to 2031. At present this has been published for consultation with a requirement for Gloucester of 6,500 new dwellings for the plan period.

This is based upon the most recent evidence as contained in this SHLAA on the capacity of the City to deliver new homes and equates to a requirement to deliver 325 dwellings per annum. Based upon this evidence the Council has adopted an interim working annual requirement of 325 dwellings per annum as it is advised to do until a development plan is adopted and in place.

This requires a 5 year supply of 1,625 dwellings to be maintained. If the National Planning Policy Framework proposal for an additional 20% to be taken into consideration this requirement would be 1,950 over 5 years.

Methodology

This and all previous SHLAAs have been produced in accordance with the Practice Guide for Strategic Housing Land Availability Assessment (SHLAA), published by the Department for Communities and Local Government in July 2007.

In response to the announcement by the Government in July 2009 to revoke regional strategies through the Localism Bill, the Joint Core Strategy (JCS) will now provide the strategic planning context for the local authority areas of Gloucester City, Cheltenham and Tewkesbury Borough.

For this reason the role of SHLAA has been expanded and will form an important part of the evidence for assessing potential broad locations for peripheral development around the main urban settlements of Gloucester, Cheltenham and Tewkesbury. The 2011 assessment therefore includes the identification of all sites on the peripheries of these locations.

As in previous years, an annual 'call for sites' has been undertaken, whereby landowners and developers are invited to submit for assessments sites that could have potential for housing development. The 'call for sites' ran between April 2010 and March 2011 and resulted in the submission of one additional site for assessment in Gloucester City.

In addition, a specific 'call for sites' has been undertaken for sites that could be suitable for residential accommodation for gypsies, travellers or travelling showpeople.

Simply because a site has been brought forward for assessment within the SHLAA does not mean it is suitable for housing. The Council has a responsibility to consider all sites submitted during the 'call for sites' process.

The emerging development plan for Gloucester comprises the JCS and the Gloucester City Plan. Together these will establish the framework for development in the City. On the basis that both of these are in the early stages of preparation, the suitability of sites, in the majority of cases, has been assessed from a policy neutral perspective, so as not to narrow down the scope of the assessment. This means that existing planning policy has not been used to inform the assessment of suitability, but has instead focussed on the existence of physical constraint and evidence.

There are however, policy restrictions that are currently evolving through both JCS and the City Plan, that form part of the emerging policy framework for the authority, supported by evidence, against which sites are now considered. In this context, it is appropriate to consider the suitability of sites against the emerging policy framework. This ensures that the trajectory set out in the SHLAA provides a realistic programme of delivery.

The methodology for SHLAA follows the requirements of the Practice Guide to ensure a robust and transparent assessment that meets the tests of soundness of PPS12: Local Development Frameworks. As stated in the guidance, when SHLAAs are undertaken in accordance with the methodology the authority should not need to justify the methodology used in preparing its assessment, including at independent examination.

SECTION 2: ASSESSMENT PROCESS

Stage 1 – Planning the Assessment

Identifying the geographical area

Gloucestershire's Strategic Housing Market Assessment (SHMA) identifies a housing market area covering the county, but focussed around the main urban settlements of Gloucester and Cheltenham. For the purposes of demonstrating housing delivery it has been appropriate to conduct SHLAAs on a local authority basis.

Establishing the process with partners

The Council has established links with partners (including district authorities, the Environment Agency, English Heritage, developers and agents) to inform SHLAA. In terms of the input into the methodology, partners were consulted on a draft methodology and again in June 2008 on a revised methodology, following the publication of the Practice Guide.

A SHLAA Panel has also been established to assess sites through a Panel session. The Panel consists of developers, agents, planning and property consultants, Registered Social Landlords (RSLs) and local authority Housing Enabling Officers. The SHLAA Panel has been engaged in the assessment of the deliverability and developability of SHLAA sites and subsequent housing trajectory planning. This will be the third year that the Panel has been used to inform SHLAA.

A 'call for sites' is undertaken on a rolling annual basis, between April and March of the following year. During this time, landowners, developers and agents are invited to submit sites for assessment through SHLAA. This consultation is not restricted to these groups and all information is made available via the Council's website and all sites submitted are assessed.

In addition, a specific, targeted 'call for sites' was undertaken between September and November 2010 in relation to sites for gypsies, travellers and travelling showpeople. Moving forward, this will be aligned with the process set out above, i.e. a rolling annual 'call for sites' between April and March of the following year.

Stage 2 – Determining which sources of sites will be included in the assessment

The Practice Guidance allows for the exclusion of particular types of land from the assessment, but also states that the scope of the SHLAA should not be narrowed down by existing policies designed to constrain development, unless fully justified and agreed by partners. Given the stage at which development preparation is at and the new strategic role of the Joint Core Strategy, no areas have been excluded from the assessment.

Advice has been sought from the Environment Agency and English Heritage and the standing advice provided is in Table 1 summarised below. Full copies of both responses are provided at Appendix 1.

Environment Agency	Constraints do not cover flood risk, these issues will be assessed in the Strategic Flood Risk Assessment (SFRA) and will be a consideration for any allocation. Flood Zone 3B 'functional floodplain' is defined in Planning Policy Statement 25 as 'land where water has to flow or stored in times of
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	<p>flood'. This may be identified as having a 1 in 20 year probability of flooding. More vulnerable use developments, such as housing, should not be permitted in this zone.</p> <p>In Flood Zones 2 and 3A, and providing the proposed development passes the sequential test and the impact test and by adopting appropriate mitigation measures, constraints could be overcome.</p>
English Heritage	<p>All designated historic assets should be considered together with non designated features of local historic and/or architectural interest and value since these can make an important contribution to creating a sense of place and local identity. This covers buildings and other structures and features, archaeological remains, historic open spaces and the historic character.</p> <p>Key features will include: significant known and likely archaeology including Scheduled Monuments; Historic Parks and Gardens; Conservation Areas; Listed Buildings; World Heritage Sites, rural landscapes and urban townscapes.</p>

Table 1: Summary of Environment Agency and English Heritage standing advice to SHLAA

Sources of sites with potential for housing

The Practice Guide sets out a number of different types of sites that should be assessed through SHLAA for their potential for housing:

- Sites allocated for housing and in site development briefs;
- Sites allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Sites currently in the planning process that have planning permission (outline or full) but are unimplemented and sites that are under construction;
- Sites not currently in the planning process, such as vacant/derelict land and buildings, surplus public sector land, car parks and urban extensions.

Further information in relation to sites that have been identified for assessment through SHLAA is set out in Section 3 of this report.

Stage 3 – Desktop review of existing information

To inform the assessment of sites a desk-top review of information has been undertaken. Information in relation to those sites with planning permission and those under construction have been informed by the annual housing and employment monitoring reports. Monitoring information has also been used to understand and inform development progress and likely build out rates.

Planning application refusals within the last two years have been identified for any substantial residential developments but have not aided the identification of further potential sites.

For sites assessed through the 2010 SHLAA process, landowners have been contacted to determine the most up-to-date position in relation to the site. This included for example, if the site is still being promoted through SHLAA, or if any relevant updated evidence has been prepared that could inform the site assessment.

Stage 4 – Sites and areas surveyed

All sites identified, with the exception of those that are subject to planning permission or where a permitted development has been completed, have been surveyed as part of the SHLAA assessment process.

The 'Methodology Scoping Report' set out that sites would only be included if they were capable of accommodating ten or more dwellings. However, in order to identify as many sites as possible, this threshold has not been applied rigidly and all sites identified through Stages 2 and 3 have been assessed.

As set out above, no areas have been omitted from the study. Any constraints, such as flood risk or designations, have been identified through the survey process.

Stage 5 – Carrying out the survey

Site surveys were conducted to inform the completion of the site characteristics proforma, a copy of which can be found at Appendix 2. Particular note was taken of access, existing and surrounding land uses, the character of the area as well as the presence of proximity of local services.

The accessibility of sites to public transport, services, employment and facilities has been informed by the Gloucestershire County Council Accession Model. For more information in relation to the Model please see Appendix 3.

The survey informed the assessment of physical constraints, such as access, topography, flood risk, natural features of significance and the existence of electricity pylons.

Further desk-based survey work has been undertaken to complete the assessment of sites, for example in relation to location within an area of flood risk, designations and constraints, such as landscape sensitivity and land contamination.

This information has been used to inform the initial assessment of whether the site is suitable for residential development.

Stage 6 – Estimating potential capacity of sites

The potential capacity of the site, i.e. the number of units the site could potentially accommodate, has been estimated to inform the SHLAA assessment and has been done so in one of two ways:

- Existing information: Where existing capacity information exists, for example through the submission of a planning application, preparation of a development brief, or detailed urban design work
- Standard assumptions: Where there is no current capacity information in relation to the site, which is in the majority of cases standard assumptions have been applied in order to provide an indicative figure. This approach will not be appropriate on all sites but will be applicable in the majority of cases. Where a site shows potential for higher densities than those outlined, these will be explored using the urban design approach and documented in the site assessment.

Different assumptions apply according to the different type of residential sites and its location. Further information in relation to the assumptions used are detailed in the assessment summary sections below.

Stage 7 – Assessing when and whether sites are likely to be developed

Determining the suitability, availability and achievability of sites will provide the information on which the judgement in the plan making process can be made as to whether a site can be considered deliverable, developable or not currently developable for housing. Consideration must be given to:

- Deliverable: a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of the adoption of the plan.
- Developable: a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point of time.

Where it is unknown when a site could be developed, then it should be regarded as not currently developable. This may be, for example, because one of the constraints to development is severe and it is not known when it might be overcome.

Stage 7a – Assessing suitability for housing

A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Guidance sets out that the following factors should be considered in the assessment of a site's suitability for housing, now and in the future:

- Policy restrictions, such as designations, protected areas, existing planning policy and corporate or community strategy policy
- Physical problems or limitations, such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- Potential impacts, including the effect upon landscape features and conservation
- Environmental conditions, which would be experienced by prospective residents

As set out previously in this report, the scope of the SHLAA has not been narrowed down by existing policy. However, for the purposes of establishing a realistic housing trajectory, sites have been considered against the emerging policy framework for the City, alongside the existence of physical constraint and evidence.

Stage 7b – Assessing availability for housing

A site is considered available for development when there is confidence 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. Where problems have been identified then an assessment will need to be made of when they can realistically be overcome.

Stage 7c – Assessing achievability for housing

A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- Market factors, such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites).
- Cost factors, including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.
- Delivery factors, including the developers own phasing, the realistic build out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Stage 7d – Overcoming constraints

Where constraints have been identified, the assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownerships, environmental improvement or a need to amend planning policy which is constraining housing development.

The outputs of these assessments are set out at Sections 3 and 4 of this report.

Stage 8 – Review of the assessment

The initial survey of sites and the assessment of their deliverability/developability has been used to produce an indicative housing trajectory that sets out how much housing can be provided and at what point in the future. More information is provided at Part 3C below.

Stage 9 – Identifying and assessing the housing potential of broad locations

Broad locations are areas where development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged. It is acknowledged as a proactive approach to planning, which reflects positive choices about the direction of future housing development, as opposed to a reactive approach to development opportunities as they arise.

The Joint Core Strategy will be the vehicle that will define broad locations of peripheral development for Gloucester City, Cheltenham and Tewkesbury Boroughs. SHLAA will form part of the evidence informing this process and therefore all sites around the main urban settlements of Gloucester, Cheltenham and Tewkesbury have been identified and assessed through this process. The assessment summaries are detailed at Section 3B of this report.

Stage 10 – Determining the housing potential of windfall

Due to the nature of Gloucester City and its constrained administrative area it is appropriate to justify a windfall allowance.

Both PPS3 and the NPPF set out that no allowance can be made for windfalls within the first ten years of supply. The SHLAA is consistent with this. For the second ten years of supply it is appropriate to demonstrate with compelling evidence of genuine local circumstances that prevent specific sites being identified. The City Council has undertaken a comprehensive review of land available for housing in the City's administrative area through three SHLAA reviews and an ongoing 'call for sites'. Over the three years it is evident that at

present it is not possible to identify any further specific sites that can contribute to supply. On this basis, the City can justify a windfall allowance for the last ten years alongside an ongoing commitment to identify specific sites where opportunities arise.

Guidance states that a windfall allowance should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development.

Gloucester has a proactive approach to bringing forward new homes and has consistently included a substantial element from windfall. This has been generated from residential subdivision, garden infill development and through unanticipated redevelopment of employment premises. Analysis of completion data for the previous three years shows the following completions from various windfall sources and is highlighted in table 2 below.

The data in the table below is a conservative representation of data. It does not include any allocated sites or large sites identified for development.

	2007/08	2008/09	2009/10	2010/11
Residential sub-division	3	24	22	24
Residential redevelopment	29	47	80	0
Change of use	43	15	50	31
Other redevelopment	123	42	27	36
Infill	84	98	24	23
Total	282	226	203	114

Table 2: Summary of annual windfall completions from 2007/08

The average amount of delivery from windfall developments in Gloucester over the last three years is 181 per annum. On the basis that a comprehensive SHLAA seeks to reduce the uncertainty of sites coming forward by identifying all possible options it is unlikely that windfall will remain at high levels and therefore a cautious 50% reduction has been applied to these figures. This allows for the delivery of around 100 dwellings through windfall developments per annum. This allowance will be applied when calculating future housing supply for the latter ten year period.

SECTION 3: ASSESSMENT SUMMARY TABLES

The following section sets out outputs from the assessment of sites through SHLAA. For ease of use, the information is set out in three individual tables and is split in the following way:

- Part 3A: Sites within the administrative area of Gloucester City
- Part 3B: JCS strategic, officer identified sites
- Part 3C: Housing trajectory for Gloucester

Part 3A: Sites within the administrative area of Gloucester City

Table 3 below sets out all of the sites within the administrative area of Gloucester City that have been assessed through SHLAA, together with the information in relation to the current status of the site. Sites that are subject to an existing allocation have been drawn from either the Second Stage Deposit Draft Local Plan (2002) or the emerging Local Development Framework (2006). Whilst both documents have not been fully adopted they have been progressed to an advanced stage of preparation. For consistency and the interests of robustness, all sites from these documents have been included in the assessment.

In terms of sites that are not currently in the planning process, sites have been identified through the National Land Use Database (NLUD), submission of sites through the 'call for sites' and sites identified by officers. Full site assessment proformas have been provided as Appendix 4 and accompanying site plans at Appendix 5.

