## Appendix 3 Site Characteristic Forms

Site Characteristics - HA01		
Site Name	Western Waterfront: St Oswalds and	d Gloucester Quays
OS reference	382700, 217875	
Area (Ha)	100 ha total (26.77 ha Gloucester Quays)	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Former cattle markets site redevelop adjacent to docks / canal redevelope	
Surrounding Land Use(s)	Residential, retail, commercial and o	city centre.
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Yes	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site?	Yes – conservation area, archaeology, listed buildings	
Any other adopted/draft policy constraints?	Allocated and under construction	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good transport links within city area.	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, the developments themselves include an element of employment.	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to city centre, Hempsted and Bristol Road for local services.	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access, especially with new bypass.	
	Suitability for housing	
Future residential environment	St Oswalds has residential areas to the north. Gloucester Quays adjoins the completed Barge Arm development at Gloucester Docks, further residential units have planning permission at the docks.	
Suitable Density	40 dw/ha	
Potential Yield	St Oswalds 600, Gloucester Quays	1000
Consultation/Frontloading		
Discussed with officers  Yes already in the planning system		
Discussed with owners	Yes already in the planning system	
Discussed with local community	Yes already in the planning system	
Discussed with development industry	Yes already in the planning system	
	Conclusion	
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5, 6-10	

Si	te Characteristics – HA02	
Site Name	Bus Station and Market Parade	
OS reference	383469, 218607	
Area (Ha)	1.8	
Greenfield / Brownfield & Type	Brownfield	
	Bus station, retail, offices, vacan	t offices
Surrounding Land Use(s)	Retail, offices, residential	
Character of Surrounding Area	City centre	
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone	Part Flood Zone 2	
1, 2, 3)		
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – archaeology and conservation area	
Is there any known contamination on site?		
Any other adopted/draft policy constraints?	Allocated in second stage deposit lo	cal plan for mixed use
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Excellent access to public transport - bus and train	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and services within city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to services within city centre	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to transport network	
Suitability for housing		
Future residential environment	Site at northern city centre edge, more residential development being seen at the northern side of city centre.	
Suitable Density	4	0
Potential Yield	20	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	Yes through local plan process	
Discussed with development industry	Yes through local plan process	
	Conclusion	
Available	Yes as part of comprehensive redevelopment management, GHURC	
Suitable	regeneration area, working with partners Yes	
Achievable	Yes 0-5, 6-10	
	1	

Site Characteristics – HA03			
Site Name RA	Quedgeley		
	961, 213298		
	139 total		
	vnfield (50%) and Greenfield (50%)		
	ner MoD site, being redeveloped for housing, mixed use.		
	idential, industrial, commercial, employment, retail.		
- 11	an / sub-urban		
	icy / Physical Constraints		
Guitain	Yes No		
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?	No		
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	No		
Is the site within an Area of Outstanding Natural Beauty?	No		
Is the site within a Special Landscape Area?	No		
Is the site within an Area of Local Landscape Value?	No		
Is the site within a Site of Special Scientific Interest?	No		
Does the site impact on cultural heritage? (e.g.	No		
Listed Buildings, Conservation Area) Is there any known contamination on site?	Yes		
	d use allocation in Second Stage Deposit Local Plan		
, , , , , , , , , , , , , , , , , , , ,	Accessibility		
Public Transport Accessibility (e.g. range of Go	Good access to public transport		
means of transport and frequency of service)			
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and other primary services		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services		
	Infrastructure		
Water Supply Ye			
Drainage Ye	Yes		
Electricity			
Strategic Transport Infrastructure Go	Good access to road network, A roads and M5		
Sui	ability for housing		
Future residential environment Go	Good - surrounded Quedgeley and Tuffley		
Suitable Density	30-40		
Potential Yield	2650		
Consultation/Frontloading			
Discussed with officers Yes already in planning system			
Discussed with owners Yes	already in planning system		
Discussed with local community Yes	Yes already in planning system		
Discussed with development industry Yes	Yes already in planning system		
Conclusion			
Available Yes			
1.00	Yes		

Site Characteristics – HA04		
Site Name	Land at junction of Barnwood Ro	oad and bypass
OS reference	385310, 218470	
Area (Ha)	1.3 total area	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Derelict / Vacant land	
Surrounding Land Use(s)	Residential and industrial	
Character of Surrounding Area	Urban / sub-urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Yes	
Any other adopted/draft policy constraints?  Mixed use allocation in second stage deposit local plan. Site has planning permission.		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and other primary services	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road net work, A	roads and M5
	Suitability for housing	
Future residential environment	Good - surrounded by popular Barnwood and Elmbridge locations	
Suitable Density	31	0
Potential Yield	10	
	onsultation/Frontloading	
Discussed with officers Yes already in planning system		
Discussed with owners	Yes already in planning system	
Discussed with local community	Yes already in planning system	
Discussed with development industry	Yes already in planning system	
	Conclusion	
Available	Yes	
Suitable	Yes – part of site for housing, other development includes football pitch, hotel, office space.	
Achievable	Yes 0-5	

Si	te Characteristics – HA05	
Site Name	Land on Bristol Road	
OS reference	382297, 216551	
Area (Ha)	9.1	
Greenfield / Brownfield & Type	Brownfield - Other redevelopmen	t
Current Land Use(s)	Industrial .	
Surrounding Land Use(s)	Industrial	
Character of Surrounding Area	Urban industrial	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Yes	o Donosit Local Plan. Oction
Any other adopted/draft policy constraints?	Mixed use allocation in Second Stag- permission for mixed use developme	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment along Bristol Road and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to services along Bristol Road, city centre, and surrounding residential areas	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road network wit M5	h new bypass for A roads and
	Suitability for housing	
Future residential environment	Site stretches from Bristol Road to residential areas of Podmead. Outline application for new employment development along Bristol Road with residential development behind.	
Suitable Density	30-40	
Potential Yield	34	0
Consultation/Frontloading		
Discussed with officers	Yes already in planning system	
Discussed with owners	Yes already in planning system	
Discussed with local community	Yes already in planning system	
Discussed with development industry	Yes already in planning system	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5	

Si	te Characteristics – HA06		
Site Name	Part St Michael's Square		
OS reference	383224, 218271		
Area (Ha)	0.1		
Greenfield / Brownfield & Type	Brownfield - other redevelopment	t	
Current Land Use(s)	Offices and residential		
Surrounding Land Use(s)	Offices and residential		
	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?			
Any other adopted/draft policy constraints?	The state of the s		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport from city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and leisure in city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services in city centre		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network.		
	Suitability for housing		
Future residential environment	Good. Site at edge of city centre uses adjoining residential areas leading to Gloucester park.		
Suitable Density	40		
Potential Yield	15	5	
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Yes		
Discussed with development industry	Yes		
	Conclusion		
Available	No – site acquired by local residents	for garden, not to be developed	
	No	•	
	No		
	<u> </u>		

Site Characteristics – HA07		
Site Name	Corner Southgate Street and Trier Way	
OS reference	382860, 217823	
Area (Ha)	0.2	
Greenfield / Brownfield & Type	Brownfield - Vacant and derelict	land and buildings
Current Land Use(s)	Vacant	<u> </u>
Surrounding Land Use(s)	Retail, residential, leisure	
Character of Surrounding Area	Urban	
Current	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – conservation area and archaeology	
Is there any known contamination on site?		
Any other adopted/draft policy constraints?	Housing allocation in second stage	deposit local plan.
Dublic Transport Association (e.g. representation	Accessibility	in alternation
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport in city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in immediate vacinity and city centre	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road network, particularly via new bypass road	
Suitability for housing		
Future residential environment	Good, particularly with development of Gloucester Quays and Docks	
Suitable Density	30-40	
Potential Yield	4	9
Consultation/Frontloading		
Discussed with officers Yes through local plan process and applications		
Discussed with owners	Yes through local plan process and applications	
Discussed with local community	Yes through local plan process	and applications
Discussed with development industry	Yes through local plan process and applications	
Conclusion		
Available	Yes	
Suitable	Yes	
	Yes	

Site	Characteristics - HA08	
Site Name	Hampden Road car park	
OS reference 3	383424, 218265	
Area (Ha) 0	0.2	
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	nt
Current Land Use(s)	Car park	
Surrounding Land Use(s)	Retail, residential, car parking	
Character of Surrounding Area	Jrban	
Current	Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?	Down Flood Zono 2	No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part Flood Zone 2	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Conservation area, Archaeology	
Is there any known contamination on site?		No
	Housing allocation in second stage deposit local plan. Included within Greater Greyfriars area, suitable for residential subject to replacement of existing parking in a suitable edge of centre location.	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport in city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and services in immediate vicinity	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in immediate vicinity and city centre	
	Infrastructure	
Water Supply	/es	
Drainage	/es	
Electricity	Yes	
Strategic Transport Infrastructure	Access to road network, and stra	ategic network via ring road
S	Suitability for housing	
	Good, particularly with development of Gloucester Quays and Docks	
Suitable Density	30-	40
Potential Yield	7	5
Consultation/Frontloading		
Discussed with officers  Yes through local plan process		
Discussed with owners Y	Yes through local plan process	
Discussed with local community Y	Yes through local plan process	
Discussed with development industry Y	Yes through local plan process	
	Conclusion	
	n longer term	
	Yes	
	∕es ∕es 6-10	