SHLAA Ref	Site name	Source	Policy Ref (if applicable)	Current status
HA01	Gloucester Quays	Allocated housing/mixed-use development site	MU.2	
HA02	Bus station and Market Parade	Allocated housing/mixed-use development site	MU.3 CA.20	No current planning application. Operational bus station, shops and offices.
HA03	RAF Quedgeley, Kingsway	Allocated housing/mixed-use development site	MU.5	Planning permission granted for residential, employment development and a local centre. Much complete or under construction.
HA04	Land junction Barnwood Road and bypass	Allocated housing/mixed-use development site	MU.6 SAD.29	
HA05	Land on Bristol Road	Allocated housing/mixed-use development site	MU.9 CA.25	
HA06	Part St Michael's Square	Allocated housing/mixed-use development site	H.2.1	No current planning application. Area purchased by local residents and public garden created.
HA07	Corner Southgate Street and Trier Way	Allocated housing/mixed-use development site	H.2.2	
HA08	Car park Hampden Way	Allocated housing/mixed-use development site	H.2.3 CA.18	No current planning application. Operational car park.
HA.09	Land at hospital, Great Western Road	Allocated housing/mixed-use	H.2.4	Residential development complete

		development site		
HA10	Bus depot London Road	Allocated housing/mixed-use development site	H.2.6	No current planning application. Operational bus depot, operator expressed an intention to remain at the site
-	Former petrol station, London Road	Allocated housing/mixed-use development site	H.2.7	Development complete.
HA11	Part oil storage depot Hempsted Lane	Allocated housing/mixed-use development site	H.2.8 SAD.24	
-	Land at Tuffley Lane	Allocated housing/mixed-use development site	H.2.9	Residential development complete.
-	Grange Road Infants School	Allocated housing/mixed-use development site	H.2.10	Residential development complete.
HA12	Former Telecom House Great Western Road	Allocated housing/mixed-use development site	H.2.12	No current planning application. Car park for hospital staff.
HA.13	Coney Hill Hospital	Allocated housing/mixed-use development site	H.2.13	Residential development complete.
-	Former Coney Hill Infants School	Allocated housing/mixed-use development site	H.2.14	Residential development complete.
HA14	Kingsholm Rugby Club	Allocated housing/mixed-use development site	H.2.15 SAD.20	
HA.15	Park Coney Hill Junior School	Allocated housing/mixed-use development site	H.2.16	Residential development complete.
HA16	Greater Greyfriars inc. Gloscat main site and media site.	Allocated housing/mixed-use development site	MU.7 MU.8 CA.18	
HA17	Greater Blackfriars	Allocated housing/mixed-use development site	CA.19	
HA18	Adj Dry Dock	Allocated housing/mixed-use development site	CA.21	No current planning application. Vacant land.
HA19	Westgate Quay	Allocated housing/mixed-use development site	CA.22	
HA20	Railway Corridor: Great Western Sidings	Allocated housing/mixed-use development site	CA.23	
HA20	Railway Corridor: Horton Rd Sidings	Allocated housing/mixed-use development site	CA.23	
HA20	Railway Corridor: Northern Triangle	Allocated housing/mixed-use development site	CA.23	
HA20	Railway Corridor: Southern Triangle	Allocated housing/mixed-use development site	CA.23	
HA21	Land between canal and Bristol Road	Allocated housing/mixed-use development site	CA.24	No current planning application. Functioning and occupied employment area.
-	Monk Meadow Trading Estate	Allocated housing/mixed-use development site	CA.26	
HA.22	Kid Zone Activity	Allocated	HA.22	Change of use to community

	Centre	housing/mixed-use development site		church complete.
HA23	Clifton Road Triangle	Allocated housing/mixed-use development site	SAD.21	No current planning application. Vacant land.
HA24	Land at Clearwater Drive	Allocated housing/mixed-use development site	SAD.22	No current planning application. Informal public open space. Submitted to SHLAA for assessment.
HA25	Mayos Land	Allocated housing/mixed-use development site	SAD.23	
HA26	Land at Leven Close and Paygrove Lane	Allocated housing/mixed-use development site	SAD.25	No planning application. Informal public open space. Submitted to SHLAA for assessment.
HA27	Land at Hammond Way, Barnwood	Allocated housing/mixed-use development site	SAD.26	No planning application.
HA28	Blackbridge Allotments	Allocated housing/mixed-use development site	SAD.27	No planning application.
HA29	Norville site Tarrington Road	Allocated housing/mixed-use development site	SAD.28	
HA30	Former B&Q, Trier Way	Allocated housing/mixed-use development site	SAD.30	Refurbishment of unit complete and subsequent occupation by new out-of-centre retailer.
EA01	Long stay car park, railway station	Allocated employment site	E.2.1	No current planning application. Functioning car park for railway commuters.
EA02	RMC site, Waterwells Bus Park	Allocated employment site	E.2.2	
EA03	Land east of Waterwells Business Park	Allocated employment site	E.2.5 SAD.31	No current planning application. Greenfield site.
EA04	Land at southwest bypass (Secunda Way Industrial Estate)	Allocated employment site	E.2.4 SAD.32	No current planning application. Vacant land adjacent to occupied commercial premises.
EA05	Land north of Naas Lane, IM Group	Allocated employment site	E.2.6 SAD.33	No current planning application. Vacant employment site, currently being marketed. Submitted to SHLAA for assessment.
EA06	Land south junction between Eastern Ave and Barnwood Road	Allocated employment site	E.2.7 SAD.34	No current planning application. Vacant site – also includes adjacent Territorial Army Centre.
EA07	British Gas (Transco)	Allocated employment site	CA.27	
EA08	BT Depot	Allocated employment site	CA.28	No current planning application. Occupied and functioning depot.
EA09	Cedar House, Spa Road	Allocated employment site	CA.32	No current planning application. Occupied and functioning offices.

EA10	Land adj to Walls factory	Allocated employment site	SAD.35	No current planning application. Vacant site.
EA11	West of Tesco filling station, Quedgeley	Allocated employment sites	SAD.36	
-	Land at Netheridge	Allocated employment site	CA.29	Development for open market complete. Planning permission granted for new Gloucester Rowing Clubhouse.
NLUD01	Rear of 2 to 28 Hempsted Road	National Land Use Database (NLUD) site	-	No current planning application. Vacant land.
NLUD02	Land at Charlwood House, Abbeymead Avenue	National Land Use Database (NLUD) site	-	Residential development complete.
NLUD03	Land to rear of 5 to 15 Kemble Road	National Land Use Database (NLUD) site	-	No current planning application. Vacant site.
NLUD04	Land Registry, Bruton Way	National Land Use Database (NLUD) site	-	No current planning application. Occupied and functioning offices and car park.
SUB01	Joseph Rice, 26 Hempsted Lane	Submission site	-	Company recently gone into liquidation. Site vacant.
SUB02	GWRSA Social Club	Submission site	-	No current planning application. Commercial building.
SUB03	Railway Triangle North	Submission site	-	Planning application submitted for a new supermarket, employment and A1 – A5 uses.
SUB04	Helipebs, Sisson Road	Submission site	-	No current planning application. Occupied and functioning employment site.
SUB05	Land at St Oswalds	Submission site	-	No current planning application. Greenfield land.
SUB06	Land east of Hempsted	Submission site	-	No current planning application. Greenfield open space.
SUB07	Frogcastle Farm	Submission site	-	No current planning application. Greenfield land.
SUB08	Southern Railway Triangle	Submission site	-	No current planning application. Network Rail operation land, former railway sidings.
SUB09	Land at The Wheatridge	Submission site	-	No current planning application. Former potential school site, now informal open space.
SUB10	Hillfield House, Denmark Road	Submission site	-	No current planning application. Occupied and functioning offices.
SUB11	Heathfields, Denmark Road	Submission site	-	Planning permission granted for change of use of ground floor offices to three self-contained flats.
SUB12	Saintbridge House, Painswick Road	Submission site	-	No current planning application. Care home use recently ceased therefore site now vacant.
SUB13	Blackbridge Allotments	Submission site	-	No current planning application. Site includes open space, sports facilities and underused allotments.
SUB14	Tuffley Library	Submission site	-	No current planning

				application. Car park that serves local library, schools and shops.
SUB15	Tuffley Resource Centre, Grange Road	Submission site	-	No current planning application. Occupied and functioning education facility.
SUB16	Podsmead Court	Submission site	-	No current planning application. Care home use recently ceased therefore site now vacant.
HA17	Shire Hall	Submission site	-	No current planning application. Occupied and functioning offices. Area includes within Greater Blackfriars allocation – see HA.17 above.
SUB17	Fire Station, Eastern Avenue	Submission site	-	No current planning application. Site to be vacated with station being located elsewhere.
SUB18	Land at Clearwater Drive	Submission site	-	No current planning application. Informal open space.
SUB19	Bohanam House, Barnwood Road	Submission site	-	No current planning application. Occupied and functioning care home and community facility.
SUB20	Land at Posy Lane	Submission site	-	Planning permission granted for residential development.
SUB21	Land at Corncroft Lane	Submission site	-	No current planning application. Greenfield land.
SUB22	Land south of Hempsted	Submission site	-	No current planning application. Greenfield land.
SUB23	Land adjacent ski centre	Submission site	-	No current planning application. Greenfield land.
SUB24	Land south ski centre	Submission site	-	No current planning application. Greenfield land as part of golf course.
SUB25	Manor Gardens, Barnwood	Submission site	-	No current planning application. Occupied and functioning sheltered bungalows and care home.
SUB26	Land at Milton Avenue	Submission site	-	No current planning application. Informal open space rear of industrial sites off Bristol Road.
SUB27	Land at corner of Laurels and Percy Street	Submission site	-	No current planning application. Vacant land and parking.
SUB28	Rear of former cattle market	Submission site	-	
SUB29	Hare Lane car park	Submission site	-	No current planning application. Functioning city centre car park.
SUB30	IM Group Distribution, Naas Lane	Submission site	-	No current planning application. Vacant employment site.
SUB31	Lynton Fields, east of Waterwells	Submission site	-	No current planning application. Greenfield land.
SUB32	Mayos Land, Quedgeley	Submission site	-	Planning permission granted for residential development
SUB33	Land at Snow Capel farm	Submission site	-	No current planning application. Greenfield land.
SUB34	West Quay	Submission site	-	No current planning application. Occupied

				employment units, residential, docks area and nature reserve.
SUB35	Land adjacent Llanthony Warehouse	Submission site	-	No current planning application. Car parks for docks and National Waterways Museum.
SUB36	Travis Perkins	Submission site	-	Planning permission granted for residential development.
SUB37	Secunda Way Industrial Estate	Submission site	-	No current planning application. Vacant land adjacent to commercial units. Employment allocation.
SUB38	Land at Griggs Timber, Bristol Road	Submission site	-	No current planning application. Occupied and functioning timber merchant.
SUB39	Land at Commercial Road	Submission site	-	No current planning application. Vacant office building, listed building.
SUB40	The Knoll, Stroud Road	Submission site	-	No current planning application. Occupied and functioning nursing home and grounds.
SUB41	Land Matson Lane	Submission site	-	No current planning application. Grounds of listed building.
SUB42	Land Woods Orchard, Tuffley	Submission site	-	No current planning application. Greenfield land.
SUB43	Allstone, Myers Road	Submission site	-	No current planning application. Occupied and functioning commercial premises.
SUB44	Land south Grange Road, Tuffley	Submission site	-	No current planning application. Greenfield land.
SUB45	Horton Road Sidings	Submission site	-	No current planning application. Occupied and functioning rail maintenance facility and sidings.
SUB46	277-279 Bristol Road	Submission site	-	No current planning application. Occupied and functioning commercial land.
SUB47	Gardner Denver site, Barton Street	Submission site	-	No current planning application. Vacant employment site.
SUB48	Warehouse, Great Western Road (former Pickfords)	Submission site	-	No current planning application. Vacated warehouse and parking.
SUB49	Gospel Hall, Matson Lane	Submission site	-	No current planning application. Operational place of worship and parking.
SUB50	Site of former Bishops College, Oxstalls	Submission site	-	No current planning application. Functioning school site but will be vacated in phases over the next few years.
FS01	GALA Club, Fairmile Gardens	Officer identified sites	-	No current planning application. Occupied and functioning social club.
FS02	Southgate Moorings and Car Park	Officer identified sites	-	No current planning application. Functioning car park for the docks. Allocation for employment uses.
FS03	Former Courts and Dunelm	Officer identified sites	-	Planning permission granted for change of use of vacant retail buildings to office and

				storage uses.
FS04	Garden centre Painswick Road	Officer identified sites	-	No current planning application. Occupied and functioning privately owned and run commercial premises.
FS05	Royal Mail Distribution Centre, Eastern Avenue	Officer identified sites	-	No current planning application. Occupied and functioning employment premises.
FS06	Hucclecote Resource Centre	Officer identified sites	-	No current planning application. Property closing imminently.
FS07	Irish Club, Horton Road	Officer identified sites	-	No current planning application. Occupied and functioning social club.
FS08	Colwell Community Centre, Derby Road	Officer identified sites	-	No current planning application. Occupied and functioning community facility.
FS09	Rear of Smith & Choyce, Upton Street	Officer identified sites	-	No current planning application. Occupied and functioning trading estate and commercial units.
FS10	104 Northgate Street	Officer identified sites	-	No current planning application. Vacant city centre site.

Table 3: GCC SHLAA site summary

Table 4 below sets out initial assessments of suitability for residential development and an estimation of likely housing potential. As set out earlier in this document, the potential capacity of a site will be determined through one of two ways. Where existing information exists, for example through the submission of a planning application, preparation of a development brief or detailed urban design work, this figure will be applied.

Where this information is not available, standard assumptions will be applied. In the case of residential dwellings, a density multiplier has been used to estimate the potential capacity of sites, an allowance has first been made for land required for the provision of infrastructure, open space and so on. This approach is drawn on a 'gross to net ratio', taken from 'Tapping the Potential' ('Tapping the Potential: Best practice in assessing urban housing capacity', 1999). The following assumptions have been applied:

Net developable area (ha)	Gross to net ratio used
0 – 0.4 hectares	100%
0.4 – 2 hectares	83%
2+ hectares	63%

Once this has been calculated, the following location density assumptions have been applied to sites:

Site location	Indicative density (dwellings per hectare/dph)
Suburban	30dph
City Centre	40 dph

The above approach remains unchanged from the 2011 SHLAA. Whilst recognising that 30 – 40dph will not necessarily be appropriate in all sites, when considered across the City it provides an appropriate average. Housing potential figures are not restricted and have not been subject to sensitivity testing.