Si	te Characteristics – HA10	
Site Name	Bus depot, London Road	
OS reference	383755, 218867	
Area (Ha)	0.7	
Greenfield / Brownfield & Type	Brownfield - other redevelopmer	t
Current Land Use(s)	Bus depot	
Surrounding Land Use(s)	Employment, residential	
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?  Any other adopted/draft policy constraints?	From current operational uses Housing allocation in second stage	denosit local plan
Any other adopted/draft policy constraints:	Accessibility	deposit local plair
Public Transport Accessibility (e.g. range of	-	in city contro
means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs	Good access to public transport in city centre	
(e.g. employment, retail, leisure)	Good access to employment and services in immediate vicinity	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in immediate vicinity and city centre	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Adequate access to road network	
	Suitability for housing	
Future residential environment	Good, particularly with development of Gloucester Quays and Docks	
Suitable Density	30-	40
Potential Yield	3	
С	onsultation/Frontloading	
Discussed with officers	Yes through local plan process	
Discussed with owners	Yes through local plan process	
Discussed with local community	Yes through local plan process	
Discussed with development industry	Yes through local plan process	
	Conclusion	
Available	No – owner and operator have indicated intention to retain site for operational purposes	
Suitable	Yes – but owner and operator have indicated intention to retain site for operational purposes	
Achievable	No – owner and operator have indicated intention to retain site for operational purposes	

Site Characteristics – HA11		
Site Name	Oil storage depot, Hempsted Lane	
OS reference	381956, 217605	
Area (Ha)	0.9	
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	t
Current Land Use(s)	Oil storage depot	
Surrounding Land Use(s)	Employment, residential, canal	
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part in flood zone 2	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?	Part of site in landscape conservation area	
Is the site within a Site of Special Scientific Interest?	conscivation area	No
Does the site impact on cultural heritage? (e.g.	Archaeology, adjacent	
Listed Buildings, Conservation Area)	conservation area	
Is there any known contamination on site? Any other adopted/draft policy constraints?	Yes Housing allocation in second stage of	denosit local plan
Thy other adopted draft policy constraints:	Accessibility	deposit local plan
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor to fair access to public transport in city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor to fair access to services. Good access to employment.	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to shops and services in immediate vicinity and city centre	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road networks	
	Suitability for housing	
Future residential environment	Good, particularly with development of Gloucester Quays, Docks and Monk Meadow	
Suitable Density	30-40	
Potential Yield	Housing allocation for 30 (pre-app enquiries for larger area with approximately 100 dwellings)	
Consultation/Frontloading		
Discussed with officers	Yes through local plan and pre-application discussions	
Discussed with owners	Yes through local plan and pre-a	pplication discussions
Discussed with local community	Yes through local plan	
Discussed with development industry	Yes through local plan and SHLAA panel	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5, 6-10	

Si	te Characteristics – HA12		
Site Name	Former Telecom House, Great W	Former Telecom House, Great Western Road	
OS reference	383744, 218586		
Area (Ha)	0.6		
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	t	
Current Land Use(s)	Car park for hospital staff.		
Surrounding Land Use(s)	Employment, residential, car parl	king, hospital	
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No		
Any other adopted/draft policy constraints?	Housing allocation in second stage of Allocation for Magistrates Court deve		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport in city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and services in immediate vicinity		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to road networks		
	Suitability for housing		
Future residential environment	Good as site on edge of city centre uses adjoining residential area		
Suitable Density	30-40		
Potential Yield	25		
Consultation/Frontloading			
Discussed with officers	Yes through local plan process		
Discussed with owners	Yes through local plan process		
Discussed with local community	Yes through local plan process		
Discussed with development industry	Yes through local plan process		
	Conclusion		
Available	No – New planning permission to extend use for hospital staff car park 2009. Allocated for Magistrates court.		
Suitable	Yes		
Achievable	Yes – Longer term if Magistrates Court not developed		
	•		

Site Characteristics – HA14		
Site Name	Kingsholm Rugby Club	
OS reference	383381, 219209	
Area (Ha)	2.6	
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	t
Current Land Use(s)	Rugby Club	
Surrounding Land Use(s)	Residential, employment and city	centre uses
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 3b	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?  Any other adopted/draft policy constraints?	Llouging allocation in accord store of	No
Any other adopted/draft policy constraints?	Housing allocation in second stage of Accessibility	leposit local plan
Dublic Transport Associability (s.g. vange of	•	inte
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport links	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in local vicinity	
	Infrastructure	
Water Supply Yes		
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road networks	
	Suitability for housing	
Future residential environment	Good residential environment	
Suitable Density	30-	40
Potential Yield	10	0
С	onsultation/Frontloading	
Discussed with officers	Viscussed with officers  Yes through local plan process	
Discussed with owners	Yes through local plan process	
Discussed with local community	Yes through local plan process	
Discussed with development industry	Discussed with development industry  Yes through local plan process	
	Conclusion	
Available	No - rugby club have expressed have developed accordingly	intention to remain at site and
Suitable	No – Flood zone and rugby club have expressed intention to remain at site and have developed accordingly	
Achievable	No	

Sit	te Characteristics – HA16	
Site Name	Greater Greyfriars	
OS reference	383064, 218423	
Area (Ha)	7.91	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Offices, car parking, retail, residential, vacant former college	
Surrounding Land Use(s)	Offices, car parking, retail, residentia	al .
Character of Surrounding Area	City centre	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – ancient scheduled monument, listed buildings, archaeology, conservation area	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	Allocation in Preferred Options Site Allocations DPD and GHURC site	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport links	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in local vicinity	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road networks	
	Suitability for housing	
Future residential environment	Good residential environment	
Suitable Density	30-40	
Potential Yield	300	
C	onsultation/Frontloading	
Discussed with officers	Yes through DPD, GHURC, master plan and development brief processes	
Discussed with owners	Yes through DPD, GHURC, master plan and development brief processes	
Discussed with local community	Yes through DPD, GHURC, master plan and development brief processes	
Discussed with development industry	Yes through DPD, GHURC, master plan and development brief processes	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5, 6-10, 11-15	
	<u>'</u>	

Si	te Characteristics – HA17	
Site Name	Greater Blackfriars	
OS reference	382975, 218431	
Area (Ha)	11.76	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Offices, residential, car parking,	
Surrounding Land Use(s)	Offices, car parking, retail, reside	
Character of Surrounding Area	City centre	
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes, listed buildings, archaeology, conservation area	
Is there any known contamination on site?	archaeology, contect valient area	No
Any other adopted/draft policy constraints?	Mixed use allocation in Preferred Op DPD, GHURC site.	otions Central Area Site Allocations
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport links	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services in local vicinity	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	gic Transport Infrastructure Good access to road networks	
	Suitability for housing	
Future residential environment	Good residential environment	
Suitable Density	30-40	
Potential Yield	30	00
С	onsultation/Frontloading	
Discussed with officers	Yes through DPD, GHURC, development brief and master plan processes	
Discussed with owners	Yes through DPD, GHURC, development brief and master plan processes	
Discussed with local community	Yes through DPD, GHURC, development brief and master plan processes	
Discussed with development industry	Yes through DPD, GHURC, development brief and master plan processes	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5, 6-10	
	•	

Site Characteristics – HA18		
The Docks: Adjacent dry dock		
OS reference	382614, 218292	
Area (Ha)	0.82	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Vacant land	
Surrounding Land Use(s)	Residential, industrial, retail, office	ce c
Character of Surrounding Area	Urban docks	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 3b	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g.	Yes, listed buildings,	
Listed Buildings, Conservation Area) Is there any known contamination on site?	conservation area, archaeology	No
Any other adopted/draft policy constraints?		No
This care adopted and policy concarding.	Accessibility	
Public Transport Accessibility (e.g. range of Good access to public transport links		
means of transport and frequency of service)	·	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services locally and in city centre	
	Infrastructure	
Water Supply Yes		
Drainage	Yes	
Electricity	Yes	
trategic Transport Infrastructure Good access to road networks, particularly with new bypass		
Suitability for housing		
Future residential environment	Good residential environment in and around the docks	
Suitable Density	30-	40
Potential Yield	65	5
Consultation/Frontloading		
Discussed with officers	Yes through DPD, GHURC and development brief processes	
Discussed with owners	Yes through DPD, GHURC and o	
Discussed with local community	Yes through DPD, GHURC and o	
scussed with development industry  Yes through DPD, GHURC and development brief processes		
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – HA19		
Site Name Westgate Quay		
OS reference	382613, 218989	
Area (Ha)	2.15	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Retail, office, car sales, engineer	
Surrounding Land Use(s)	Retail, office, car sales, engineer	-
Character of Surrounding Area	Urban	ing, loleare
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 3a	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes, listed buildings, conservation area, archaeology	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	Allocation in Preferred Options Site	Allocations DPD, GHURC site.
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport links	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services locally and in city centre	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to road networks, particularly with new bypass	
Suitability for housing		
Future residential environment	Good residential environment in and around the docks and St Oswalds	
Suitable Density	30-	40
Potential Yield	17	0
C	onsultation/Frontloading	
Discussed with officers	ficers Yes through DPD, GHURC and development brief processes	
Discussed with owners	Yes through DPD, GHURC and	development brief processes
Discussed with local community	Yes through DPD, GHURC and	development brief processes
Discussed with development industry	Yes through DPD, GHURC and	development brief processes
Conclusion		
Available	No - site has regenerated with or	ccupied units
Suitable	Questionable due to flood risk	
Achievable	Longer term if constraints can be	overcome

Si	te Characteristics – HA20		
Site Name	Railway Corridor - Horton Road Sidings		
OS reference	384604, 218212		
Area (Ha)	4.5		
Greenfield / Brownfield & Type	Brownfield - other redevelopment		
Current Land Use(s)	Vacant land	·	
Surrounding Land Use(s)	Industrial, railway, residential, op	en park	
Character of Surrounding Area	Urban	•	
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport links		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to shops and services locally and in city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to wider road network and rail links		
	Suitability for housing		
Future residential environment	Good residential environment around Armscroft Park and Barton Street area		
Suitable Density	30-	40	
Potential Yield	15		
C	onsultation/Frontloading		
Discussed with officers	Yes through DPD, GHURC and development brief processes		
Discussed with owners	Yes through DPD, GHURC and	development brief processes	
Discussed with local community	Yes through DPD, GHURC and	development brief processes	
Discussed with development industry	Yes through DPD, GHURC and		
	Conclusion		
Available	No – retention required for Network	Rail operational purposes	
Suitable	No		
Achievable	No		

Si	te Characteristics – HA20	
Site Name	Railway Corridor - Great Western Road	
OS reference	384180, 218330	
Area (Ha)	4.5	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Railway sidings, employment, re	
Surrounding Land Use(s)	Retail, office, car sales, employn	
Character of Surrounding Area	Urban	, I
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	
Is there any known contamination on site?	Yes	Allegations DDD OLUDO site
Any other adopted/draft policy constraints?	Allocation in Preferred Options Site	Allocations DPD, GHURC site
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport links	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services locally and in city centre	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to wider road network and rail links	
	Suitability for housing	
Future residential environment	Good residential environment around London Road, Elmbridge and Denmark Road	
Suitable Density	30-40	
Potential Yield	15	50
С	onsultation/Frontloading	
Discussed with officers	Yes through DPD, GHURC, deve	elopment brief and master plan
Discussed with owners	Yes through DPD, GHURC, development brief and master plan Sidings need to be relocated to southern triangle to release land. Access to southern triangle will be provided via northern triangle. Requires comprehensive redevelopment of area.	
Discussed with local community	Yes through DPD, GHURC, deve	
Discussed with development industry	Yes through DPD, GHURC, deve	
	Conclusion	, and a second position
Available	Yes - Part of site required fro operat	ional purposes
Suitable	Yes	
Achievable	Yes 0-5, 6-10	
	1	

Site Characteristics – HA21		
Site Name	Land between Bristol Road and Canal	
OS reference	382477, 217407	
Area (Ha)	23.81	
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	t
Current Land Use(s)	Employment mixed use developr	
Surrounding Land Use(s)	Employment industrial, residentia	
	Urban	,,
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Areas in 2 and 3b	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Archaeology	
Is there any known contamination on site?	Yes	
Any other adopted/draft policy constraints?	Allocation in Preferred options Site Allocations DPD, GHURC site	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to shops and services locally and in city centre	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network	
	Suitability for housing	
Future residential environment	Good residential environment, especially with development of former chemical works.	
Suitable Density	30-	40
Potential Yield	20	
	onsultation/Frontloading	
Discussed with officers	Yes through DPD process	
Discussed with owners	Yes through DPD process	
Discussed with local community	Yes through DPD process	
Discussed with development industry	Yes through DPD process	
	Conclusion	
Available	Longer term, will require comprehensive redevelopment and master planning	
Suitable	Yes longer term	
Achievable	Yes 6-10, 11-15	
	<u>'</u>	

Site Characteristics – HA22			
Site Name	Kids Zone, great western road		
OS reference	383618, 218713		
Area (Ha)	0.37		
Greenfield / Brownfield & Type	Brownfield - other redevelopment		
Current Land Use(s)	Vacant building	-	
Surrounding Land Use(s)	Employment, car parking, residential, hospital		
	Urban	miai, noopitai	
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes	-	
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No No		
Any other adopted/draft policy constraints? Allocation in Preferred Options Site Allocation DPD			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to shops and services locally and in city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good residential environment towards north, London Road area		
Suitable Density	30-40		
Potential Yield	20	)	
Consultation/Frontloading			
Discussed with officers	Yes through DPD process		
Discussed with owners	Yes through DPD process		
Discussed with local community	Yes through DPD process		
Discussed with development industry	Yes through DPD process		
	Conclusion		
Available	No – site acquired for religious use		
	No – site acquired for religious use		
	No – site acquired for religious use		

Site Characteristics – HA23			
Site Name	Clifton Road Triangle		
OS reference	382811, 217618		
Area (Ha)	0.7		
Greenfield / Brownfield & Type	Brownfield - other redevelopment		
Current Land Use(s)	Vacant land		
Surrounding Land Use(s)	Employment, industry, retail, resi	dential	
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zones 2 and 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No No		
Any other adopted/draft policy constraints? Housing allocation in Preferred Options Site Allocation DPD			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services locally and in city centre		
	Infrastructure		
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network, particularly with new bypass		
	Suitability for housing		
Future residential environment	Good residential environment to east and Docks		
Suitable Density	30-	40	
Potential Yield	6	0	
C	onsultation/Frontloading		
Discussed with officers	Yes through DPD process		
Discussed with owners	Yes through DPD process		
Discussed with local community	Yes through DPD process		
Discussed with development industry	Yes through DPD process		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Si	Site Characteristics – HA24		
Site Name	Land at Clearwater Drive	Land at Clearwater Drive	
OS reference	379981, 214434		
Area (Ha)	3.30		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Informal open space		
Surrounding Land Use(s)	Residential, open land and canal		
Character of Surrounding Area	Sub-urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 2		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No DDD	
Any other adopted/draft policy constraints? Housing allocation in Preferred Options Site Allocations DPD			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to good access to places of employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to good access to shops and services locally and in city centre		
Infrastructure			
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network, particularly with new bypass		
Suitability for housing			
Future residential environment	Excellent residential environment surrounding the area		
Suitable Density	30-4	40	
Potential Yield	30		
С	onsultation/Frontloading		
iscussed with officers  Yes through DPD and development brief processes			
Discussed with owners	Yes through DPD and developme	ent brief processes	
Discussed with local community	Yes through DPD and developme	ent brief processes	
Discussed with development industry	Yes through DPD and development brief processes		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Site Characteristics – HA25			
Site Name	Mayo's Land		
OS reference	380689, 212823		
Area (Ha)	1.9		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Greenfield		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Sub-urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No		
Any other adopted/draft policy constraints?	Housing allocation in Preferred Options Site Allocation DPD.  Remainder of site within Stroud District.		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to places of employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to shops and services locally and in city centre		
	Infrastructure		
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network, particularly with new bypass and motorway junction improvements		
Suitability for housing			
Future residential environment	Excellent residential environment surrounding the area		
Suitable Density	30-40		
Potential Yield	7	0	
	onsultation/Frontloading		
Discussed with officers	Yes through DPD process and pre-application discussions		
Discussed with owners	Yes through DPD process and p	re-application discussions	
Discussed with local community	Yes through DPD process		
Discussed with development industry	Yes through DPD process  Conclusion		
Available	Yes		
Suitable Suitable	Yes		
Achievable	Yes 0-5, 6-10		

Site Characteristics – HA26			
Site Name	Land at Leven Close and Paygrove Lane		
OS reference	385613, 219853		
Area (Ha)	0.4		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Closed play space		
Surrounding Land Use(s)	Residential, primary school		
Character of Surrounding Area	Sub-urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Harrison allegation in Destaura (Outi	No	
hy other adopted/draft policy constraints? Housing allocation in Preferred Options Site Allocation DPD			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to good access to places of employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to good access to local services		
	Infrastructure		
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road netwo	ork A roads and M5	
	Suitability for housing		
Future residential environment	Excellent residential environment surrounding the area		
Suitable Density	30-40		
Potential Yield	15	5	
C	onsultation/Frontloading		
Discussed with officers	Yes through DPD process		
Discussed with owners	Yes through DPD process and si	te submitted to SHLAA	
Discussed with local community	Yes through DPD process		
Discussed with development industry	Yes through DPD process		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Si	te Characteristics – HA27		
Site Name	Land at Hammond Way		
OS reference	385802, 218303		
Area (Ha)	0.22		
Greenfield / Brownfield & Type	Brownfield - Other redevelopmer	nt	
Current Land Use(s)	Vacant land, hard surfacing, car	parking	
Surrounding Land Use(s)	Residential, leisure, employment	:	
Character of Surrounding Area	Sub-urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Possible	one Oite Allegation DDD	
Any other adopted/draft policy constraints?	Any other adopted/draft policy constraints? Housing allocation in Preferred Options Site Allocation DPD		
Dublic Transport Association /s as association	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to shops and services locally and in city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Excellent residential environment surrounding the area		
Suitable Density	30-40		
Potential Yield	10		
C	onsultation/Frontloading		
Discussed with officers	Yes through DPD process		
Discussed with owners	Yes through DPD process		
Discussed with local community	Yes through DPD process		
Discussed with development industry	Yes through DPD process		
	Conclusion		
Available	Not promoted, negotiable		
Suitable	Yes		
Achievable	Yes 0-5		

Site Characteristics – HA28		
Site Name	Blackbridge Allotments	
OS reference	383190, 213899	
Area (Ha)	0.88	
Greenfield / Brownfield & Type	Greenfield	
Current Land Use(s)	Under-used allotments	
Surrounding Land Use(s)	Residential, open space	
Character of Surrounding Area	Sub-urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g.		No
Listed Buildings, Conservation Area) Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	Housing allocation Preferred Options	
y and analysis and and an	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to places of employment in wider area and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to shops and services locally and in city centre	
	Infrastructure	
Water Supply Adjacent to site		
Drainage	Adjacent to site	
Electricity	Adjacent to site	
Strategic Transport Infrastructure	Good access to strategic road network	
	Suitability for housing	
Future residential environment	Excellent residential environment surrounding the area	
Suitable Density	30-	40
Potential Yield	15	
Consultation/Frontloading		
scussed with officers Yes through DPD process		
Discussed with owners	Yes through DPD process and submitted to SHLAA	
Discussed with local community	Yes through DPD process	
Discussed with development industry	Yes through DPD process	
Conclusion		
Available Yes		
Suitable	Yes	
Achievable	Yes 0-5, 6-10	