SHLAA Ref	Site name	Character and constraints	Accessibility	Unconstrained site area (ha)	Housing potential
HA01	Gloucester Quays	Urban dockside development with outline permission for 1000 units. Listed buildings and conservation. SFRA Flood Zone 3b. Included in commitments in housing trajectory.	Good accessibility to services, facilities and employment.	26.77	1,000
HA02	Bus station and Market Parade	Town centre, bus station, office and retail uses, subject to development brief for retail lead redevelopment of area with residential. GHURC area for regeneration. Within area of principle archaeological interest. Multiple ownerships, would need comprehensive regeneration approach.	Good access to services, facilities and employment.	1.8	200
HA03	RAF Quedgeley, Kingsway	Outline and full permissions in place for comprehensive redevelopment of site for residential, employment and community uses. Much of site complete and under construction. Contamination issues been/being dealt with. Will be included in commitments in housing trajectory. Timetabled with commitments and remainder with SHLAA sites.	Good access to public transport and employment. Good access to services and facilities in Quedgeley and to come forward on site.	139	3,300 (1556 dwellings already complete)
HA04	Land junction Barnwood Road and bypass	Derelict land with permission for hotel, commercial and residential development. Small amount of residential on part of site. Outline planning permission granted. Included in commitments in housing trajectory.	Good access to public transport and employment. Access to services within Barnwood.	1.3	14
HA05	Land on Bristol Road	Derelict and Vacant employment site. Outline permission subject to S106 agreement for comprehensive redevelopment for employment and residential.	Fair access to public transport, services, facilities and employment.	9.1	340

		Contamination from previous uses. Included with commitments in housing trajectory.			
HA06	Part St Michael's Square	City centre location, part of site SFRA flood zone 2, surrounding area has listed buildings and conservation area. Area of Principle Archaeological Interest. Area purchased by local residents and developed as garden. Land not available for development.	Good access to public transport, services, facilities, employment and city centre uses/	0.1	15
HA07	Corner Southgate Street and Trier Way	Derelict land adjacent to Gloucester Quays and Gloucester park. Permission Subject to S106. SFRA flood zone 2 and 3a Will be included in commitments in housing trajectory.	Good access to public transport, services, facilities and employment.	0.2	49
HA08	Car park Hampden Way	Occupied and functioning well used City Centre car park. SFRA flood zone 2. Need to replace car parking facility in order to develop.	Good access to public transport, services, facilities and employment.	0.2	75
HA10	Bus depot London Road	Urban location, operational bus depot for main bus operator. Subsequent to Local Plan process the bus operator has expressed intention to retain the depot for operational purposes.	Good access to public transport, services, facilities and employment.	0.7	30
HA11	Part oil storage depot Hempsted Lane	Surrounding area subject to redevelopment. Contamination on site. Part of site housing allocation. SFRA Flood zone 2. Planning application suggests residential capacity of 101 dwellings.	Poor to fair access to public transport, services, facilities and employment.	0.9	101
HA12	Former Telecom House Great Western Road	Urban area, vacant buildings and associated parking area. Allocated for magistrates court.	Good access to public transport, services, facilities and employment.	0.6	25
HA14	Kingsholm Rugby Club	Urban area, occupied and functioning rugby club. SFRA flood zone 3b. Subsequent to Local Plan publication the Rugby Club have declared intention to remain at the site.	Good access to public transport, services, facilities and employment.	2.6	100
HA16	Greater Greyfriars inc. Gloscat main site and media site.	City centre. Vacant college buildings and surrounding area. Development brief and master planning for comprehensive redevelopment of the area. Listed buildings, conservation area and	Good access to public transport, services, facilities and employment.	7.91	254

		archaeological constraints. Draft LDF allocation. GHURC regeneration area, 'Magnificent 7' site. Planning permission granted for residential-led mixed-use development.			
HA17	Greater Blackfriars	City centre car parks, vacant and derelict buildings, county council offices, prison, police station, listed buildings and ancient scheduled monument. Multiple owners and interests. Development brief and master planning for comprehensive redevelopment of the area. GHURC regeneration area, 'Magnificent 7' site.	Good access to public transport, services, facilities and employment.	11.76	300
HA18	Adj Dry Dock	Dock side location adjacent to existing flats and employment uses. Setting of listed buildings and conservation area, area of archaeological interest. Previous suggestion of apartment development. SFRA flood zone 3b.	Good access to public transport, services, facilities and employment.	0.82	65
HA19	Westgate Quay	City centre and waterside location. Occupied by retail, office, car sales and engineering. Subsequent to Local Plan the owners have expressed an interest not to pursue redevelopment of the area for the foreseeable future. Recent improvements and extension to retail offer. Subject to draft planning brief which is on hold. Archaeological interest. SFRA flood zone 3a	Good access to public transport, services, facilities and employment.	2.15	170
HA20	Railway Corridor: Great Western Sidings	Currently underused sidings, employment / commercial uses and car parking. Area included within the Railway Corridor planning brief and GHURC 'Magnificent 7' site.. Indicated for mixed use development to include employment, residential and community uses / facilities. Noise constraints for development adjacent to railway. Uses on sidings required to move to southern triangle to release land for development.	Good access to public transport, services, facilities and employment, as well as city centre.	4.5	150
HA20	Railway Corridor: Horton Rd Sidings	See SUB45 below.		4.26	
HA20	Railway Corridor:	See SUB03 below		8.61	

	Northern Triangle				
HA20	Railway Corridor: Southern Triangle	See SUB08 below		4.22	
HA21	Land between canal and Bristol Road	Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. Some areas SFRA flood zone 2 and 3b. Some areas with contamination issues. Site subject to draft LDF allocation and planning brief. GHURC 'Magnificent 7' site. Requires removal of redundant railway bridge. May require relocation of existing uses. Would need comprehensive development approach.	Good access to public transport, services, facilities and employment.	23.81	200
HA23	Clifton Road Triangle	Vacant land allocated within Site Allocation DPD. Surrounded by commercial and residential uses. SFRA flood zone 2 and 3b.	Good access to public transport, services, facilities and employment.	0.7	65
HA24	Land at Clearwater Drive	See SUB18 below			
HA25	Mayos Land	See SUB32 below			
HA26	Land at Leven Close and Paygrove Lane	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.	Fair to good access to public transport, local services and facilities.	0.4	15
HA27	Land at Hammond Way, Barnwood	Car parking, hard standing, vacant land. Surrounded by residential, leisure and employment uses. Not promoted through SHLAA, but not further constraints to development.	Good access to public transport and local services and facilities within Barnwood.	0.22	10
HA28	Blackbridge Allotments	See SUB13 below.			
HA29	Norville site Tarrington Road	Vacant industrial site, identified as housing allocation in draft DPD. Not promoted through SHLAA. Surrounded by residential. Part of site within flood zone 3b of SFRA.	Good access to local services and facilities.	0.86	30
HA30	Former B&Q, Trier Way	Bulky goods retail unit with car parking. Subject to draft DPD allocation for mixed-use development including residential. Surrounded by retail, leisure and residential. Part of the site located in flood zone 3B. The unit	Good access to public transport, services, facilities and city centre.	1.14	40

		has now been renovated and occupied by a new bulky goods retailer (2010).			
EA01	Long stay car park, railway station	Functioning long stay car park for railway station users. Noise issues with proximity to rail. Surrounded by employment and transport uses. Site not available – required for continued use by railway users.	Good access to public transport, services, facilities and city centre.	0.49	16
EA02	RMC site, Waterwells Bus Park	Vacant land surrounded by employment uses and park and ride site. Allocated for employment in Local Plan, site has planning permission for 37 office and industrial warehouse units.	Good access to public transport and employment. Poor access to education, health and leisure.	1.1	32
EA03	Land east of Waterwells Business Park	Greenfield land allocated for employment uses within Local Plan and draft DPD. Subject to planning brief adopted by the Council for development control purposes. Surrounded by employment, agriculture and some residential uses. Only small part of site suitable for residential development - requires full financial evaluation to demonstrate contribution to viability of wider scheme.	Poor access to public transport, service and facilities. Good access to employment.	15.1	50
EA04	Land at southwest bypass (Secunda Way Industrial Estate)	See SUB37 below.			
EA05	Land north of Naas Lane, IM Group	See SUB30 below.			
EA06	Land south junction between Eastern Ave and Barnwood Road	Vacant land adjacent to roundabout, extent of employment allocation includes part of the Territorial Army site. Access and possible multiple ownership issues. Design of site may not allow development of full potential of 20. Loss of employment allocation would need to be justified against policy.	Good access to public transport, services, employment and facilities.	0.7	10
EA07	British Gas (Transco)	Vacant land adjacent and to rear of Gas site. Surrounded by industrial and employment uses. Allocated for employment uses. Severe contamination issues. SFRA flood zone 3b.	Poor access to services and facilities, good access to local employment.	10.09	225
EA08	BT Depot	Occupied and functioning depot and storage site. Subject to draft allocation for employment uses.	Poor access to public transport and employment. Poor access to services	3.03	67

		Within cordon sanitaire and SFRA flood zone 3b. Would require relocation of existing employment uses.	and facilities.		
EA09	Cedar House, Spa Road	Occupied and functioning office building. Subject to draft allocation for employment uses. Surrounded by residential and office uses. Within conservation area. Relocation of existing user required. Site not available, required for continued employment uses.	Good access to employment, services and facilities.	0.38	12
EA10	Land adj to Walls factory	Vacant Greenfield site adjacent to industrial uses and railway line, would not create an appropriate environment for residential development. Allocated for employment use. Contamination investigation required. Access issues. Edge of site SFFA flood zone 3b. Site not available, required for employment use.	Good access to employment. Fair access to public transport, services and facilities within local area.	5.85	140
EA11	West of Tesco filling station, Quedgeley	Open space along footpath, road and retail development. Allocated for an extension to Quedgeley district centre. Surrounded by retail and medical centre uses. Site not available, required for extension to retail development.	Good access to public transport, employment, services and facilities.	0.84	25
NLUD01	Rear of 2 to 28 Hempsted Road	Vacant Greenfield land. Surrounded by employment, industrial uses, electric sub station and land fill site. SFRA flood zone 3b. Access and ownership issues to overcome.	Poor to fair access to facilities and services.	2.54	64
NLUD03	Land to rear of 5 to 15 Kemble Road	Garages and vacant land to rear of residential properties. Surrounded by residential. Difficult shape to develop, multiple ownership with multiple access rights.	Poor to fair access to public transport, local services, employment and facilities.	0.27	6
NLUD04	Land Registry, Bruton Way	Occupied and functioning B1 office building. Surrounded by road links and city centre uses. Not available, required for continued employment use.	Good access to public transport, employment, services, facilities and city centre.	0.27	8
SUB01	Joseph Rice, 26 Hempsted Lane	Vacant haulage yard. Surrounded by industrial employment and landfill site. SFRA flood zone 3b.	Poor to fair access to public transport, employment, services and facilities.	1.14	38

		Potential contamination issues.			
SUB02	GWRSA Social Club	Vacant building and car parking area. Surrounded by employment uses, residential, hospital and railway uses.	Good access to public transport, employment, services and facilities.	0.4	20
SUB03	Railway Triangle North	Currently inaccessible vacant land, surrounded by railway lines, raised road and embankment. Industrial and residential uses beyond. Noise, access and contamination issues. Subject to draft planning brief for mixed-use development.	No access to the site at present. General area has good access to employment, services and facilities.	8.61	334
SUB04	Helipebs, Sisson Road	Occupied and functioning industrial site. Contamination issues. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy.	Good access to public transport, employment, services and facilities in the wider area.	1.6	70
SUB05	Land at St Oswalds	Greenfield site, surrounded by open countryside and residential uses. New highways access would be required. SFRA flood zone 2.	Poor to fair access to public transport, employment, services and facilities.	1.0	40
SUB06	Land east of Hempsted	Greenfield open countryside. Surrounded by playing field and residential uses. Landscape sensitivity, prime biodiversity area. Would impact on setting of listed buildings. Landscape constraints cannot be overcome.	Fair to poor access to public transport, employment, services and facilities.	3.42	45
SUB07	Frogcastle Farm	Greenfield site, surrounded by open countryside and residential uses. Access issues. Remote location. Within Landscape and Nature Conservation Area. SFRA flood zone 3B. Constraints cannot be overcome.	Fair access to transport, employment, services and facilities/	3.12	68
SUB08	Southern Railway Triangle	Required to be retained for operational purposes by Network Rail and site is not developable.	No access to the site at present. General area has good access to employment, services and facilities.	3.24	81
SUB09	Land at The Wheatridge	Greenfield vacant land, surplus school site. Surrounded by residential development.	Fair access to public transport, local services and facilities. Access to employment in wider area.	2.28	65
SUB10	Hillfield House, Denmark Road	Occupied and functioning office building. Listed	Good access to public transport and	0.23	6

		building over looking public open space and gardens, within conservation area. Loss of existing employment use would need to be justified against policy.	city centre facilities and services.		
SUB11	Heathfields, Denmark Road	Occupied and functioning office building for education and social care facilities. Surrounded by residential. Within conservation area. Planning permission granted for change of use of part of ground floor for 3x self-contained flats. Will be included in commitments in housing trajectory.	Good access to public transport and city centre facilities and services.	0.16	3
SUB12	Saintbridge House, Painswick Road	Existing use (care home) has ceased and site is now vacant. Surrounded by residential. Location in conservation area and design issues would need addressing. Would require relocation of existing use.	Fair access to public transport and city centre facilities and services.	0.43	12
SUB13	Blackbridge Allotments	Public open play space and under used allotments. Surrounded by residential, open space and railway line. Access issues. Part of area housing allocation in Local Plan. Sports and play space provision required.	Fair to poor access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	8.68	220
SUB14	Tuffley Library	Car park for local library, shops and schools. Surrounded by public open space, school, local shops and residential uses. Entrance acts as roundabout for junction, would need complete redesign for few residential units. Loss of existing community use would need to be justified against policy.	Good access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	0.2	8
SUB15	Tuffley Resource Centre, Grange Road	Occupied and functioning education facility. Surrounded by residential uses and open countryside and edge of city development. Would require relocation of existing use. Loss of existing community use would need to be justified against policy.	Fair to poor access to public transport to enable access to services, facilities and employment beyond.	0.6	18
SUB16	Podsmead Court	Existing use (care home) has now ceased and the site is now vacant. Surrounded by residential and public open play	Fair to poor access to public transport, services, facilities and employment.	0.41	No net gain