Site Characteristics – HA29			
Site Name	Norville Site, Tarrington Road		
OS reference	383954, 217143		
Area (Ha)	0.86		
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	t	
Current Land Use(s)	Employment land and buildings	-	
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Sub-urban		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part in Flood Zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
	Housing allocation in Preferred Option	ons Site Allocations DPD	
y and a suspensive supplies and as	Accessibility		
Public Transport Accessibility (e.g. range of	Good access to public transport		
means of transport and frequency of service)	·		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to places of employment in wider area and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services locally and in city centre		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to strategic road network		
	Suitability for housing		
Future residential environment	Good residential environment surrounding the area		
Suitable Density	30-	40	
Potential Yield	3(		
Consultation/Frontloading			
Discussed with officers  Yes through DPD process			
Discussed with owners	Yes through DPD process		
Discussed with local community	Yes through DPD process		
Discussed with development industry	Yes through DPD process		
Conclusion			
Available			
Suitable	Yes		
Achievable	Longer term if becomes available 11-15		

Site Characteristics – HA30			
Site Name	Former B&Q, Trier Way		
OS reference	383653, 218094		
Area (Ha)	1.14		
Greenfield / Brownfield & Type	Brownfield - other redevelopmen	Brownfield - other redevelopment	
Current Land Use(s)	Vacant retail unit and car park		
Surrounding Land Use(s)	Residential, retail, leisure		
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Missad see allegation in Destaurad On	No	
Any other adopted/draft policy constraints?  Mixed use allocation in Preferred Options Site Allocation DPD			
Dublic Transport Association (a.g. garage of	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to places of employment city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to shops and services locally and in city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good residential environment surrounding the area		
Suitable Density	30-40		
Potential Yield	40	)	
Consultation/Frontloading			
Discussed with officers	Yes through DPD process, pre-app and planning application		
Discussed with owners	Yes through DPD process, pre-app and planning application		
Discussed with local community	Yes through DPD process, pre-a	pp and planning application	
Discussed with development industry	Yes through DPD process, pre-app and planning application		
Conclusion			
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Site Characteristics – EA01		
Site Name	Long stay car park, railway station	on
OS reference	383636, 218569	
Area (Ha)	0.49	
Greenfield / Brownfield & Type	Brownfield - other redevelopmer	nt
Current Land Use(s)	Car park	
Surrounding Land Use(s)	Rail, employment, retail, transpo	rt, city centre
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	No	
Any other adopted/draft policy constraints?	Employment allocation in Preferred Options Site Allocation DPD	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Excellent access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, retail and leisure	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to services in city centre	
Infrastructure		
Water Supply	Adjacent to site	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network and rail	
	Suitability for housing	
Future residential environment	Good residential environment in surrounding the area to London Road and possible development of railway corridor	
Suitable Density	30-40	
Potential Yield	16	
С	onsultation/Frontloading	
Discussed with officers	Yes through DPD process (for employment)	
Discussed with owners	Yes through DPD process (for employment)	
Discussed with local community	Yes through DPD process (for employment)	
Discussed with development industry	Yes through DPD process (for employment)	
	Conclusion	
Available	No	
Suitable	No	
Achievable	No	
Acnievable	INO	

Size reference  381176, 213118 Area (Ha) 1.1 Greenfield / Brownfield & Type Greenfield Current Land Use(s) Vacant land Surrounding Land Use(s) Employment, park and ride Character of Surrounding Area Sub-urban business park Current Policy / Physical Constraints  **Yes** No Is the site in an urban area? Does the site fall within the Green Belt? Is the site within a Area of Outstanding No No Is the site within a Area of Outstanding No Is the site within a Special Landscape Area? Is the site within a Area of Local Landscape Value? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is the site within a face of Local Landscape Value? Any other adopted/draft policy constraints? Access to Public Transport Accessibility (e.g. range of means of transport Accessibility (e.g. range of means of transport and frequency of service) Access to Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Public Transport Access to Service & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Infrastructure  Water Supply On adjacent sites Doralinage On adjacent sites On adjacent sites  Strategic Transport Infrastructure Good access to strategic road network  Suitable Density Available No - planning permission for employment) Ves through DPD process (for employment)	Site Characteristics – EA02		
Area (Ha) Greenfield / Brownfield & Type Greenfield Greenfield Greenfield Greenfield Gurrent Land Use(s) Vacant Land Surrounding Land Use(s) Fmployment, park and ride Current Policy / Physical Constraints  Current Policy / Physical Constraints  Yes No Is the site in an urban area? Does the site fall within the Green Belt? No Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding No	Site Name	RMC site Waterwells Business Park	
Greenfield / Brownfield & Type Current Land Use(s) Vacant land Employment, park and ride Character of Surrounding Area Sub-urban business park Current Policy / Physical Constraints  Yes No Is the site in an urban area? Does the site fall within the Green Belt? Does the site fall within a Area of Outstanding No No Sit the site within an Area of Outstanding No No Sit the site within an Area of Coutstanding No No Sit the site within an Area of Local Landscape Value? Sit the site within a Site of Special Scientific Interest? No Site site within a Site of Special Scientific Interest? No Site site site within a Site of Special Scientific Interest? No Site site site within a Site of Special Scientific Interest? No Site site site within a Site of Special Scientific Interest? No Site site site within a Site of Special Scientific Interest of No Site site site within a Site of Special Scientific Interest of No Site site site within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State within a Site of Special Scientific Interest of No Site State with Interest on cultural heritage? (e.g. Site State w	OS reference	381176, 213118	
Current Land Use(s)  Surrounding Land Use(s)  Employment, park and ride  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Bett?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding  No  Is the site within an Area of Outstanding  Is the site within an Area of Outstanding  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  Is the site within an Area of Local Landscape  Value?  In the site within an Area of Local Landscape  Value?  Accessibility  Cood access to set site inpact on cultural heritage? (e.g. Inc. Inc. Inc. Inc. Inc. Inc. Inc. Inc	Area (Ha)		
Surrounding Land Use(s)  Character of Surrounding Area  Sub-urban business park  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Site his site within an Area of Outstanding No	Greenfield / Brownfield & Type	Greenfield	
Current Policy / Physical Constraints    Yes	Current Land Use(s)	Vacant land	
Current Policy / Physical Constraints  Yes No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within an Area of Outstanding Natural Beauty?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g., 1steed Buildings, Conservation Area)  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g., 1steed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Accessibility  Public Transport Accessibility (e.g., range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to Primary Services, Facilities (e.g., Poor access to services, possible improvements with completion of RAF Quedgeley site  Water Supply  On adjacent sites  Drainage  On adjacent sites  Drainage  On adjacent sites  Strategic Transport Infrastructure  Good access to strategic road network  Suitabile Transport Infrastructure  Good access to strategic road network  Suitability for housing  Good residential environment in surrounding area  Consultation/Frontloading  Discussed with officers  Pest through DPD process (for employment)	Surrounding Land Use(s)	Employment, park and ride	
Site has liste in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 1, 2, 3)  Is the site within an Area of Outstanding No	Character of Surrounding Area	Sub-urban business park	
Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding No No Notatural Beauty?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific No Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Employment allocation Preferred Options Site Allocations DPD Accessibility  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  On adjacent sites  Drainage  On adjacent sites  On adjacent sites  Strategic Transport Infrastructure  Good access to strategic road network  Sultability for housing  Future residential environment  Good access to strategic road network  Sultability for housing  Discussed with officers  Yes through DPD process (for employment)  Post this development industry  Yes through DPD process (for employment)  Post this development industry  No  No	Curren	t Policy / Physical Constraints	
Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding No No Natural Beauty? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? In Comparison the Comparison Value? In Comparison Value? In Comparison Value? In Comparison Value Value? In Comparison Value Value? In Comparison Value Value? In Comparison Value V		Yes	No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within an Special Landscape Area?  Is the site within an Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Special Scientific Interest?  No Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Fimployment allocation Preferred Options Site Allocations DPD  Accessibility  Good access to public transport  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with Port Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  On adjacent sites  On adjacent sites  Drainage  On adjacent sites  On adjacent sites  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good residential environment in surrounding area  Suitability for housing  Discussed with officers  Yes through DPD process (for employment)  Poscussed with development industry  Yes through DPD process (for employment)  Conclusion  No  No  No  No  Suitabile  No  No  Available  No  No  Accessibility  No  No  Accessibility  No  Accessibility  No  Accessibility  No  Accessibility  No  Accessibility  No  Accessibility  Accessib	Is the site in an urban area?	Yes	
1.2.3) Is the site within an Area of Outstanding Natural Beauty? Is the site within a Special Landscape Area? Is the site within a Special Landscape Area? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g., Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints? Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply On adjacent sites On adjacent sites Clectricity On adjacent sites Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good residential environment in surrounding area  Suitable Density Yes through DPD process (for employment) Poliscussed with officers Yes through DPD process (for employment) Poliscussed with development industry Yes through DPD process (for employment) Suitable No	Does the site fall within the Green Belt?		No
Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  No Is the site within an Area of Local Landscape Value?  No Is the site within an Area of Local Landscape Value?  No Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g. No Interest)  No Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g. No Interest)  No Is the site within a Site of Special Scientific Interest?  No Is the site within a Site of Special Scientific Interest?  No Is the site within a Site of Special Scientific Interest?  No Is the site within a Site of Special Scientific Interest.  No Is the site within an Area of Local Landscape Value?  No Is the site within an Area of Local Landscape Value?  No Is the site within an Area of Local Landscape Value?  No Is the site within an Area of Local Landscape Value?  No Is the site within and read of Local Landscape Value?  No Is the site within and read Landscape Value?  No Is the site within and read Landscape Value?  No Is the site within and read Landscape Value?  No Is the site within and read Landscape Value?  No Is the site within and read Landscape Value?  No Is the site within and read Landscape Value?  No Is the site within and read Landscape Value	Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Local Landscape Value?  Value?  Interest?  No  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Water Supply  On adjacent sites  Drainage  On adjacent sites  On adjacent sites  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good residential environment in surrounding area  Consultation/Frontloading  Discussed with officers  Yes through DPD process (for employment)  Discussed with development industry  Yes through DPD process (for employment)  Discussed with development industry  Ves through DPD process (for employment)  No  No  No	Is the site within an Area of Outstanding Natural Beauty?		
Value? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g., Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints? Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g., Poor access to services, possible improvements with completion of RAF Quedgeley site  Por adjacent sites On adjacent sites Unadjacent sites Un			
Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints? Employment allocation Preferred Options Site Allocations DPD Accessibility Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site pub, general store)  Infrastructure Water Supply On adjacent sites Drainage On adjacent sites Drainage On adjacent sites Strategic Transport Infrastructure Good access to strategic road network Suitability for housing Future residential environment Good residential environment in surrounding area  Consultation/Frontloading Discussed with officers Pest through DPD process (for employment) Discussed with local community Yes through DPD process (for employment) Discussed with development industry Yes through DPD process (for employment) Conclusion  No – planning permission for employment, site for sale for this development Suitable	Value?		
Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints?  Employment allocation Preferred Options Site Allocations DPD  Accessibility  Good access to public transport Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Water Supply  On adjacent sites  Drainage  On adjacent sites  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good residential environment in surrounding area  Consultation/Frontloading  Discussed with officers  Pes through DPD process (for employment)  Pes through DPD process (for employment)  Poscussed with development industry  Yes through DPD process (for employment)  Conclusion  No Planning permission for employment development, site for sale for this development  Suitable  No	Interest?		
Accessibility Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Infrastructure Water Supply On adjacent sites Drainage On adjacent sites Strategic Transport Infrastructure Good access to structive (adjacent sites) Strategic Transport Infrastructure  Future residential environment Good access to employment, poor access to services.  (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employment, poor access to services. (e.g. employments with poor access to services. (e.g. employments with poor access to services. (e.g. employment structure)  Infrastructure  Water Supply On adjacent sites On adjacent sites On adjacent sites  Good access to employments with poor access to services. (e.g. employment swith poor access to services. (e.g. employment swith poor access to services. (e.g. employments with poor access to services. (e.g. employment swith poor access to services. (e.g. employment employment with poor access to services. (e.g. employment employment by em	Listed Buildings, Conservation Area)		No
Accessibility Public Transport Accessibility (e.g. range of manner of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site pub, general store)  Infrastructure Water Supply On adjacent sites Drainage On adjacent sites Electricity On adjacent sites Strategic Transport Infrastructure Good access to strategic road network Suitability for housing Future residential environment Good residential environment in surrounding area  Consultation/Frontloading Discussed with officers Pes through DPD process (for employment) Discussed with local community Yes through DPD process (for employment) Discussed with development industry  Ves through DPD process (for employment) Conclusion  No Planning permission for employment development, site for sale for this development No			Live City Allows City & DDD
Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site    Poor access to services, possible improvements with completion of RAF Quedgeley site    Infrastructure	Any other adopted/draft policy constraints?	· · ·	
Means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Water Supply  Drainage  On adjacent sites  Blectricity  Strategic Transport Infrastructure  Good access to strategic road network  Suitablity for housing  Future residential environment  Good residential environment in surrounding area  Consultation/Frontloading  Discussed with officers  Discussed with local community  Discussed with development industry  Available  No  Good access to employment, poor access to services.  Good access to services, possible improvements with poor access to services.  Good access to services, possible improvements with poor access to services.  Good access to services, possible improvements with poor access to services.  Poor access to services, possible improvements with poor access to services.  (e.g. Poor access to services, possible improvements with poor access to services.  (e.g. Poor access to services, possible improvements with poor access to services.  (e.g. Poor access to services, possible improvements with poor access to services.  (e.g. Poor access to services, possible improvements with poor access to services.  (e.g. Poor access to services, possible improvements with poor access to services.  (e.g. Poor access to services, possible improvements with poor poor acces to services.  (access to services, possible improvements with poor poor access to services.  (access to services, possible improvements with poor poor possible poor access to services.  (access to services, possible poor poor acces to services, possible poor poor acces to services.  (access to			
(e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to services, possible improvements with completion of RAF Quedgeley site  Infrastructure  Water Supply On adjacent sites  Drainage On adjacent sites  Electricity On adjacent sites  Strategic Transport Infrastructure Good access to strategic road network  Suitability for housing  Future residential environment Good residential environment in surrounding area  Suitable Density 30-40  Potential Yield 32  Consultation/Frontloading  Discussed with officers Yes through DPD process (for employment)  Discussed with local community Yes through DPD process (for employment)  Discussed with development industry Yes through DPD process (for employment)  Conclusion  Available No – planning permission for employment, site for sale for this development  No	means of transport and frequency of service)	·	
Post Office, health, primary school, village hall, pub, general store)    Infrastructure	Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, poor access to services.	
Water Supply  On adjacent sites  Drainage  On adjacent sites  Electricity  On adjacent sites  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good residential environment in surrounding area  Suitable Density  30-40  Potential Yield  32  Consultation/Frontloading  Discussed with officers  Yes through DPD process (for employment)  Discussed with owners  Yes through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Discussed with development industry  Yes through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		
Drainage On adjacent sites  Electricity On adjacent sites  Strategic Transport Infrastructure Good access to strategic road network  Suitability for housing  Future residential environment Good residential environment in surrounding area  Suitable Density 30-40  Potential Yield 32  Consultation/Frontloading  Discussed with officers Yes through DPD process (for employment)  Discussed with local community Yes through DPD process (for employment)  Discussed with development industry Yes through DPD process (for employment)  Conclusion  Available No – planning permission for employment development, site for sale for this development  No		Infrastructure	
Electricity On adjacent sites Strategic Transport Infrastructure Good access to strategic road network Suitability for housing Future residential environment Good residential environment in surrounding area  Suitable Density 30-40 Potential Yield 32  Consultation/Frontloading Discussed with officers Yes through DPD process (for employment) Discussed with owners Yes through DPD process (for employment) Discussed with local community Yes through DPD process (for employment) Poiscussed with development industry Yes through DPD process (for employment) Conclusion  Available No – planning permission for employment development, site for sale for this development No	Water Supply	On adjacent sites	
Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good residential environment in surrounding area  Suitable Density  30-40  Potential Yield  32  Consultation/Frontloading  Discussed with officers  Yes through DPD process (for employment)  Discussed with owners  Yes through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Discussed with development industry  Yes through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Drainage	On adjacent sites	
Suitability for housing  Future residential environment  Good residential environment in surrounding area  Suitable Density  30-40  Potential Yield  32  Consultation/Frontloading  Discussed with officers  Yes through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Through DPD process (for employment)  Through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Electricity	· · · · · · · · · · · · · · · · · · ·	
Future residential environment  Good residential environment in surrounding area  Suitable Density  Potential Yield  32  Consultation/Frontloading  Discussed with officers  Yes through DPD process (for employment)  Discussed with owners  Yes through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Strategic Transport Infrastructure	·	
Suitable Density  Potential Yield  Consultation/Frontloading  Discussed with officers  Discussed with owners  Ves through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Discussed with local community  Yes through DPD process (for employment)  Discussed with development industry  Yes through DPD process (for employment)  Conclusion  Available  No  No – planning permission for employment development, site for sale for this development  No		Suitability for housing	
Potential Yield  Consultation/Frontloading  Discussed with officers  Pes through DPD process (for employment)  Yes through DPD process (for employment)  Conclusion  No – planning permission for employment development, site for sale for this development  No	Future residential environment	Good residential environment in surrounding area	
Consultation/Frontloading  Discussed with officers  Yes through DPD process (for employment)  Yes through DPD process (for employment)  Piscussed with local community  Piscussed with development industry  Yes through DPD process (for employment)  Yes through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Suitable Density	30-40	
Consultation/Frontloading  Discussed with officers  Pes through DPD process (for employment)  Yes through DPD process (for employment)  Piscussed with local community  Piscussed with development industry  Pes through DPD process (for employment)  Yes through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Potential Yield		
Discussed with owners  Discussed with local community  Piscussed with local community  Piscussed with development industry  Conclusion  Available  Suitable  Yes through DPD process (for employment)  Yes through DPD process (for employment)  Conclusion  No – planning permission for employment development, site for sale for this development  No	V-		
Discussed with local community  Discussed with development industry  Yes through DPD process (for employment)  Conclusion  Available  No – planning permission for employment development, site for sale for this development  No	Discussed with officers	Yes through DPD process (for employment)	
Discussed with development industry  Yes through DPD process (for employment)  Conclusion  No – planning permission for employment development, site for sale for this development  Suitable  No	Discussed with owners		
Conclusion  Available  No – planning permission for employment development, site for sale for this development  Suitable  No	Discussed with local community	· · · · · · · · · · · · · · · · · · ·	, ,
Available  No – planning permission for employment development, site for sale for this development  Suitable  No	Discussed with development industry		
this development Suitable No		, ,	
	Available		
Achievable No	Suitable		
	Achievable	No	

Site Characteristics – EA03			
Site Name	Land east Waterwells Business F	Park	
OS reference	381969, 212452		
Area (Ha)	15.1		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Open land		
Surrounding Land Use(s)	Agricultural, employment, resider	ntial	
Character of Surrounding Area	Urban fringe	1.00.	
Curren	t Policy / Physical Constraints		
	Yes No		
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No No	
Any other adopted/draft policy constraints?	Employment allocation in preferred options site allocation DPD		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to services		
	Infrastructure		
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
School Places			
Strategic Transport Infrastructure	Good access to strategic road netwo	ork and motorway link	
	Suitability for housing		
Future residential environment	Housing developments to north (RAF Quedgeley / Kingsway) will improve future residential environment.		
Suitable Density	30-40		
Potential Yield	50		
С	Consultation/Frontloading		
Discussed with officers	ssed with officers Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for employment)		
Discussed with local community	Yes through DPD process (for employment)		
Discussed with development industry	Yes through DPD process (for employment)		
	Conclusion		
Available	Yes		
Suitable	Yes – development brief includes element for 50 dwellings		
Achievable	Yes 6-10		
	•		