		space. Issues with relocating current use and residents. Redevelopment of existing housing would result in no net gain. Existing use would require relocating.			
HA17	Shire Hall	Occupied and functioning offices. Included as part of Greater Blackfriars area HA17 above.	See HA17 above		
SUB17	Fire Station, Eastern Avenue	Occupied and functioning fire station, though will be closing during the near future.. Surrounded by retail, commercial and employment uses. Panel opinion that it is not a desirable location for residential development – detached from other residential uses.	Fair to poor access to employment, retail and local services. Access to public transport within the area.	0.55	38
SUB18	Land at Clearwater Drive	Greenfield land, surplus school site. Surrounded by residential development and canal. Half of site SFRA flood zone 2. Wildlife and nature conservation considerations.	Fair to good access to public transport, local services, facilities and employment in the Quedgeley area.	2.09	30
SUB19	Bohanam House, Barnwood Road	Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Development of site would impact on setting of listed building. Existing use would require relocating.	Good access to public transport. Access to local services, facilities and city centre.	1.15	38
SUB20	Land at Posy Lane	Greenfield vacant land surrounded by residential development. Full planning permission for 15x residential dwellings. Will be included with commitments in housing trajectory.	Good access to public transport. Access to local services, facilities and city centre.	0.68	10
SUB21	Land at Corncroft Lane	Greenfield agricultural land and farm. Landscape sensitivity, development would impact on ancient scheduled monument. Environmental, landscape and biodiversity issues cannot be overcome.	Poor access to public transport, local services or facilities.	8.82	195
SUB22	Land south of Hempsted	Greenfield agricultural land, within landscape sensitivity and prime biodiversity area. Part of site SFRA zone 3b and 2. Environmental, landscape and biodiversity issues cannot be overcome. Overlooking sewage works and effected by cordon sanitaire. Sloping land makes development of site	Poor access to public transport, local services and employment in wider area and city centre.	12.2	270

		prominent.			
SUB23	Land adjacent ski centre	Part greenfield , some hard standing. Poor steep access to steeply sloping, prominent site. Development would impact on setting of listed building and heritage features. Landscape sensitivity. Difficult and costly to develop.	Fair to poor access to public transport, local services and facilities.	2.16	48
SUB24	Land south ski centre	Greenfield site with poor access, steeply sloping, prominent site. Development would impact on setting of listed building, landscape sensitivity. Difficult and costly to develop. Environmental, landscape and biodiversity issues cannot be overcome.	Poor access to public transport, local services and facilities.	4.0	88
SUB25	Manor Gardens, Barnwood	Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Development would impact on setting of listed building. Part of site in SFRA flood zone 2. Redevelopment of existing housing resulting in no net gain.	Fair access to public transport. Access to services and facilities within local area and employment beyond.	1.91	No net gain
SUB26	Land at Milton Avenue	Vacant land between industrial and residential development. Severe concerns regarding contamination.	Poor access to employment, services and facilities in wider area.	2.08	45
SUB27	Land at corner of Laurels and Percy Street	Vacant land used for car parking for local shops. Surrounded by residential and local retail uses.	Good access to public transport, local services and facilities, with employment beyond and in city centre/	0.05	2
SUB28	Rear of former cattle market	Vacant land surrounded by retail development. Residential development under construction adjacent to site. Could form continuation of these developments.	Fair to poor access to public transport and employment. Access to services and facilities and city centre.	2.5	65
SUB29	Hare Lane car park	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.	Good access to public transport, employment, services and facilities within city centre.	0.32	12
SUB30	IM Group Distribution, Naas Lane	Site largely vacated during 2010. Surrounded by agricultural land, railway line and some residential. Kingsway development to north and west will	Poor access to public transport, local services or facilities. Good access to employment.	8.1	180

		encroach on site. Site identified as employment allocation. Contamination issues on site. Loss of existing employment use would need to be justified against policy.			
SUB31	Lynton Fields, east of Waterwells	Greenfield, agricultural / small holding. Surrounded by open agricultural land, employment development and some residential. Included within land east of Waterwells allocation. Site subject to a planning brief that has been adopted by the Council for development control purposes. Currently subject to employment allocation, justification for the loss of allocated employment land would be required against policy.	Poor access to public transport, local services or facilities. Good access to employment.	1.91	57
SUB32	Mayos Land, Quedgeley	Greenfield site, surrounded by residential and road network. Allocation for housing in Local Plan and LDF. Other half of site submitted to Stroud DC SHLAA. Site located within Gloucester City subject to planning application for residential development.	Fair access to public transport, local services and facilities, with access to reemployment beyond.	1.9	70
SUB33	Land at Snow Capel farm	Greenfield site adjacent M5, within Landscape sensitivity. Site includes an ancient scheduled monument, therefore impacts on heritage. Site is remote from any existing development. Landscape, environmental and biodiversity together make the site unsuitable.	Poor access to public transport and any services and facilities.	20.26	446
SUB34	West Quay	Area of land submitted includes warehouses, the dock basin, dockside, car park and nature reserve. Development would impact on heritage and listed buildings. SFRA flood zone 3B Area also covered by SUB35 and HA18.	Fair to good access to services, facilities and employment.		
SUB35	Land adjacent Llanthony Warehouse	Area included within above submission. Currently car parking for museum. Development would affect heritage and listed buildings. SFRA flood zone 3b – though this has been overcome for other dockside developments.	Good access to public transport, and city centre facilities and services.	0.75	24

SUB36	Travis Perkins	Former timber merchant yard, surrounded by housing development and canal. Planning permission granted for 142 dwellings. Will be included with commitments in housing trajectory.	Fair to poor access to public transport, services, facilities and city centre.	6.6	142
SUB37	Secunda Way Industrial Estate	Vacant land within curtilage of small development of employment units. Surrounded by residential, public open space and employment uses. Allocated in Local Plan for employment use – would need to demonstrate not required for this use.	Fair to poor access to public transport, employment, local services and facilities.	0.5	12
SUB38	Land at Griggs Timber, Bristol Road	Vacant timber merchant site, part of site submitted. Access issues, due to potential ransom strip between site and Bristol Road. SFRA Flood zone 3B to western periphery. Loss of existing employment use would need to be justified against policy.	Poor access to public transport, services, facilities and employment.	0.5	12
SUB39	Land at Commercial Road	Currently vacant office, surrounded by offices, some residential and city centre uses, backing onto the docks area. Listed building and design constraints require resolution..	Good access to public transport, services, facilities and employment.	0.01	3
SUB40	The Knoll, Stroud Road	Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Within Landscape sensitivity. Development would impact on setting of listed building. Steeply sloping land. Only 1.5 hectares of the site indicated as developable by proposer. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Poor access to public transport. Access to services and facilities within Tuffley area and employment beyond.	4.5	99
SUB41	Land Matson Lane	Occupied and functioning school buildings and grounds. Within landscape sensitivity and nature conservation area, also area of principle archaeological interest and a listed building.	Poor access to local services and facilities. Access to public transport in the wider area and employment beyond.	2.2	48

SUB42	Land Woods Orchard, Tuffley	Greenfield agricultural land, steeply sloping, within landscape sensitivity. Surrounded by open countryside, country park school and some residential. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Poor access to public transport, local services and facilities.	2.82	62
SUB43	Allstone, Myers Road	Occupied and functioning aggregate and waste facility. Surrounded by industry / employment, residential, railway line and public open space. Noise issues and contaminated land require resolution. Relocation of existing uses to an appropriate alternative site required to make the site available for development.	Good access to public transport, local services and facilities.	6.49	165
SUB44	Land south Grange Road, Tuffley	Greenfield agricultural land. Part of a larger site submitted to Stroud DC. Landscape sensitivity. Part of site SFRA flood zone 3b.	Fair to poor access to public transport, services and facilities.	16.41	220
SUB45	Horton Road Sidings	Land required for operational purposes and is not developable.	Good access to public transport, and city centre services and facilities.	4.34	95
SUB46	277-279 Bristol Road	Occupied and functioning employment land, surrounded by industrial, employment and commercial uses. Land contamination issues, SFRA flood zone 3b with known flood events.	Poor access to local services and facilities.	1.0	35
SUB47	Gardner Denver site, Barton Street	Recently vacated employment site, surrounded by residential uses and bounded to the east by a railway line. Loss of existing employment would need to be justified against policy.	Good access to services, facilities and employment.	1.83	50
SUB48	Warehouse, Great Western Road (former Pickfords)	Access to site through commercial development. Currently unoccupied. Surrounded by offices, railway lines and parking. Needs to be considered in wider masterplan process.	Good access to services, facilities and employment.	0.55	14
SUB49	Gospel Hall, Matson Lane	Functioning place of worship with parking, surrounded by golf course, open countryside and some residential. Within landscape sensitivity, nature conservation area	Poor access to public transport, services and employment.	1.3	33

		and located at prominent viewpoint. Would need careful design and layout following relocation of occupier.			
SUB50	Site of former Bishops College, Oxstalls	Mixed greenfield/brownfield site located towards the northern periphery of Gloucester. Currently utilised as a school and private playing fields. Loss of playing field facility would need to be justified against policy.	Good access to services, facilities and employment.	9.18	174
FS01	GALA Club, Fairmile Gardens	Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	Poor access to public transport, services and facilities.	1.89	55
FS02	Southgate Moorings and Car Park	Utilised car park within the Docks. Interest to develop for office use. Not promoted to SHLAA. Subject to a draft allocation for employment uses. Loss of draft allocation for employment uses would need to be justified against policy.	Good access to public transport, services and facilities in city centre.	0.53	18
FS03	Former Courts and Dunelm	The Former Dunelm building has recently been renovated and changed use from retail to office. Former Courts building has planning permission for office and warehousing uses. Not promoted to SHLAA.	Good access to public transport, services and facilities in city centre.	0.56	19
FS04	Garden centre Painswick Road	Privately owned garden centre, fully functioning. Site within flood zone 3B. Surrounded by residential. Not promoted to SHLAA.	Fair access to public transport, employment and local services.	0.28	8
FS05	Royal Mail Distribution Centre, Eastern Avenue	Occupied and functioning Royal Mail sorting office and distribution centre. Surrounded by employment uses and railway line. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	Fair access to public transport, employment and local services.	2.25	56
FS06	Hucclecote Resource Centre	Property will soon be vacated. Loss of existing community use would need to be justified against policy.	Fair to poor access to public transport and local services. Access to employment in wider area.	2.45	61
FS07	Irish Club, Horton Road	Occupied and functioning social club, community facility. In multiple ownership, with intentions to remain on site. Not promoted to SHLAA.	Good access to public transport, employment, local services and city centre.	0.13	4
FS08	Colwell Community	Occupied and functioning	Good access to	0.17	5

	Centre, Derby Road	community facility. Not promoted to SHLAA. Loss of existing community use would need to be justified against policy.	public transport, employment, local services and city centre.		
FS09	Rear of Smith & Choyce, Upton Street	Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	Good access to public transport, employment, local services and city centre.	0.54	13
FS10	104 Northgate Street	Vacant/derelict site located in Gloucester City Centre. Subject to an extant planning permission for residential development. No major constraints.	Excellent, located in Gloucester City Centre.	0.16	49

Table 4: GCC SHLAA site assessment summary

Table 5 below sets out the assessments of sites as set out in Stage 7 of the methodology detailed earlier in this report. The assessment of suitability, availability and achievability has been informed by the preceding assessment stages and comments received by the SHLAA Panel.

SHLAA ref	Site name	Suitable	Available	Achievable	Constraints to overcome?
HA01	Gloucester Quays	Yes	Yes	6-10 11-15	Outline planning permission in place. Including in housing trajectory within commitments.
HA02	Bus station and Market Parade	Yes	Yes	6-10	Multiple ownerships. Would need comprehensive regeneration of area.
HA03	RAF Quedgeley, Kingsway	Yes	Yes	0-5 6-10	Outline and full planning permissions in place. Timetabled with commitments and remainder with SHLAA sites.
HA04	Land junction Barnwood Road and bypass	Yes	Yes	0-5	Outline planning permission granted for commercial uses with limited residential
HA05	Land on Bristol Road	Yes	Yes	0-5	Former industrial sites with outline planning permission (subject to S106) for residential development.
HA06	Part St Michael's Square	No	No	No	Land not available for development.
HA07	Corner Southgate Street and Trier Way	Yes	Yes	0-5	Planning permission expired.
HA08	Car park Hampden Way	Yes	No (longer term)	6-10	Need to replace existing parking facility in order to develop.
HA10	Bus depot London Road	Yes	No	No	Site required for continued bus depot use.
HA11	Part oil storage depot Hempsted Lane	Yes	Yes	0-5	Need to relocate current user and address contamination issues.
HA12	Former Telecom House Great Western Road	Yes	No	6 - 10 11-15	Site allocated for magistrates court.
HA14	Kingsholm Rugby Club	Yes	No	No	Site required for continued use by Gloucester Rugby Club.
HA16	Greater Greyfriars inc. Gloscat main site and media site.	Yes	Yes	0-5 6-10	Working in partnership to achieve comprehensive regeneration.
HA17	Greater Blackfriars	Yes	Yes	0-5 6-10	Working in partnership to achieve comprehensive

					regeneration.
HA18	Adj Dry Dock	Yes	Yes	0-5	Requires Environment Agency approval. Conservation and design issues need to be overcome.
HA19	Westgate Quay	Yes	No	6 - 10 11-15	Requires relocation of current occupiers. Requires Environment Agency approval. Conservation and design issues need to be overcome.
HA20	Railway Corridor: Great Western Sidings	Yes	Yes	0-5	Current sidings uses require relocating to southern railway triangle to release land for development.
HA20	Railway Corridor: Horton Rd Sidings	-	-	-	-
HA20	Railway Corridor: Northern Triangle	-	-	-	-
HA20	Railway Corridor: Southern Triangle	-	-	-	-
HA21	Land between canal and Bristol Road	Yes	No	6-10 11-15	Multiple ownerships. Relocataions may be required. Needs comprehensive development plan.
HA23	Clifton Road Triangle	Yes	Yes	0-5	No constraints.
HA24	Land at Clearwater Drive	-	-	-	-
HA25	Mayos Land	-	-	-	-
HA26	Land at Leven Close and Paygrove Lane	Yes	Yes	0-5	No constraints.
HA27	Land at Hammond Way, Barnwood	Yes	Yes	0-5	Site not proposed through SHLAA, but no further constraints to development.
HA28	Blackbridge Allotments	-	-	-	-
HA29	Norville site Tarrington Road	Yes	Yes	0 – 5 6 - 10	Site not promoted to SHLAA. Development would require relocation of existing use.
HA30	Former B&Q, Trier Way	Yes	No	No	Unit recently refurbished for new bulky goods retailer.
EA01	Long stay car park, railway station	No	No	No	Site not available, required for adjacent railway use.
EA02	RMC site, Waterwells Bus Park	No	No	No	Employment site within an existing employment area.
EA03	Land east of Waterwells Business Park	Yes	Yes	6-10	Planning Brief for the area allows for the principle of some enabling residential to bring forward the wider site.
EA04	Land at southwest bypass (Secunda Way Industrial Estate)	-	-	-	-
EA05	Land north of Naas Lane, IM Group	-	-	-	-
EA06	Land south junction between Eastern Ave and Barnwood Road	Yes	No	11-15	Access and possible multiple ownership issues need to be resolved.
EA07	British Gas (Transco)	No	Yes	No	Severe contamination concerns. Former industrial site remote from other housing and services.
EA08	BT Depot	No	No	No	Flood Zone 3B. Development would require relocation of existing user.
EA09	Cedar House, Spa Road	No	No	No	Site not available, required for continued employment use.