Site Characteristics – EA04			
Site Name	South west bypass site (Secunda	Industrial Estate)	
OS reference	382164, 217274		
Area (Ha)	0.5		
Greenfield / Brownfield & Type	Brownfield - Other redevelopmen	t	
Current Land Use(s)	Vacant land		
Surrounding Land Use(s)	Residential, employment, open p	lay space	
Character of Surrounding Area	Urban fringe		
Curren	Current Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 2		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No		
Any other adopted/draft policy constraints? Employment allocation Preferred Options Site Allocation DPD			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to public transport		
	Fair access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to poor access to services in local village		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good residential environment in surrounding area		
Suitable Density	30-40		
Potential Yield	15		
C	onsultation/Frontloading		
Discussed with officers	Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for employment)		
Discussed with local community	Yes through DPD process (for employment)		
Discussed with development industry	Yes through DPD process (for employment)		
Conclusion			
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Site Characteristics – EA05			
Site Name	IM Group site, north of Naas Lan	е	
OS reference	382044, 212838		
Area (Ha)	6.5		
Greenfield / Brownfield & Type	Brownfield - Other redevelopmer	nt	
Current Land Use(s)	Employment, vehicle alterations,	storage and distribution	
Surrounding Land Use(s)	Agricultural, employment, reside		
Character of Surrounding Area	Urban fringe		
Current Policy / Physical Constraints			
	Yes No		
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints? Employment allocation Preferred Options Site Allocations DPD			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network and motorway junction		
	Suitability for housing		
Future residential environment	Housing developments to north (RAF Quedgeley / Kingsway) will improve future residential environment.		
Suitable Density	30-	40	
Potential Yield	180		
С	onsultation/Frontloading		
Discussed with officers	Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for employment)		
Discussed with local community	Yes through DPD process (for er	nployment)	
Discussed with development industry	Yes through DPD process (for employment)		
	Conclusion		
Available	Yes – if current occupier vacates		
Suitable	Yes		
Achievable	Yes longer term if site available 6-10 11-15		

Site Name La		
	and south junction Eastern Ave and	Barnwood Road
OS reference 38	385445,218332	
Area (Ha) 0.7	0.7	
Greenfield / Brownfield & Type Brownfield	ownfield - Other redevelopment	
	acant land and part of TA centre	
	A centre, roads, residential	
Character of Surrounding Area Url	ban	
Current Policy / Physical Constraints		
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Defenda Oction	No Oita Alla artisa DDD
Any other adopted/draft policy constraints? Employment allocation Preferred Options Site Allocation DPD		
D. H. T.	Accessibility	
means of transport and frequency of service)	Good access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services	
	Infrastructure	
Water Supply Ye	Yes	
Drainage Ye	Yes	
Electricity	Yes	
Strategic Transport Infrastructure Go	Good access to strategic road network	
Su	Suitability for housing	
Future residential environment Go	Good residential environment in the Barnwood area	
Suitable Density	30-40	
Potential Yield	10	
Cons	sultation/Frontloading	
Discussed with officers Ye	ed with officers Yes through DPD process (for employment)	
Discussed with owners Ye	Yes through DPD process (for employment)	
Discussed with local community Ye	es through DPD process (for emplo	yment)
Discussed with development industry Ye	Yes through DPD process (for employment)	
Conclusion		
Available No	o - not all of site	
Suitable Yes	Yes	
ievable No – longer term 11-15		

Site Characteristics – EA07			
Site Name	British Gas (Transco) site		
OS reference	381772,215925		
Area (Ha)	10.09		
Greenfield / Brownfield & Type	Brownfield - Other redevelopmer	nt	
Current Land Use(s)	Vacant land and gas works		
Surrounding Land Use(s)	Employment, vacant land		
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part Flood Zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	Any other adopted/draft policy constraints? Employment allocation in draft DPD		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Poor residential environment along Bristol Road		
Suitable Density	30-	40	
Potential Yield	225		
Consultation/Frontloading			
Discussed with officers	Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for employment)		
Discussed with local community	Yes through DPD process (for employment)		
Discussed with development industry	Yes through DPD process (for employment)		
	Conclusion		
Available	Yes		
Suitable	No		
Achievable	No		

Site Name  OS reference  381785,216318  Area (Ha)  3.03  Greenfield / Brownfield & Type  Brownfield - Other redevelopment  Current Land Use(s)  Employment land, depot  Surrounding Land Use(s)  Employment, residential, canal, agricultural  Character of Surrounding Area  Urban  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding  Natural Beauty?  Is the site within an Area of Local Landscape  Value?  No  No  No  No  No  No  No  No  No  N		
Area (Ha)  Greenfield / Brownfield & Type  Brownfield - Other redevelopment  Current Land Use(s)  Employment land, depot  Surrounding Land Use(s)  Employment, residential, canal, agricultural  Character of Surrounding Area  Urban  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding  Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within a Special Landscape  Value?  Is the site within a Site of Special Scientific  Interest?		
Greenfield / Brownfield & Type  Brownfield - Other redevelopment  Current Land Use(s)  Employment land, depot  Surrounding Land Use(s)  Employment, residential, canal, agricultural  Character of Surrounding Area  Urban  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding  Natural Beauty?  Is the site within an Area of Local Landscape  Value?  Is the site within a Site of Special Scientific Interest?		
Current Land Use(s)  Surrounding Land Use(s)  Employment, residential, canal, agricultural  Character of Surrounding Area  Urban  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding  No  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape  Value?  Is the site within a Site of Special Scientific Interest?  Imployment land, depot  Employment land, depot  Flood Constraints  No  No  No  No  No  No  No  Is the site within an Area of Local Landscape  Value?  Is the site within a Site of Special Scientific  Interest?		
Surrounding Land Use(s)  Character of Surrounding Area  Urban  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific Interest?  Employment, residential, canal, agricultural  Pess No  No  No  Is the site in an urban area?  Flood Zone 3b  No  No  No  No  No  Is the site within an Area of Outstanding No  Is the site within a Special Landscape No		
Character of Surrounding Area  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific Interest?  No  No  No  No  No  No  No  No  No  N		
Current Policy / Physical Constraints  Yes No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific No Interest?		
Yes   No		
Is the site in an urban area?  Does the site fall within the Green Belt?  No  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific No  Interest?		
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific No Interest?		
Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding No Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific No Interest?		
1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific Interest?  No		
Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific Interest?		
Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific Interest?  No		
Value?  Is the site within a Site of Special Scientific Interest?  No		
Interest?		
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  No		
Is there any known contamination on site?  No		
Any other adopted/draft policy constraints? Employment allocation Preferred Options Site Allocation DPD		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Poor access to public transport  Transport Accessibility (e.g. range of means of transport and frequency of service)	·	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		
Infrastructure		
Water Supply Yes	Yes	
Drainage Yes	Yes	
Electricity Yes	Yes	
Strategic Transport Infrastructure Good access to strategic road network	Good access to strategic road network	
Suitability for housing		
Future residential environment Good residential environment following recent developme north of site	Good residential environment following recent development to north of site	
Suitable Density 30-40		
Potential Yield 67		
Consultation/Frontloading		
Discussed with officers Yes through DPD process (for employment)	-	
Discussed with owners  Yes through DPD process (for employment)		
Discussed with local community  Yes through DPD process (for employment)		
Discussed with development industry  Yes through DPD process (for employment)		
Conclusion		
Available No		
Suitable No		
Achievable No		

Site Characteristics – EA09			
Site Name	Land at Cedar House, Spa Road		
OS reference	382919,217949		
Area (Ha)	0.38		
Greenfield / Brownfield & Type	Brownfield - Other redevelopmer	nt	
Current Land Use(s)	Office		
Surrounding Land Use(s)	Offices, residential, public open space		
Character of Surrounding Area	Urban		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No Employment allocation Professed Options Site Allocation DDD		
Any other adopted/draft policy constraints?			
Accessibility  Public Transport Accessibility (o.g. range of Cood access to public transport			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and	I city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure Good access to strategic road network			
	Suitability for housing		
Future residential environment	Good residential environment		
Suitable Density	30-	40	
Potential Yield	12	2	
С	onsultation/Frontloading		
Discussed with officers	Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for employment)		
Discussed with local community	Yes through DPD process (for er	nployment)	
Discussed with development industry	Yes through DPD process (for er	· · · · · · · · · · · · · · · · · · ·	
	Conclusion		
Available	No		
Suitable	No		
Achievable	No		

Site Characteristics – EA10			
Site Name	Land adjacent Walls Factory		
OS reference	386362,219017		
Area (Ha)	5.85		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Vacant land		
Surrounding Land Use(s)	Industry, employment		
Character of Surrounding Area	urban fringe		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Fringe in Flood Zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services		
	Infrastructure		
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure Good access to strategic road network			
	Suitability for housing		
Future residential environment	Poor future residential environment, surrounded by employment		
Suitable Density	30-	40	
Potential Yield	14	0	
С	onsultation/Frontloading		
Discussed with officers	Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for e	· · ·	
Discussed with local community	Yes through DPD process (for e	mployment)	
Discussed with development industry	Yes through DPD process (for e	, ,	
	Conclusion		
Available	No		
Suitable	No		
Achievable	No		

Site Characteristics – EA11			
Site Name	Extension to Quedgeley district centre	e, west Tesco filling station	
OS reference	380841, 214425		
Area (Ha)	0.84		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Open space		
Surrounding Land Use(s)	Residential, retail, community services	S	
Character of Surrounding Area	Sub-urban		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	No		
Any other adopted/draft policy constraints?	·		
Accessibility  Public Transport Accessibility (e.g. range of Cood access to public transport			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local facilities		
Infrastructure			
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment			
Suitable Density	30-40		
Potential Yield	25		
С	onsultation/Frontloading		
Discussed with officers	Yes through DPD process (for retail)		
Discussed with owners	Yes through DPD process (for retail)		
Discussed with local community	Yes through DPD process (for retail)		
Discussed with development industry	Yes through DPD process (for retail)		
	Conclusion		
Available	No		
Suitable	No		
Achievable	No		

Site Characteristics – NLUD01		
Site Name	Rear of 2 - 28 Hempsted Lane	
OS reference	E: 381900 N: 217840	
Area (Ha)	2.54	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Employment uses	
Surrounding Land Use(s)	· · ·	by employment uses Rural
	Site is predominantly surrounded by employment uses. Rural area located to the west.	
Character of Surrounding Area Employment uses  Current Policy / Physical Constraints		
Curren	Yes	No
Is the site in an urban area?	Yes	NO
	res	No
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 3b	No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Yes	
Any other adopted/draft policy constraints?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor to fair access to public transport through Hempsted	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access, surrounded by employ retail and leisure.	ment, access to city centre for
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local services in Hempsted.	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Very good. Located adjacent to the South West Bypass with quick links to the A40 to the north and the A38/M5 to the south.	
	Suitability for housing	
Future residential environment	Poor – industrial area and land fill sit	е
Suitable Density	30-4	40
Potential Yield	64	
	onsultation/Frontloading	
Discussed with officers		
Discussed with owners	Yes – previous applications	
Discussed with local community	Yes – previous applications	
Discussed with development industry	Yes – SHLAA Panel	
	Conclusion	
Available	No	
Suitable	No	
Achievable	No	
	<u> </u>	

Site Characteristics – NLUD02			
Site Name	Land at Charlwood House, Abbeymead Avenue		
OS reference	E: 386210 N: 216590		
Area (Ha)	0.28		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Healthcare services		
Surrounding Land Use(s)	Site surrounding by residential us	ses.	
Character of Surrounding Area	Residential		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?  Accessibility			
Public Transport Accessibility (e.g. range of Good access to bus service through Abbeymead to city centre			
means of transport and frequency of service)	2004 400030 to 545 301 vice tillough Abbeyineau to dry centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to local shops and leisure services. Employment in city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)			
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
School Places			
Strategic Transport Infrastructure	Access to wider strategic road network – improved with opening of Lobleys Drive		
	Suitability for housing		
Future residential environment	Good – surrounded by well established housing development		
Suitable Density	30-40		
Potential Yield	8		
С	onsultation/Frontloading		
Discussed with officers	Yes – previous planning history		
Discussed with owners	Yes – previous planning history		
Discussed with local community	Yes – previous planning history		
Discussed with development industry	Yes – previous planning history		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes		

Site Characteristics – NLUD03			
Site Name	Land rear of 5 - 15 Kemble Road		
OS reference	E: 383060 N: 214810		
Area (Ha)	0.27		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Open space/garages at the rear of existing dwellings		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Residential		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?	Accessibility		
Dublic Transport Accessibility to a range of	Poor to fair access to bus services in	, widen lead over	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	FOOI to fall access to bus services if	i wider local area	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor to fair access to employment in	city centre and wider area	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local shops, schools and services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good. Located with easy access to strategic transport infrastructure.		
	Suitability for housing		
Future residential environment	Good – surrounded by residential de	evelopment	
Suitable Density	30	0	
Potential Yield	6		
	onsultation/Frontloading		
Discussed with officers	Yes – through SHLAA		
Discussed with owners	Yes – through previous consideratio	ns (Urban capacity)	
Discussed with local community	No	<i>.</i>	
Discussed with development industry	Yes – through SHLAA		
	Conclusion		
Available	No – multiple owners and access rig	hts for garages	
Suitable	Yes		
Achievable	If constraints can be overcome 6-10		

Site	Characteristics - NLUD04		
Site Name	Land Registry, Bruton Way		
OS reference	E: 383655 N 218416		
Area (Ha)	0.27		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	B1 office with significant surface	car park	
Surrounding Land Use(s)	Mixed city centre uses. Bus station located to the west, and railway station to the north. Residential and commercial (Lower Eastgate Street) to the south. B1 office and supermarket directly to the east.		
Character of Surrounding Area	Urban		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No - but flood zones abut the periphery of the site	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?	Demonstrated need to retain employ	yment land	
D. I. T	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good bus and rail links.		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good town centre location		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to city centre facilities and services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic network and rail		
	Suitability for housing		
Future residential environment	Fair – some surrounding residential, primarily city centre uses and transport links		
Suitable Density	30-	-40	
-	8		
	onsultation/Frontloading		
Discussed with officers	Yes – through previous study		
Discussed with owners	Through previous study and consult	ation	
Discussed with local community	Through previous study and consult	ation	
Discussed with development industry	Through SHLAA		
	Conclusion		
Available	No		
Suitable	No		
Achievable	No		
-			

Site Characteristics – SUB01			
Site Name	26 Hempsted Lane, Hempsted, Gloucester		
OS reference	381954, 217702		
Area (Ha)	1.14		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Haulage Yard		
Surrounding Land Use(s)	Mixed: Landfill, Farming, Light ir	ndustry	
Character of Surrounding Area	Open Land		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Site of concern		
Any other adopted/draft policy constraints?			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor to fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, po	Good access to employment, poor to fair access to services	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to access to services		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic network		
	Suitability for housing		
Future residential environment	Poor – surrounded by employment and land fill sites		
Suitable Density	3	88	
Potential Yield	4	.0	
С	onsultation/Frontloading		
Discussed with officers	No		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA panel		
	Conclusion		
Available	Yes		
Suitable	No		
Achievable	No		

Site Characteristics – SUB02			
Site Name	Former GWRSA Social Club		
OS reference	383639, 218699		
Area (Ha)	0.4		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Vacant building/Car park		
Surrounding Land Use(s)	Mixed including residential		
- · · · · · · · · · · · · · · · · · · ·	Mixed		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes	-	
Does the site fall within the Green Belt?	. 33	No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Site of concern		
Any other adopted/draft policy constraints?			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	-	Good access to bus service, city centre links and rail links	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to city centre services		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to city centre services and facilities		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to wider road network		
	Suitability for housing		
Future residential environment	Fair – existing housing with employment uses		
Suitable Density	30-4	40	
Potential Yield	20	)	
C	onsultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Through wider context of developme	nt plans and regeneration	
Discussed with development industry	Yes		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Sit	e Characteristics - SUB03	
Site Name	Railway Triangle (North)	
OS reference	531810, 182150	
Area (Ha)	8.61	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Network Rail maintenance depot	
Surrounding Land Use(s)	Residential, railway, industrial, le	eisure, open space
Character of Surrounding Area	Mixed, largely residential	
Current Policy / Physical Constraints		
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Yes	Outions City Allocation DDD
Any other adopted/draft policy constraints?	Employment allocation in Preferred Options Site Allocation DPD	
Accessibility  Public Transport Accessibility (e.g. range of Currently no access to site. Nearby bus services and rail links.		
means of transport and frequency of service)	·	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to city centre and East	tern Avenue employment centres
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good to fair access to local services in Elmbridge to north and Barton to south.	
Infrastructure		
Water Supply	No	
Drainage	No	
Electricity	No	
Strategic Transport Infrastructure	Currently no access, but a new junction would provide good access to strategic road network.	
	Suitability for housing	
Future residential environment	Existing residential area to north surrounding Armscroft park.	
Suitable Density	4	0
Potential Yield	33	-
С	onsultation/Frontloading	
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	Yes	
Discussed with development industry	Yes	
	Conclusion	
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5, 6-10	

Site Characteristics – SUB04			
Site Name	Helipebs, Sisson Road, Glouces	ter	
OS reference	385684, 218855		
Area (Ha)	1.6		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Heavy Industrial		
Surrounding Land Use(s)	Residential and industrial		
	Predominantly residential		
Current Policy / Physical Constraints			
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)			
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	· · ·		
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and se	rvices	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local shops, schools and facilities.		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to wider strategic road network.		
	Suitability for housing		
Future residential environment Good existing residential area.			
Suitable Density	40		
-	70		
С	onsultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	Yes		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5, 6-10		
	<u> </u>		

Site Characteristics – SUB05			
Site Name	St Oswald's Road, Gloucester		
OS reference	383286, 219755		
Area (Ha)	1.0		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Greenfield		
Surrounding Land Use(s)	Residential and retail		
Character of Surrounding Area	Urban fringe		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?	<u>-</u>	No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 2		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No (design implications)	
Is there any known contamination on site? Any other adopted/draft policy constraints?		No	
Any other adopted/draft policy constraints?	Accessibility		
Public Transport Accessibility (e.g. range of	Accessibility  Post to fair pages to lead but consider		
means of transport and frequency of service)	Poor to fair access to local bus services		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor to fair access to employment and retail		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local services		
Infrastructure			
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good, surrounded by residential development		
Suitable Density	40		
Potential Yield	40	)	
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	Yes		
Conclusion			
Available	Yes		
Suitable	Yes		
Achievable	Yes as part of wider St Oswald's dev	velopment 6-10	

Sit	e Characteristics – SUB06		
Site Name	Land east of Hampsted Lane		
OS reference	381773, 217041		
Area (Ha)	3.42		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Agricultural		
Surrounding Land Use(s)	Residential / sports ground / play	ving field / agriculture	
Character of Surrounding Area	Urban fringe, village surrounded	<u> </u>	
	nt Policy / Physical Constraints	by raral larracoupe	
	Yes	No	
Is the site in an urban area?		Village character	
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?	Yes		
Is the site within an Area of Local Landscape Value?	Yes		
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?	D: D: " " A ODON"	No No	
Any other adopted/draft policy constraints? Prime Biodiversity Area. SPG Views of Robinswood Hill and other high ground from Hempsted.			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor to fair access to local bus service		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor to fair access to employment and leisure (open space)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local school and village services		
	Infrastructure		
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road netwo	ork	
	Suitability for housing		
Future residential environment	Good local housing environment		
Suitable Density	30	0	
Potential Yield	4:	5	
C	Consultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	No Conclusion		
Conclusion			
Available	Yes		
Suitable	No		
Achievable	No		