EA10	Land adj to Walls factory	No	No	No	Site not available, required for continued employment use. Inappropriate location, Poor access.
EA11	West of Tesco filling station, Quedgeley	No	No	No	Site now developed as an extension to the Quedgeley District Centre.
NLUD01	Rear of 2 to 28 Hempsted Road	No	No	No	Flood Zone 3B. Access and ownership issues to overcome.
NLUD03	Land to rear of 5 to 15 Kemble Road	Yes	No	6-10	Multiple ownership and access rights to overcome.
NLUD04	Land Registry, Bruton Way	No	No	No	Site not available, required for future employment use.
SUB01	Joseph Rice, 26 Hempsted Lane	No	Yes	No	Flood Zone 3B. Potential land contamination issues.
SUB02	GWRSA Social Club	Yes	Yes	0-5	No constraints
SUB03	Railway Triangle North	No	Yes	No	Access, noise, and contamination issues to overcome. Bad neighbour uses.
SUB04	Helipebs, Sisson Road	Yes	Yes	0-5 6-10	Potential land contamination issues.
SUB05	Land at St Oswalds	Yes	Yes	6-10	Flood Zone 2. Could come forward as an extension to existing development.
SUB06	Land east of Hempsted	No	Yes	No	Landscape constraints.
SUB07	Frogcastle Farm	No	Yes	No	Flood Zone 3B. Remote location. Landscape Conservation Area. Constraints cannot be overcome.
SUB08	Southern Railway Triangle	No	No	No	Land required for operational purposes by Network Rail and is not available for development.
SUB09	Land at The Wheatridge	Yes	Yes	0-5	No constraints.
SUB10	Hillfield House, Denmark Road	Yes	Yes	0-5	Listed building and design issues require addressing.
SUB11	Heathfields, Denmark Road	Yes	Yes	0-5	Conservation area and design issues would need addressing.
SUB12	Saintbridge House, Painswick Road	Yes	Yes	0-5	Existing uses require relocating.
SUB13	Blackbridge Allotments	Yes	Yes	0-5 6-10	Planning application submitted for small part of site. Sports and play space contribution required.
SUB14	Tuffley Library	No	Yes	No	Parking area well utilised for local shopping and schools. Would require complete redesign for few housing units.
SUB15	Tuffley Resource Centre, Grange Road	Yes	Yes	0-5	Development would require relocation of existing use.
SUB16	Podsmead Court	No	Yes	No	Development would require relocation of existing use. No net gain.
HA17	Shire Hall	-	-	-	-
SUB17	Fire Station, Eastern Avenue	Yes	Yes	0 – 5 6 - 10	Land contamination concerns.
SUB18	Land at Clearwater Drive	Yes	Yes	0-5	Wildlife and nature conservation considerations.
SUB19	Bohanam House, Barnwood Road	Yes	Yes	6-10	Development would require relocation of existing use.
SUB20	Land at Posy Lane	Yes	Yes	Yes	

SUB21	Land at Corncroft Lane	No	Yes	No	Environmental, landscape and biodiversity issues cannot be overcome.
SUB22	Land south of Hempsted	No	Yes	No	Environmental, landscape and biodiversity issues cannot be overcome. Within cordon sanitaire. Sloping topography would make development prominent.
SUB23	Land adjacent ski centre	No	Yes	No	Environmental, landscape and biodiversity issues cannot be overcome. Sloping topography would make development prominent.
SUB24	Land south ski centre	No	Yes	No	Environmental, landscape and biodiversity issues cannot be overcome. Sloping topography would make development prominent.
SUB25	Manor Gardens, Barnwood	Yes	Yes	Yes	Listed building constraints.No net gain of dwellings.
SUB26	Land at Milton Avenue	No	Yes	No	Severe contamination concerns.
SUB27	Land at corner of Laurels and Percy Street	Yes	Yes	0-5	No constraints.
SUB28	Rear of former cattle market	Yes	Yes	6-10	Comprehensive design required for integrate with existing development.
SUB29	Hare Lane car park	Yes	Yes	11-15	Development would require relocation of existing use.
SUB30	IM Group Distribution, Naas Lane	Yes	Yes	0 – 5 6 - 10	Potential contamination concerns resulting from former uses.
SUB31	Lynton Fields, east of Waterwells	Yes	Yes	6-10	Included within Land East of Waterwells Business Park allocation.
SUB32	Mayos Land, Quedgeley	Yes	Yes	0-5	Planning permission for residential development secured.
SUB33	Land at Snow Capel farm	No	Yes	No	Isolated and remote. Landscape, environmental and biodiversity issues.
SUB34	West Quay	-	-	-	-
SUB35	Land adjacent Llanthony Warehouse	Yes	Yes	0-5	Flood Zone 3B but has been overcome for other dockside development.
SUB36	Travis Perkins	Yes	Yes	Yes	Planning permission granted for residential development.
SUB37	Secunda Way Industrial Estate	Yes	Yes	6-10	Need to demonstrate not required for employment use,
SUB38	Land at Griggs Timber, Bristol Road	Yes	Yes	0-5	Access issues. Part of site affected by Flood Zone 3B. Loss of employment use would need to be justified against policy. Would need to form part of a wider, comprehensive development.
SUB39	Land at Commercial Road	Yes	Yes	0-5	Listed building and design constraints require resolution.
SUB40	The Knoll, Stroud Road	No	Yes	No	Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of site would make development

					prominent.
SUB41	Land Matson Lane	No	Yes	No	Protected for landscape conservation, important view to Robinswood Hill, play area and listed building.
SUB42	Land Woods Orchard, Tuffley	No	Yes	No	Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of site would make development prominent.
SUB43	Allstone, Myers Road	Yes	No	6-10 11-15	Land contamination and noise issues need addressing. Development would require relocation of existing use.
SUB44	Land south Grange Road, Tuffley	No	Yes	No	Landscape issues, access and proximity to employment and services make the site inappropriate.
SUB45	Horton Road Sidings	No	No	No	Land required for operational purposes and is not developable.
SUB46	277-279 Bristol Road	No	Yes	No	Contamination issues. Located remote from residential and services.
SUB47	Gardner Denver site, Barton Street	Yes	Yes	0-5	Loss of employment land would need to be justified against policy.
SUB48	Warehouse, Great Western Road (former Pickfords)	No	Yes	No	Access to site through commercial development. Needs to be considered as part of wider area.
SUB49	Gospel Hall, Matson Lane	No	Yes	6-10	Protected landscape and nature area. Prominent position, views of Robinswood Hill.
SUB50	Site of former Bishops College, Oxstalls	Yes	No	6-10	Loss of existing community and playing pitch facility would need to be justified against policy.
FS01	GALA Club, Fairmile Gardens	Yes	No	No	Not promoted to SHLAA> Loss of sports facility and social club would need to be balanced against development.
FS02	Southgate Moorings and Car Park	Yes	No	No	Pre-application meetings regarding major office development.
FS03	Former Courts and Dunelm	No	No	No	Recently refurbished and therefore not available for residential development.
FS04	Garden centre Painswick Road	No	No	No	Flood Zone 3B. Privately owned, functioning business premises.
FS05	Royal Mail Distribution Centre, Eastern Avenue	No	No	No	Occupied and functioning premises required for operational purposes.
FS06	Hucclecote Resource Centre	Yes	Yes	0 - 5	Loss of existing community use would need to be justified against policy.
FS07	Irish Club, Horton Road	Yes	No	No	Occupied and functioning community social facility.
FS08	Colwell Community Centre, Derby Road	Yes	No	No	Occupied and functioning community social facility.
FS09	Rear of Smith & Choyce, Upton Street	Yes	No	No	Development would require relocation of existing use.
FS10	104 Northgate Street	Yes	Yes	Yes	No major constraints.

Table 5: GCC SHLAA site conclusions

Part 3B: JCS Peripheral (Officer identified) sites

The Joint Core Strategy (JCS) is the mechanism through which broad locations for peripheral development on the edges of the main urban settlements of Gloucester, Cheltenham and Tewkesbury will be tested and allocated. The Strategic Housing Land Availability Assessment will form an important part of the evidence base that will inform this process.

In response, officers have identified all possible strategic sites on the peripheries of Gloucester, Cheltenham and Tewkesbury that are not being promoted through the planning system and they have been assessed through SHLAA.

There are many cases where there are other SHLAA sites, identified in section 3A above, are located within the strategic officer identified site. Where this is the case, the assessment information and outcomes have been drawn upon in the assessment of the strategic site.

Officer identified strategic sites have been identified for the purposes of strategic forward planning ensuring a comprehensive approach to site identification and testing as part of the JCS 'broad locations' work. It is the role of the JCS to determine broad locations for peripheral development.

Table 6 below sets out initial assessments of sites identified by officers on the periphery of Gloucester, having regard to character, physical constraint and accessibility. Full site assessment proformas have been provided as Appendix 6 and accompanying site plans at Appendix 7. Please note, assessments of other sites on the peripheries of the other main urban settlements in the JCS area are provided within the relevant authorities SHLAA.

SHLAA Ref	Site name	Character and constraints	Accessibility	Net developable area (ha)
P-G-001	Robinswood Hill	Greenfield site, elevated with steep incline. Built up area the north, open countryside to the south. Designated country park; Site of Nature Conservation Interest; Area of Principle Archaeological Interest; designated Landscape Conservation Area. Listed buildings and potential contamination concerns to the periphery.	Good access to the highway network and public transport provision. District and local centres located within reasonable distance to the site, though could not be accessed on foot. Located in close proximity to a variety of primary services, facilities and jobs, and to key local services and facilities.	0 ha
P-G-002	Robinswood Hill Golf Club	Greenfield site, elevated with steep gradient. Robinswood Hill Country Park located to the north, built up residential areas to the east and west, open countryside to the south. Designated Landscape Conservation Area.	Fairly good access to the highway network, though currently only accessible from the eastern and western peripheries. Moderately well accessed by public transport, District and local centres located within reasonable distance to the site, though could not be accessed by foot. Located in fairly close proximity to a variety of primary services, facilities and jobs, though few within the immediate vicinity. Access to local shops, services and facilities limited.	44 ha
P-G-003	Land at Winnycroft Farm	Greenfield site located to the south eastern periphery of Gloucester. Slightly elevated in some areas. Open countryside/agricultural uses to the east and west, M5 abuts southern	Site can be accessed from the highway by Painswick Road and Winnycroft Lane. Bus services operate in close proximity to the site. Located in fairly close	23 ha

		boundary with AONB beyond. Located within Area of Principle Archaeological Interest, Listed buildings located to the southern periphery. Designated Landscape Conservation Area.	proximity to a variety of primary services, facilities and jobs at Gloucester, though little within the immediate vicinity. Fairly well located to access key local services and facilities.	
P-G-011	Elmstone	Greenfield site located to the south western periphery of Gloucester. Predominantly flat. South western boundary abuts Gloucester Sharpness Canal with built-up residential areas beyond. North eastern boundary abuts River Severn. Netheridge Sewage Treatment works located to the north. Northern and southern periphery of site located in Flood Zone 3B. Southern boundary designated Site of Nature Conservation Interest; Area of Principle Archaeological Interest. Site subject to landscape sensitivities.	Poorly accessed from the highway network. Site abuts the River Severn to the north and the Gloucester Sharpness Canal to the south. In addition, the Netheridge Sewage Treatment Works is located to the north east of the site, forming a further hard barrier. Together, all prevent access to the wider Gloucester area.	39 ha
P-G-012	West of River	Greenfield site located to the western periphery of Gloucester. Gentle rise in gradient towards the north east. Eastern boundary abuts the River Severn. Open countryside / agricultural uses to the north, south and west. Railway line abuts the northern boundary. Majority of site located in Flood Zone 3B. Potential contamination concerns. Site subject to landscape sensitivities.	Poorly accessed site from the highway network. The River Severn forms a hard barrier to the western and southern edges of the site. Access can be achieved from the A48, along which some bus services operate.	45 ha
P-G-013	Maisemore	Greenfield site located to the northern periphery of Gloucester. Predominantly flat. A40 abuts the southern periphery of the site, the A417 the western boundary. Residential development at Longford to the east. Open countryside/agricultural use to the north. River Severn dissects the site north to south. Entirety of the site located in flood zone 3B. Key Wildlife Sites present. Site subject to landscape sensitivities.	The site is inaccessible from the south boundary, along which the A40 runs, being raised from ground level given the prominence to significant flood risk issues. The site can however be accessed along the eastern and western peripheries (Longford and Maisemore respectively). Public transport access is good, with bus services operating along the A417 and A?? Tewkesbury Road.	0 ha
P-G-014	Over (south Highnam)	Greenfield site located to the south east of Highnam. Grassed with varying gradients throughout. A40 abuts the southern boundary and the River Severn to the east. Open countryside / agricultural uses to the north and west, with the built up area of Highnam beyond. North eastern corner of site located in Flood Zone 2. Potential contamination concerns. Site subject to landscape sensitivity.	Numerous entrance points into the site from the A40. Public transport from the A40 into Gloucester and surrounding areas. Access to services in Highnam and to the City Centre.	86 ha
P-G-015	Land to the north of Highnam.	Greenfield site located to the north. Change in levels throughout the site, elevated to the north. Open countryside / agricultural uses located to the north, east and west. Built up area of Highnam located to the south. Site subject to landscape sensitivity.	Vehicular access into the site from the B4215 or the Highnam estate. Close to services within Highnam and close to Gloucester City Centre.	194 ha
P-G-016	South west Highnam	Greenfield site located to the south west of Highnam. Predominantly flat,	Vehicular access from the A40 and B4215. Bus route serves this	93 ha

		slightly elevated in parts. Southern boundary of site abuts the A40. Agricultural uses located to the east and west. Built up area of Highnam to the north east. Eastern periphery of site located in Flood Zones 3B and 2.	area with access into Gloucester City Centre and the surrounding areas. Access to services in Highnam and the city centre.	
P-G-017	Land south of A40	Greenfield site located to the south of Highnam. Northern boundary bounded by the A40, southern boundary bounded by railway line. Open countryside / agricultural uses on all sides. Land elevated towards the centre of the site.	Vehicular access from the A40 and A48. Closest local services would be at Highnam and Gloucester City Centre. Public transport available to the City centre and surrounding areas.	68 ha
P-G-018	Land at north west Highnam	Greenfield site located to the north west of Highnam and south of Maisemore. Predominantly flat with no elevation. River Severn abuts eastern boundary. Open countryside / agricultural uses to the south and west, village of Maisemore located to the north. Flood Zones 2, 3A and 3B affect many parts of the site. Site subject to landscape sensitivities.	Vehicular access would be restricted from the A417 due to the river. Public transport provides access to Gloucester City Centre and surrounding areas. Services available at Highnam, Gloucester and Longford. The site is considered to have fair to poor access to public transport, services, employment and facilities.	132 ha
P-G-019	Land at south east Highnam	Greenfield site located to the south of Highnam. Northern boundary bounded by the A40, southern boundary bounded by railway line. Open countryside / agricultural uses on all sides. Site affected Flood Zones 3B and 2. Contamination concerns with regard to railway use and tipping of unknown materials.	Site could possibly be accessed from the A40 or A48. Public transport to Gloucester City Centre and surrounding areas. Services available at Highnam and Gloucester City Centre.	62 ha
P-G-020	Churchdown west	Greenfield site located to the north east of Gloucester. Flat with no elevation. Bounded by the A40 to the west and B4063 to the south. Existing built up areas located to the north and east. Some contamination concerns resulting from presence of sewage works. Site located in designated greenbelt.	Good access to the site from surrounding highway network. Public transport facilities to Gloucester City Centre, Cheltenham and surrounding areas. Good access to neighbourhood centres and local services.	31 ha
P-G-021	Churchdown Parkside Close	Greenfield site located to the north east of Gloucester. Flat with no elevation. Located on an existing sports ground/play area in a developed urban area. Existing built-up areas located to the north east and west, green open space located to the south.	Good access to the site from the surrounding highway network. Public transport facilities to Gloucester City Centre, Cheltenham and surrounding areas. Access to neighbourhood centres and local services.	17 ha
P-G-022	Brickhampton Golf Course	Greenfield site located to the north of Churchdown. Various gradients throughout the site but with little elevation. Parts of the site located in Flood Zones 3B and 2. Site located in designated greenbelt.	Good access to the site from the surrounding highway network. Good public transport links to Cheltenham, Gloucester and surrounding areas. Close to Churchdown and Innsforth for local services.	109 ha
P-G-023	Staverton airport and surrounding land	Brownfield site, currently operating as Gloucestershire Airport. Southern boundary bounded by A40 and the eastern boundary the M5. Existing built-up area located to the east. Staverton located to the north with open countryside / agricultural uses beyond. Small part of site located in	Good access to the site from the surrounding highway network. Public transport service to Cheltenham, Gloucester and surrounding areas. No direct access to a local neighbourhood centre.	207 ha

		Flood Zones 3B and 2. Potential contamination concerns. Site located in designated greenbelt.		
P-G-024	Chosen Hill	Greenfield site located to the east of Gloucester. Flat towards the south with increasing gradients to the centre of the site. Areas of the site towards the southern boundary located in Flood Zones 3B and 2. Contamination concerns to the southern boundary resulting from presence of historic landfill. Site subject to landscape sensitivities and located in designated greenbelt.	Good access to the site from the surrounding highway network. Public transport facilities to Cheltenham, Gloucester and surrounding areas.	363 ha
P-G-025	Elmbridge Court	Greenfield site located to the north eastern periphery of Gloucester. Southern boundary bounded by a railway line, the northern boundary by A40. Open green space located to the east and existing built-up areas of Gloucester to the west. Predominantly flat. Site located in designated greenbelt.	Good access to the site from the surrounding highway network. The site is not served by public transport facilities, although a frequent service can be reached locally at Longlevens and the outskirts of Churchdown.	40 ha
P-G-026	Land at north Brockworth	Greenbelt site located to the east of Gloucester and the north of Brockworth. Western periphery bounded by the M5 and the southern boundary is bounded by the A417. Mainly flat though elevated in parts. Central parts of the site located within Flood Zones 2 and 3. Potential contamination concerns. Affected by RIG. Site located in designated greenbelt.	Although the highway network surrounding the site is sufficient, the public transport service is poor. There is no direct access to local neighbourhood centres or facilities.	508 ha

Table 6: JCS Peripheral SHLAA site assessment summaries

Table 7 below sets out the assessments of sites as set out in Stage 7 of the methodology as set out earlier in this report. The assessment of suitability, availability and achievability has been informed by the preceding assessment stages.

SHLAA ref	Site name	Suitable	Available	Achievable timeframe	Constraints to overcome?
P-G-001	Robinswood Hill	No	Not applicable	Not applicable	Landscape and typography constraints cannot be overcome.
P-G-002	Robinswood Hill Golf Club	No	Not applicable	Not applicable	Landscape and typography constraints cannot be overcome.
P-G-003	Land at Winnycroft Farm	No	To be confirmed	To be confirmed	Landscape constraints cannot be overcome.
P-G-011	Elmstone	No	Not applicable	Not applicable	Flood risk issues cannot be overcome.
P-G-012	West of River	No	Not applicable	Not applicable	Flood risk issues cannot be overcome.
P-G-013	Maismore	No	Not applicable	Not applicable	Flood risk issues cannot be overcome.
P-G-014	Over (south Highnam)	Yes	To be confirmed	To be confirmed	Part of the site is affected by Flood Zone 2. Contamination issues need to be addressed.
P-G-015	Highnam North	No	Not applicable	Not applicable	Elevated nature of site would make it difficult to develop and would be highly visible. Landscape sensitivity issues would need to be addressed.
P-G-016	South west Highnam	Yes	To be confirmed	To be confirmed	Part of the site is affected by Flood Zone 2. Contamination concerns need to be addressed.

P-G-017	Land south of A40	No	Not applicable	Not applicable	Poorly accessed and unsustainable site.
P-G-018	Land at north west Highnam	No	Not applicable	Not applicable	Flood risk issues cannot be overcome.
P-G-019	Land at south east Highnam	No	Not applicable	Not applicable	Poorly accessed and unsustainable site.
P-G-020	Churchdown west	Yes	To be confirmed	To be confirmed	Green Belt. Contamination concerns would need to be addressed.
P-G-021	Churchdown Parkside Close	Yes	To be confirmed	To be confirmed	No physical constraints. Existing use would require relocating.
P-G-022	Brickhampton Golf Course	Yes	To be confirmed	To be confirmed	Greenbelt. Part of the site is affected by Flood Zones 3B and 2. Existing use would require relocating.
P-G-023	Staverton airport and surrounding land	Yes	To be confirmed	To be confirmed	Greenbelt. Parts of the site affected by Flood Zones 3B and 2. Contamination concerns would need addressing. Consideration would need to be given to requirement for existing use.
P-G-024	Chosen Hill	No	Not applicable	Not applicable	Landscape and topography issues cannot be overcome.
P-G-025	Elmbridge Court	Yes	To be confirmed	To be confirmed	Greenbelt.
P-G-026	Land at north Brockworth	Yes	To be confirmed	To be confirmed	Green Belt. RIG. Part of site is affected by Flood Zones 3 and 2. Contamination concerns would need addressing.

Table 7: JCS Peripheral SHLAA site conclusions

Part 3C: Housing Trajectory

From the assessment of sites and their deliverability/developability, a housing trajectory has been developed for Gloucester City. As set out earlier, to provide a realistic indicative housing trajectory, a policy filter has been applied in relation to existing and emerging development plan policy.

The trajectory also draws on existing commitments (planning permissions that are under construction or have not yet started) as set out in the annual housing monitoring report for 2011. The annual housing delivery rate set out in the trajectory has been informed by a number of different methods, including development briefs, masterplans, developer and officer input. The SHLAA Panel has also reviewed the information and provided an additional market perspective in relation to the likely deliverability.

Where no other information was available the following assumptions were made regarding the likely lead in times and build-out rates. These are as follows:

- **Lead in times:** For sites under 100 dwellings assume one year to gain planning consent. For sites over 100 dwellings, assume 18 months.
- **Build out rates:** Assume 25 dwellings in the first year and 50 dwellings per developer per annum thereafter, up to a maximum of 150 per year.

Sensitivity testing

The current economic climate has had an impact on the delivery of housing. While Gloucester has continued housing delivery at high rates, the SHLAA seeks to ensure a realistic capacity for the City is established and therefore sites have been subject to sensitivity testing, using information available to the authority and discussions with the SHLAA Panel. This has reviewed the likely capacity of sites and the likely rate of delivery and has resulted in a realistic housing trajectory to aid future planning.

For example, where permissions/proposals for sites include a significant proportion of flatted developments, it has been assumed that the actual number of units delivered on site will be less than originally proposed. This is because the market for flats is currently poor.

Likewise, for sites that are constrained so that the delivery of flatted developments is the only likely options, the likely capacity has remained the same but the likely delivery time has been pushed back to allow for the market for flats to pick up.

The delivery of housing on larger sites has also been affected. For this reason, the annual delivery within the more immediate period has been reduced, picking up towards the middle part of the first 5-year period.

These assumptions have been agreed with the SHLAA panel. The SHLAA is also subject to annual review and therefore these assumptions will be reviewed on an annual basis and amended if necessary.

The trajectory

The tables below set out the indicative housing trajectory for Gloucester as of 2011/12. For ease of use, the information has been divided between commitments (sites where planning permission has been secured), and deliverable SHLAA sites (site without planning permission but where there is some certainty housing development will be delivered on the land at some point in the next 15-year period).

Gloucester wider area trajectory

To provide a trajectory for the Gloucester wider area as set out in the Joint Core Strategy consultation document, the commitments within Tewkesbury Borough, located on the edge of the City have been identified and combined with the broad locations information contained within the JCS Housing Technical Paper. This provides a Gloucester wider area housing trajectory and further information is available from the JCS website at www.gct-jcs.org.

Outcome

The Council currently has a committed supply of 4,324 dwellings equating to a supply of 13 years based upon its working target of 325 dwellings per annum. The Council within its Strategic Housing Land Availability Assessment (SHLAA) has, however, undertaken a sensitivity analysis of its housing supply situation which considers the density assumptions for its committed supply including an assessment of the likelihood of flatted schemes coming forward as proposed. This has been undertaken with input from the Gloucester Heritage Urban Regeneration Company and other industry professionals as part of the Council's SHLAA process. This has reduced the potential supply of dwellings indicatively to 3,684 new homes. Against this forward supply the Council can demonstrate a 5 year supply situation with 11 years worth of supply.

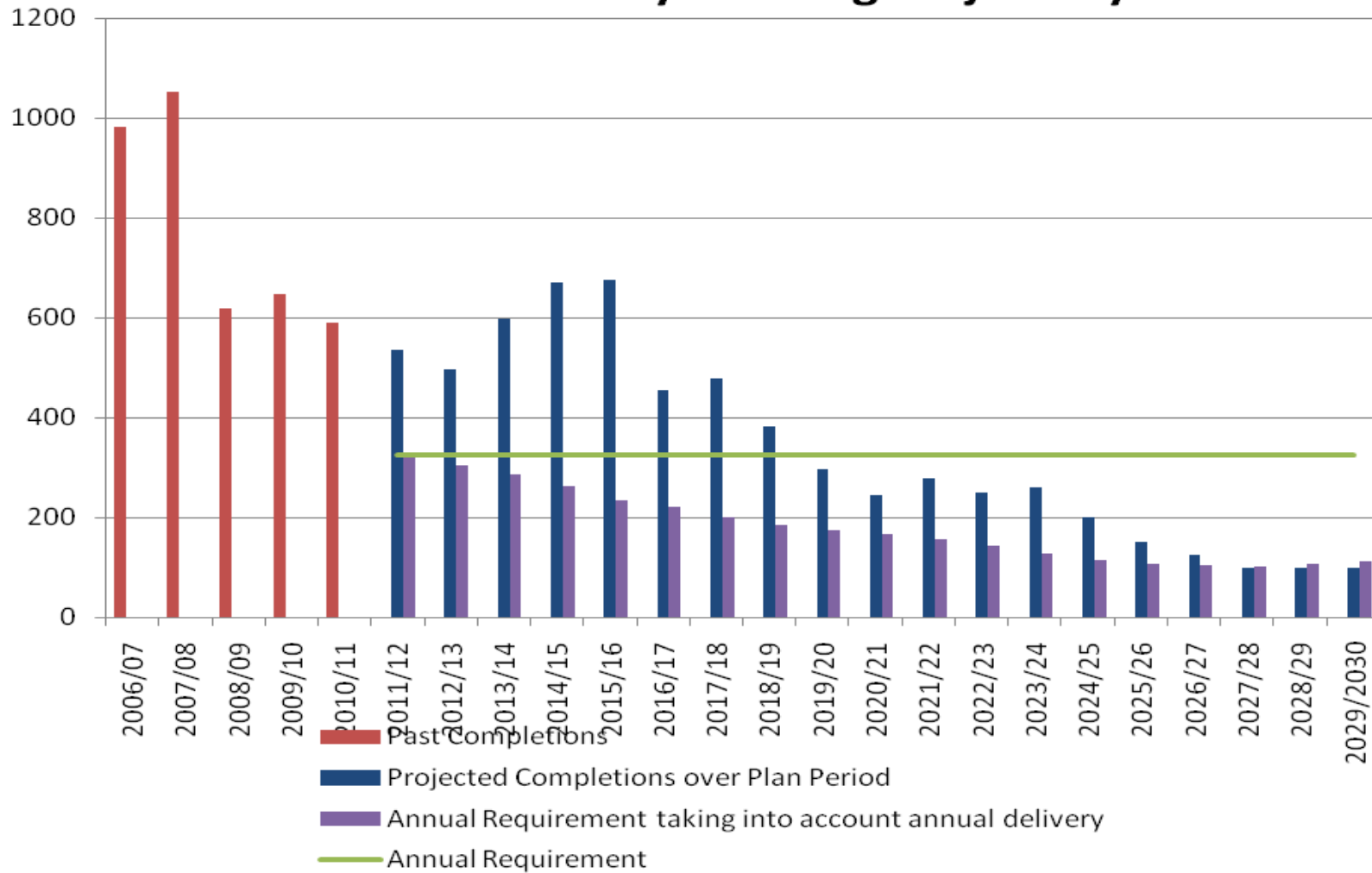
The Council can therefore demonstrate a 5 year supply against its current working housing requirement. It can also demonstrate a 20% additional supply requirement should this be maintained within the National Planning Policy Framework. This will be reviewed as the Joint Core Strategy progresses to adoption and revised accordingly.

GLOUCESTER CITY TRAJECTORY

Supply type	First 5-year period					Second five-year period					Third five-year period					Fourth Five-year period				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
GCC Commitments	534	497	446	400	363	287	274	253	200	155	50	50	50	50	50	25	0	0	0	0
GCC SHLAA sites	0	0	152	269	312	167	205	128	95	90	127	100	110	50	0	0	0	0	0	0
Strategic JCS allocations and commitments on edge of City*	234	251	472	570	590	550	670	571	420	420	440	415	290	215	215	215	215	215	215	190
Windfall allowance	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100	100	100	100
Total	768	728	1070	1239	1265	1004	1149	952	715	655	712	680	550	415	365	340	315	315	315	290

*JCS Gloucester wider area

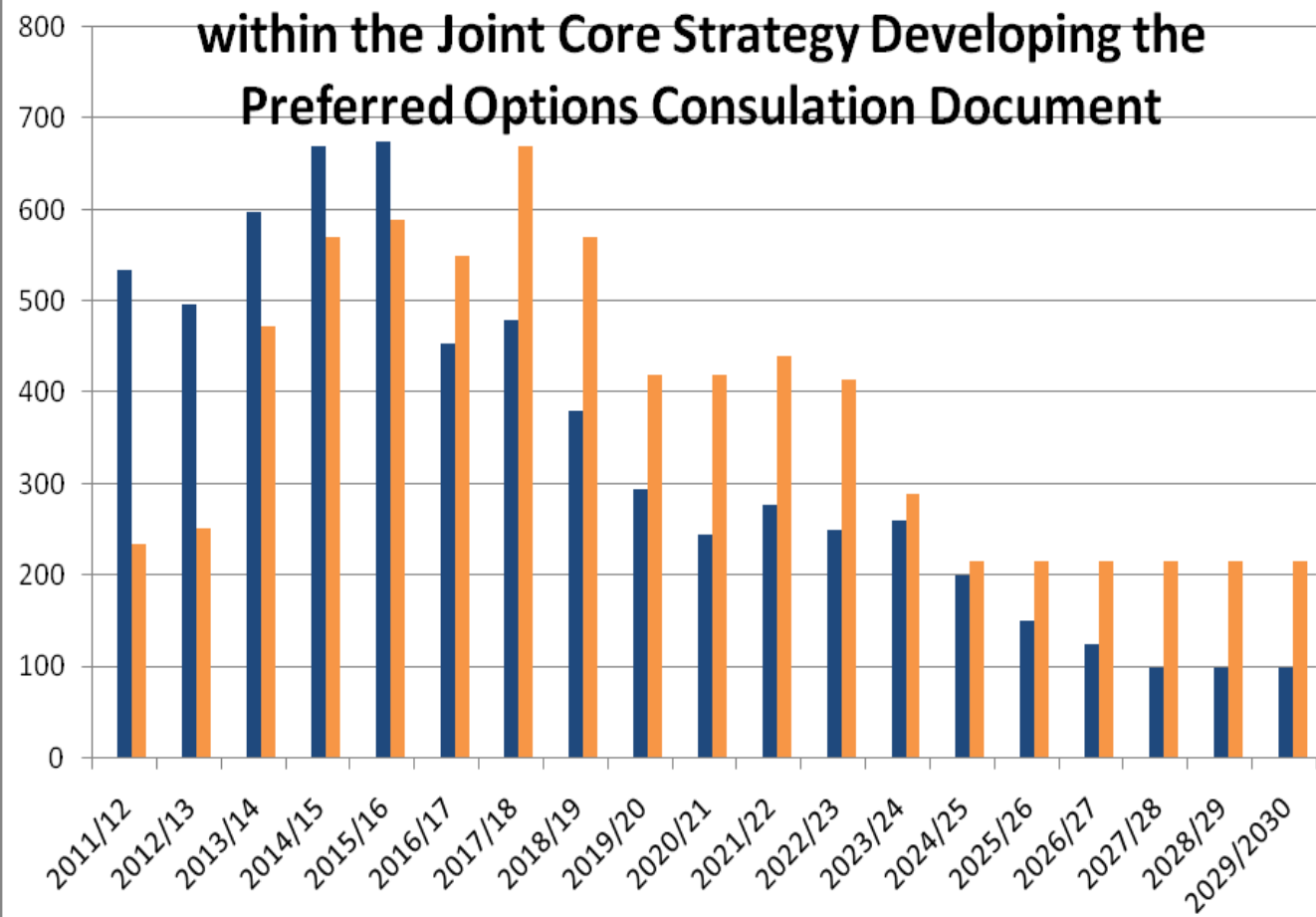
Gloucester City Housing Trajectory



Wider Gloucester Trajectory (Tewkesbury Borough Council)

JCS Strategic allocation	First 5-year period					Second five-year period					Third five-year period					Fourth Five-year period				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Strategic allocation - Innsworth	0	0	0	45	75	75	195	195	195	195	215	215	215	215	215	215	215	215	215	190
Strategic allocation – Brockworth	0	0	75	150	150	150	150	150	150	150	150	150	75	0	0	0	0	0	0	0
Strategic allocation – S. Churchdown	0	25	75	75	75	75	75	75	75	75	75	50	0	0	0	0	0	0	0	0
Gloucester peripheral capacity (E)	37	25	72	50	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gloucester peripheral capacity (F)	197	201	250	250	250	250	250	151	0	0	0	0	0	0	0	0	0	0	0	0
Total	234	251	472	570	590	550	670	571	420	420	440	415	190	215	215	215	215	215	215	215

Housing Trajectory for the Wider Gloucester Area incorporating the Strategic Allocations included within the Joint Core Strategy Developing the Preferred Options Consultation Document



Background information for Gloucester City Housing Trajectory

Commitments (Gloucester administrative area)

Reference No.		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
1866	87 Oxstalls Way	1															
1354.1	5 Coney Hill Parade	1															
1714	Land at Barnwood Park	14	8														
1753	47 Painswick Road	1															
1814	79 Wells Road	1															
1832	Land rear of 151A – 151B Barnwood Road	3															
1873	46 Barnwood Road	3															
1876	146B Barnwood Road	0															
1000	256 Barton Street	2															
1443	2 Ryecroft Street	1															
1520	156A Barton Street	5															
1642	Land at 8 Howard Street	2															
1705	2 Furlong Road	1															
1725	Land adjoining 40 Salisbury Road	1															
1754	45 Regent Street	2															
1789	304 Barton Street	1															
1790	306 Barton Street	1															
1815	35 Falkner Street	1															
1843	308 – 310 Barton Street	4															
1843	38 Herbert Street	1															
1847	37 Birchmore Road	1															
1854	61 High Street	2															
1863	228 Barton Street	1															
1872	22 Howard Street	1															
1630	24 Argyll Street	1															
1742	LAT 61 Elmleaze	1															
1801	30 Cheltenham Road	1															
1804	18 Sandyleaze	1															
1841	25 Barnwood Road	-1															
1848	55 Oakleaze	1															

1852	7 Oakleaze	1															
1856	164 Elmleaze	1															
1862	132 Cheltenham Road	1															
1873	48 Barnwood Road	3															
1660	LAT 121 Thoresby Avenue	1															
1672	2 Glencairn Avenue	2															
1691	LRO 91 – 93 Grange Road	2															
1836	95 – 97 Grange Road	2															
1755	26 Carisbrooke Road	1															
1802	6 Hillview Road	1															
1803	2 Silverdale Parade	3															
1857	54 Larkhay Road	1															
1511	Land off Posy Lane / Lansdown Road		15														
1674	143 Deans Way	4															
1697	63 Great Western Road	1															
1733	55 Worcester Street	2															
1738	16 Newland Street	3															
1740	112 London Road	6															
1746	LRO Kingsholm Court	1															
1778	69A London Road	5															
1783	82 London Road	2															
1833	Cherry Tree Cottage, Tewkesbury Road	0															
1844	St Peters Primary School, Horton Road	-1															
1861	Land between 32 & 34 Denmark Road	1															
1883	LRO Welsh Harp, 36 London Road	5															
1810	27 Estcourt Road	1															
1811	83 Cheltenham Road	1															
1818	Land at 71 – 73 Innsworth Lane	1															
1840	80 Longford Lane	1															
1007	LAT 349 Painswick Road	1															
1604	Former Texaco Filling Station, 254 Painswick Rd	10															
1711	Ramada Hotel and Resort			11													
1715	LAT Ramada Hotel and			30	37												

	Resort																
1730	LAT 60 St Peters Road	1															
1734	4 Winnycroft Cottages	1															
1747	Tyndale Mission Hall & 98A Painswick Road		8														
1773	St Hildas Church Hall, Redwell Road	12															
1826	Musket Inn, Matson Lane		13														
1839	57 Juniper Avenue	1															
1867	9 Redwell Road	1															
1881	101 Reservoir Road	2															
1887	1 Cotteswold Road	1															
1331	84 Frampton Road		11														
1393	Land at junction of Bloomfield Te & Balfour Rd	10	13														
1580	18 Park End Road		14														
1758	LRO 315 Stroud Road	1															
1762	LRO 87 Stroud Road	6															
1776	199 Linden Road	4	5														
1827	LAT 47 Seymour Road	3															
1835	1A Stanley Road	1															
1880	35 Stroud Road	2															
1885	54 St Pauls Road	1															
1886	72 Weston Road	1															
1712	Jet & Whittle		15	15													
1774.1	St Gobaine / Wellman Graham site				25	50	50	9									
1774.2	Former Contract Chemicals site				25	41											
1256.14	FW 2/3 Area A2 Kingsway	15	21														
1256.15	FW 2/3 Area A3 Kingsway	15	20	30	7												
1256.17	FW 2/3 Area B4 Kingsway	15	20	16													
1256.18	FW 2/3 Area B3 Kingsway	15	20	6													
1256.19	Area 4A4 Framework Plan B	42	20	25	30	30	30	23									
1256.20	Parcel A4 Framework 2/3 RAF Quedgeley		20	30	30	30	9										
1256.21	RAF Quedgeley Frmwk 4 Area 4A1		20	30	30	30	30	2									
1256.22	RAF Quedgeley		20	30	30	30	20										

	Framework 4 Parcel 4B4																
1256.23	Framework 4 Area 4B2		20	30	30	30	10										
1256.24	Framework 4 Area 4A2		20	30	30	30	23										
HA03	RAFQ remaining capacity (outstanding outline)							100	150	150	105						
1627	10 Field Court Gardens	1															
1785	Holmcroft Needham Avenue	1															
1800	Little Thatch, 141 Bristol Road			14													
1819	LAT 9 Highcliffe Drive	1															
1821	Oaklands, Naas Lane	3															
1871	45 Severn Oaks	1															
1884	311 Bristol Road	4															
1120.4	Phase 2, Land at Bodium Avenue	67	50	50	2												
1323.1	106 Bristol Road		5	4													
1859	17 Old Elmore Lane		4														
1868	6 Sims Lane	1															
1468	LRO 246, 248, 250 & 252 Stroud Road	9															
1794	1 Arlingham Road	1															
1875	234A Stroud Road	4															
921	135 Southgate Street	4															
1118.1	Land south of Monk Meadow	27															
1333	Cattle Market	15	20	30	50	50	50	50	34								
1415	30 Clarence Street	2															
1419	117 – 119 Southgate Street	5															
1549	Former Kwiksava site					20	40	40	19								
1564	184 Southgate Street	3															
1572	141 Southgate Street	3															
1583	2A 2B 2C Wellington Street	6															
1599	21 – 23A Worcester Street	5															
1648	Gloucester Quays						25	50	50	50	50	50	50	50	50	50	25
1648.2	Land at Bakers Quay, Llanthony Wharf	12															
1651	53 Wellington Street	3															

1710	136 – 138 Southgate Street	9															
1713	Lock Warehouse		26														
1722	17, 17A & 19 St Johns Lane		12														
1764	13 – 15 Cromwell Street	4															
1767	113 – 115 Southgate Street	1															
1771	Oak Cottage, Rea Lane	0															
1777	Travis Perkins site		30	45	45	22											
1779	3 – 5 Worcester Street	1															
1792	77 Southgate Street	8															
1793	Merchants Quay	48															
1797	LRO 21 – 23A Worcester Street	6															
1806	79 – 81 Northgate Street	2															
1823	LRO 7 Worcester Street	4															
1829	LAT rear of 1 – 12 Belgrave Road		13														
1830	2 Russell Street	3															
1831	10 Park Road	2															
1849	46 Westgate Street	1															
1853	92 – 96 Northgate Street		14														
1865	133 Southgate Street	-1															
SUB32	Mayo's Land, Quedgeley			20	29												
TOTAL		534	497	446	400	363	287	274	253	200	155	50	50	50	50	50	25

SHLAA sites (without planning permission)

Reference No.		First 5-year period					Second 5-year period					Third 5-year period					
		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
HA08	Car Park, Hampden Way							20	25	30							
HA12	Former Telecom House, Great Western Road										10	15					
HA16	Greater Greyfriars inc Gloscat main and media sites			20	50	60	60	60	4								

HA17	Greater Blackfriars						50	60	65	65	60					
HA18	LAT Dry Dock				30	35										
HA19	Westgate Quay											50	50	50	20	
HA20	Great Western Road Sidings (Railway Corridor)			30	60	60										
HA21	Land between Bristol Road and the Canal										20	50	50	50	30	
HA23	Clifton Road Triangle			20	25	20										
HA26	Land at Leven Close and Paygrove Lane			15												
HA27	Land at Hammond Way			5	5											
HA29	Norville Site, Tarrington Road			10	10	10										
EA03	Land East of Waterwells Business Park						25	25								
EA06	Land south of junction between Eastern Avenue and Barnwood Road													10		
NLUD03	Land rear of 5 – 15 Kemble Road								6							
SUB02	GWRSA Social Club			10	10											
SUB05	Land at St Oswalds							20	20							
SUB09	Land at the Wheatridge			15	25	25										
SUB10	Hillfield House, Denmark Road			6												
SUB11	Heathfields, Denmark Road			4												
SUB12	Saintbridge House, Painswick Road				12											
SUB13	Blackbridge Allotments			15												
SUB15	Tuffley Resource Centre				9	9										
SUB17	Fire Station, Eastern Avenue				10	20	8									
SUB19	Bohanam House, Barnwood Road						10	20	8							
SUB27	Land at corner of Laurels & Percy Street			2												
SUB29	Hare Lane car park											12				
SUB35	LAT Llanthony Warehouse					10	14									
SUB39	Land at Commercial Road				3											
F10	104 Northgate Street					34										
HA07	Land at junction of Southgate Street & Trier Way				20	29										
TOTAL		0	0	152	269	312	167	205	128	95	90	127	100	110	50	0

SECTION 4: GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE SUBMISSION SITES

The development plan is the mechanism through which potential sites for gypsies, travellers and travelling showpeople will be tested and allocated.

As part of this process, a specific, targeted 'call for sites' was undertaken between September and November 2010, covering the three Joint Core Strategy (JCS) authorities of Gloucester City, Cheltenham Borough and Tewkesbury Borough. During this time, a number of activities were undertaken to raise awareness of the process and to encourage the submission of as many sites as possible. This included for example notices in gypsy, traveller and travelling showpeople publications and notification of relevant organisations.

Moving forward, the 'call for sites' will now be aligned with that for other residential uses, i.e. a rolling annual 'call for sites' between April and March of the following year. Sites submitted outside of the targeted 'call for sites' have been included where they have been submitted up to the end of March 2011.

In total, 19 sites have been submitted and assessed in accordance with Sections 1 and 2 of this report. Each has been subject to an evidence gathering exercise and an officer assessment of suitability, availability and achievability. Specific input in relation to the assessment of sites has been sought from internal and external officers including Environmental Health, the Environment Agency and Gloucestershire Highways.

This assessment has then been considered by members of the SHLAA Panel. In addition, in the interests of robustness, the assessments of the sites have also been considered by members of the gypsy, traveller and travelling showpeople community.

As set out earlier in this report, a policy neutral approach has been adopted in the assessment of sites in this year's SHLAA. This means that existing planning policy has not been used to inform the assessment of suitability, but has instead focussed upon the existence of physical constraint and evidence. This means for example that greenbelt policy and existing landscape designations have not been factored in to the assessment of suitability.

This is because the 2011 SHLAA is being used to inform the preparation of the emerging development plan for each of the JCS authorities. Subsequently, all planning policies will be reviewed and some may not be taken forward in the review of the development plan. The result of this methodology is that more sites will be identified as suitable, available and achievable; however this does not mean that such sites can be delivered when considered within the context of the emerging development plan.

Sites included in this section of the report do not form part of the indicative housing trajectory as set out at Section 4.

Table 8 below sets out the initial assessments of the suitability of sites for gypsy, traveller and travelling showpeople residential accommodation.

Full site assessment proformas have been provided as Appendix 6 and accompanying site plans at Appendix 7.

SHLAA Ref	Site name / local authority	Character and constraints	Accessibility	Net area (ha)
GTSUB-01	40 Sims Lane, Quedgeley, Gloucester	Brownfield site located to the south of Gloucester. Temporary planning permission secured for use of site for stationing of mobile home and caravan for one family unit. Predominantly surrounded by residential development. Located within the cordon sanitaire.	Well located in terms of access to road network and to shops, services and facilities (located in close proximity to Quedgeley District Centre). Regular bus services operate in close proximity.	0.07 ha
GTSUB-02	Former Town Ham Allotment site, Gloucester	Brownfield site located on the northern fringe of Gloucester. Existing travelling showpeople site located to the east. Site subject to significant constraints in the form of access, potential contamination, land stability and presence of a high pressure gas pipe.	Well located in terms of access to access to road network, and to shops, services and facilities (located fairly close to the City Centre). Regular bus services operate in close proximity.	1.11 ha
GTSUB-03	Port Ham Sidings, Gloucester	Brownfield site located to the northern fringe of Gloucester. Electricity substation located directly to the west, with green open space on all other sides. Site and access located in Flood Zones 3A and 3B. Potential contamination concerns from former railway use. Landscape sensitivity issues.	Well located in terms of access to the roads network. Located in fairly close proximity to shops, services and facilities (the City Centre a short distance away). Regular bus services operate in close proximity.	3.69 ha
GTSUB-04	Land adjacent to Hempsted Recycling Centre	Greenfield site located to the western fringe of Gloucester City. Currently in agricultural use. Most of site located in Flood Zone 2 and some in 3. Significant concerns regarding proximity and impact of Hempsted Landfill. Access road used by HGVs and other traffic utilising landfill.	Well located in terms of road access. Remote in terms of pedestrian and access to public transport provision. Access would require major pedestrian upgrades. Located in fairly close proximity to shops, services and facilities.	3.54 ha
GTSUB-05	Land at Hempsted Meadows, Gloucester	Greenfield site located to the western fringe of Gloucester. Hempsted Meadows car boot and market located to west, canal abuts the southern and eastern peripheries, employment uses to north. Majority of site located in Flood Zone 3B. Site located in the cordon sanitaire and subject to landscape sensitivity issues.	Well located in terms of road access. Located in fairly close proximity to shops services and facilities, for example at Quedgeley District centre. Some public transport facilities operate in close proximity.	2.27 ha
GTSUB-06	Land off South West Bypass, Gloucester	Greenfield site located to the western fringe of Gloucester. Netheridge Sewage Treatment Works located to the north west, mix of uses elsewhere including industrial and residential. Located within the cordon sanitaire, subject to landscape sensitivity issues.	Well located in terms of access to road network and to shops, services and facilities (located in close proximity to Quedgeley District Centre). Regular bus services operate in close proximity.	1.24 ha
GTSUB-07	Land adjacent to Jolly Waterman Cottage, Sandhurst Lane, Gloucester	Greenfield site located to the northern periphery of Gloucester. River Severn abuts the northern boundary, electricity sub station to the	The site is accessed off a country track from Sandhurst Lane. Located in fairly close proximity to shops, services and facilities to the south at	Up to 4.0 ha

		south and an existing gypsy site to the south east. Site located in Flood Zones 3B and 3A. Potential contamination concerns.	Gloucester. Limited public transport services currently operate along Sandhurst Lane.	
GTSUB-08	Paddock adjoining Bus Cottage, Sandhurst Lane, Gloucester	Greenfield site located to the northern periphery of Gloucester. River Severn abuts the northern boundary, electricity sub station to the south west and an existing gypsy site to the south. Site located in Flood Zones 3B and 3A. Potential contamination concerns.	The site is accessed off a country track from Sandhurst Lane. Located in fairly close proximity to shops, services and facilities to the south at Gloucester. Limited public transport services currently operate along Sandhurst Lane.	0.4 ha
GTSUB-09	Lock's Paddock, Tewkesbury Road, Norton	Brownfield site located to the northern periphery of the village of Norton. Currently has planning permission for use of site by one travelling showpeople family. No significant physical constraints associated with this site, however located remote from Norton Village.	Well accessed by road, being located off the A38. Regular bus service operates along the A38. However. The site is located remote from the main village of Norton.	0.26 ha
GTSUB-10	The Lodge, Hygrove Lane, Minsterworth	Greenfield site located at the rural village of Minsterworth. No significant physical constraints associated with this site. Concerns regarding ability to deal with foul drainage. Site owned by gypsy families therefore not available for travelling showpeople use.	Site located off Hygrove Lane which may require some improvements to accommodate additional traffic. Regular public transport services operate along the A48. Located remote from shops, services and facilities.	0.8 ha
GTSUB-11	Land at Starcroft Lane, Minsterworth	Greenfield site located at the rural village of Minsterworth. No significant physical constraints associated with this site. Concerns regarding the ability to deal with foul drainage.	Site well accessed by road being located off the A48. Regular public transport services operate along the A48. Located remote from shops, services and facilities.	0.1 ha
GTSUB-12	Showlands, Evesham Road, Gotherington	Brownfield site located in a rural location to the north of Gotherington. Currently operating as a temporary travelling showpeople site. Agricultural uses located on all sides. No significant physical constraints associated with this site. Minor potential contamination concerns.	Site well accessed by road being located off the A345. Bi-daily bus services operate along the A345. Located remote from shops, services and facilities, the nearest being available at Gotherington (limited) and Bishops Cleeve.	4.6 ha
GTSUB-13	Land at Kayte Lane, Southam	Greenfield site located in a rural location to the west of Southam. Currently in agricultural use. No significant physical constraints associated with this site. Some concerns regarding the proximity of the railway line. Site located in designated greenbelt.	Site accessed off Kayte Lane and in close proximity to the A435 and B4632. Irregular bus services operate in close proximity to the site. Located remote from shops, services and facilities.	5.9 ha
GTSUB-14	Land at Claydon Lane, Fiddington	Greenfield site located in a rural location near Fiddington. Dispersed residential dwellings in close proximity. There are no significant physical constraints associated with the site. Concerns regarding the	Poor vehicle accessibility being accessed off a single width track with poor forward visibility and no passing facilities. No pedestrian and public transport facilities operate in close proximity to the site. Located	0.4 ha

		proximity of the railway line.	remote to shops, services and facilities.	
GTSUB-15	Land at Cursey Lane, Elmstone Hardwicke	Greenfield site located off Cursey Lane. The site is located in a rural location with an existing gypsy site directly to the west. Elsewhere agricultural uses surround. Significant access issues. Site is located remote from services and facilities.	Poor vehicle accessibility. No pedestrian and public transport facilities operate in close proximity to the site. Located remote to shops, services and facilities.	0.5 ha
GTSUB-16	Brookside Stables, Cold Pool Lane, Badgeworth	Brownfield site located to the northern periphery of the rural village of Badgeworth. Currently operating as a residential gypsy site. No significant physical constraints associated with the site. Concerns regarding the ability of the site to deal with foul drainage. Site located in designated greenbelt.	Site accessed from Coldpool Lane and there are access issues that would need to be overcome. Bus services operate along Reddings Road and Warden Hill. Located fairly remote from shops, services and facilities, the nearest being located at Caernarvon Road District Centre (Up Hatherley).	0.81 ha
GTSUB-17	Land adjacent to Riverside Health and Fitness Club	Greenfield site located to the northern periphery of Gloucester. Currently a boating lake and crazy golf course, the site is currently subject to public open space improvements. Designated public open space. Site located in Flood Zone 3B. Potential contamination concerns.	Well located in terms of access to access to road network, and to shops, services and facilities (located fairly close to the City Centre). Regular bus services operate in close proximity.	4.97 ha
GTSUB-18	Land to the south of A417	Brownfield site located to the south of the A417 to the northern periphery of Gloucester. Site located in Flood Zones 3B and 3A. Site subject to landscape sensitivity.	Well located in terms of access to the roads network. Located in fairly close proximity to shops, services and facilities (the City Centre a short distance away). Regular bus services operate in close proximity.	0.58 ha
GTSUB-19	Land off B4063, Old Cheltenham Road	Brownfield site located to the north eastern periphery of Gloucester. Site abuts the A40 (Golden Valley Bypass) to the south and the B4063 to the north. Residential development is located to the east and west. No significant physical constraints associated with the site. Site located in designated greenbelt.	Well located in terms of access to the road network. Well located in terms of access to shops, services and facilities. Regular bus services operate along the B4063.	0.1 ha

Table 8: Gypsy, traveller and travelling showpeople site assessment summaries

Table 9 below sets out the assessments of sites as set out in Stage 7 of the methodology as set out earlier in this report. The assessment of suitability, availability and achievability has been informed by the preceding assessment stages and comments received by the SHLAA Panel and community representatives.

Having regard to the early stage of development plan preparation, the suitability of sites has been assessed from a 'policy neutral' perspective. This means that existing planning policy has not been used to inform the assessment of suitability, but has instead focussed upon the existence of physical constraint and evidence.

SHLAA ref	Site name	Suitable gypsies / travellers	Suitable travelling showpeople	Available	Achievable	Constraints to overcome?
GTSUB-01	40 Sims Lane, Quedgeley, Gloucester	No	No	Yes	No	Cordon sanitaire (Netheridge Sewage Treatment Works)
GTSUB-02	Former Town Ham Allotment site, Gloucester	No	No	Yes	No	Land stability, contamination, access and presence of high pressure gas pipe would all need to be addressed.
GTSUB-03	Port Ham Sidings, Gloucester	No	No	No	No	Flood risk issues cannot be overcome.
GTSUB-04	Land adjacent to Hempsted Recycling Centre	No	No	No	No	External constraints from adjacent landfill site cannot be overcome.
GTSUB-05	Land at Hempsted Meadows, Gloucester	No	No	No	No	Flood risk issues cannot be overcome.
GTSUB-06	Land off South West Bypass, Gloucester	No	No	No	No	Cordon sanitaire (Netheridge Sewage Treatment Works).
GTSUB-07	Land adjacent to Jolly Waterman Cottage, Sandhurst Lane, Gloucester	No	No	Yes	No	Flood risk issues cannot be overcome.
GTSUB-08	Paddock adjoining Bus Cottage, Sandhurst Lane, Gloucester	No	No	Yes	No	Flood risk issues cannot be overcome.
GTSUB-09	Lock's Paddock, Tewkesbury Road, Norton	No	No	Yes	Yes	Part of the site located in Flood Zone 2. Contamination concerns would need to be addressed. Connectivity with Norton village needs to be addressed.
GTSUB-10	The Lodge, Hygrove Lane, Minsterworth	Yes	No	Yes	Yes	Foul drainage issues would need to be overcome.
GTSUB-11	Land at Starcroft Lane, Minsterworth	Yes	No	Yes	Yes	Foul drainage issues would need to be overcome.
GTSUB-12	Showlands, Evesham Road, Gotherington	No	Yes	Yes	Yes	Contamination concerns would need to be addressed.
GTSUB-13	Land at Kayte Lane, Southam	Yes	No	Yes	Yes	Impact and proximity of railway line would need to be addressed.
GTSUB-14	Land at Claydon Lane, Fiddington	No	No	No	No	Impact and proximity of railway line would need to be addressed. Access issues would need to be overcome.
GTSUB-15	Land at Cursey Lane, Elmstone Hardwicke	No	No	Yes	No	Access issues would need to be overcome.
GTSUB-16	Brookside Stables, Cold Pool Lane, Badgeworth	Yes	No	Yes	Yes	Foul drainage issues would need to be overcome.

GTSUB-17	Land adjacent to Riverside Health and Fitness Club	No	No	No	No	Flood risk issues cannot be overcome.
GTSUB-18	Land to the south of A417	No	No	No	No	Flood risk issues cannot be overcome.
GTSUB-19	Land off B4063, Old Cheltenham Road	Yes	Yes	No	Yes	Greenbelt.

Table 9: Gypsy, traveller and travelling showpeople site assessment conclusions

SECTION 5: NEXT STEPS

Whilst the document is not subject to a statutory consultation period, comments may be submitted to the Council. Information and evidence received will be used to inform future assessments. Should you wish to submit comments or supply evidence to support a site's position please contact:

Spatial Planning and Environment Service
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Tel: 01452 396836

Email: spatialplanning@gloucester.gov.uk

As set out above, it is intended that a revised trajectory and supporting note be published alongside emerging development plan policy. For further information on the timetable for publication, please check the City Council's website at www.gloucester.gov.uk.

APPENDICES

Appendices are available separately to the main SHLAA report.