Site Characteristics – SUB07			
Site Name	Frogcastle Farm, Sandhurst Lane, Gloucester		
OS reference	383324, 220208		
Area (Ha)	3.12		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Pasture		
Surrounding Land Use(s)	Residential/Hospital		
Character of Surrounding Area	Rural		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?		No	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 3b	No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?	Yes		
Is the site within an Area of Local Landscape Value?	Yes		
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site? Any other adopted/draft policy constraints?		No	
Any other adopted/draft policy constraints:	Accessibility		
Public Transport Accessibility (e.g. range of	Poor access to public transport		
means of transport and frequency of service)	l doi access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor to fair access to employment and retail in the wider area		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local services		
	Infrastructure		
Water Supply	To properties in the area		
Drainage	To properties in the area		
Electricity	To properties in the area		
Strategic Transport Infrastructure	Access to strategic road network		
Suitability for housing			
Future residential environment	Edge of city development in floodplain, will remain sparsely developed.		
Suitable Density	30	)	
Potential Yield	68	3	
С	Consultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	Yes		
Conclusion			
Available	Yes		
Suitable	No		
Achievable	No		

Sit	e Characteristics – SUB08		
Site Name	Railway Triangle South		
OS reference	384605, 317825		
Area (Ha)	3.24 hectares		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Maintenance and vacant scrubla	nd	
Surrounding Land Use(s)	Residential, rail associated uses	, commercial	
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	, , , , , , , , , , , , , , , , , , ,	No	
Is there any known contamination on site? Any other adopted/draft policy constraints?	Yes		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	No access to site – general area has good access to transport.		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	No access to site – general area has good access to services.		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	No access to site – general area has good access to services.		
Infrastructure			
Water Supply	No		
Drainage	No		
Electricity	No		
Strategic Transport Infrastructure	No access		
	Suitability for housing		
Future residential environment	Surrounding area good, but this site remains without access and for rail operational purposes.		
Suitable Density	40		
Potential Yield	8:	1	
С	Consultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes – have expressed intention to re	etain for operational purposes	
Discussed with local community	No		
Discussed with development industry	Yes		
Conclusion			
Available	No		
Suitable	No		
Achievable	No		

Site Characteristics – SUB09			
Site Name	Surplus School Site, The Wheati	Surplus School Site, The Wheatridge, Upton St. Leonards	
OS reference	386045, 215507		
Area (Ha)	2.28 ha		
Greenfield / Brownfield & Type	Brownfield/Greenfield		
Current Land Use(s)	Surplus School Site		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Sub-urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?	Allocated for community facility, prevuse is no longer required.	viously retained for school, but that	
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to bus services		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to retail and leisure, employment in the wider area.		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services		
Infrastructure			
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	3:	5	
Potential Yield	6:	5	
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA panel  Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		
A CHICY ADIC	1030-3		

Site Characteristics – SUB10		
Site Name	Hillfield House, Denmark Road	
OS reference	384252, 219076	
Area (Ha)	0.23 ha	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Government Offices	
Surrounding Land Use(s)	Residential and open space	
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?	Y.	No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – conservation area	No
Is there any known contamination on site? Any other adopted/draft policy constraints?		No
Any other adopted/draft policy constraints:	Accessibility	
Public Transport Accessibility (e.g. range of	-	
means of transport and frequency of service)	3.7.7.7.7.7.7.7.7.7.7.7.7.7.7.7.7.7.7.7	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to city centre facilities	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to city centre facilities	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	ategic Transport Infrastructure Access to wider strategic road network	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30-	40
Potential Yield	6	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Conclusion		
Available	Yes – if current use relocated	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – SUB11		
Site Name	Heathfields, Denmark Road	
OS reference	384064, 219221	
Area (Ha)	0.16 ha	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Government Offices, education a	nd social care facilities
Surrounding Land Use(s)	Residential	
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?	V	No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	No
Is there any known contamination on site? Any other adopted/draft policy constraints?		No
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport from nearby roads.	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to services in vicinity and city centre.	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to services in vicinity and city centre.	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to primary road network.	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30-40 dw/ha	
Potential Yield	4	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Conclusion		
Available	Yes – if current use relocated	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – SUB12		
Site Name	Saintbridge House, 189 Painswick Road	
OS reference	384920, 216415	
Area (Ha)	0.43 ha	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Home for the elderly	
Surrounding Land Use(s)	Residential	
Character of Surrounding Area	Sub-urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?	V.	No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	No
Is there any known contamination on site? Any other adopted/draft policy constraints?		No
Any other adopted/draft policy constraints:	Accessibility	
Public Transport Accessibility (e.g. range of Good access to public transport services to city centre		
means of transport and frequency of service)	access to public narroport convices to only control	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to employment in wider area and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	c Transport Infrastructure Access to strategic road network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30-	40
Potential Yield	12	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
	Conclusion	
Available	Yes – if current use relocated	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – SUB13		
Site Name	Blackbridge allotments and playing	g field, Stroud Road
OS reference	382989, 215867	
Area (Ha)	8.68	
Greenfield / Brownfield & Type	Greenfield	
Current Land Use(s)	Allotments and Playing Field	
Surrounding Land Use(s)	Residential and open space	
Character of Surrounding Area	Sub-urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Yes – along railway line	4. 6. 200
Any other adopted/draft policy constraints?	Policy to retain open play space and s	sports facilities
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to local bus services to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to poor access to employment and facilities in the wider area	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to poor access to local services	
Infrastructure		
Water Supply	Adjacent to site	
Drainage	Adjacent to site	
Electricity	Adjacent to site	
Strategic Transport Infrastructure	Access to wider strategic road networ	k
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30-40	
Potential Yield	220	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5, 6-10	

Site Characteristics – SUB14		
Site Name	Tuffley Library car park	
OS reference	382134, 214650	
Area (Ha)	0.2	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Residential	
Character of Surrounding Area	Sub-urban	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site?		No No
Any other adopted/draft policy constraints?		INO
This care adopted and policy concarding.	Accessibility	
Public Transport Accessibility (e.g. range of Good access to local bus service to city centre		
means of transport and frequency of service)	·	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to employment in wider area	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	trategic Transport Infrastructure Access to strategic road network	
	Suitability for housing	
Future residential environment	Good	•
Suitable Density	30-40	U
	otential Yield 8	
	onsultation/Frontloading	
Discussed with officers	No Voc	
Discussed with local community	Yes	
Discussed with local community	No SHI AA Panel	
Discussed with development industry  SHLAA Panel  Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	
	<u></u>	

Site Characteristics – SUB15		
Site Name	Tuffley resource centre	
OS reference	383128, 214261	
Area (Ha)	0.6	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Language centre	
Surrounding Land Use(s)	Residential open countryside	
Character of Surrounding Area	Urban fringe	
Curren	t Policy / Physical Constraints	
	Yes No	
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	No No	
Is the site within an Area of Outstanding Natural Beauty?	No	
Is the site within a Special Landscape Area?	No	
Is the site within an Area of Local Landscape Value?	No	
Is the site within a Site of Special Scientific Interest?	No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	No	
Is there any known contamination on site?	No No	
Any other adopted/draft policy constraints?	A 11 111/	
D. H. T. C.	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to local bus service to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to poor access to employment and services in the wider area	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to poor access to local services	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to wider strategic road network	
Suitability for housing		
Future residential environment	Good existing residential area	
Suitable Density	30-40	
Potential Yield	18	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Conclusion		
Available	Yes – if current use relocated	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – SUB16		
Site Name	Podsmead Court, 155 Tuffley Road	
OS reference	382575, 215967	
Area (Ha)	0.41	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Care home	
Surrounding Land Use(s)	Residential	
Character of Surrounding Area	Residential	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone		No
1, 2, 3)		N
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to local bus services	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to poor access to employment along Bristol Road and wider area	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to wider strategic road network	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30-4	10
Potential Yield	Redevelopment of existing	g housing – no net gain
С	onsultation/Frontloading	
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Conclusion		
Available	Yes – if current use relocated	
Suitable	No	
Achievable	No	

Site Characteristics – SUB17			
Site Name	Fire Station, Eastern Avenue		
OS reference	384760, 217362		
Area (Ha)	0.55		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Fire Station		
Surrounding Land Use(s)	Residential/Industrial		
Character of Surrounding Area	Residential/Industrial		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 2		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to public transport in the area		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fari to poor access to employment and retail		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to poor access to local services in Coney Hill area		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Fair – surrounded by employment and retail uses, some residential to rear		
Suitable Density	30-4	40	
Potential Yield	38	3	
Consultation/Frontloading			
Discussed with officers	No		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry SHLAA panel			
Conclusion			
Available	Yes – if current use relocated		
Suitable	Yes		
Achievable	Yes 6-10		

Site	e Characteristics – SUB18		
Site Name	Education Site, Clearwater Drive		
OS reference	380011, 214487		
Area (Ha)	2.09		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Informal open space		
Surrounding Land Use(s)	Residential and canal		
Character of Surrounding Area	Sub-urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part of site Flood zone 2	No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site? Any other adopted/draft policy constraints?	Site of Nature Conservation Interest	No	
Any other adopted/draft policy constraints:	Accessibility		
Public Transport Accessibility (e.g. range of		ices to city centre	
means of transport and frequency of service)	Fair to good access to local bus services to city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to good access to employment and primary services in Quedgeley area		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to good access to local services in Quedgeley area		
	Infrastructure		
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Access to wider strategic road netwo	rk	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30		
Potential Yield	30	)	
С	Consultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Yes		
Discussed with development industry	Yes		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Site Characteristics – SUB19			
	Bonhanam House, Barnwood Road/Elmscroft Community		
	Centre, Coronation Grove.		
OS reference	384808, 218671		
Area (Ha)	1.15		
31	Both		
Current Land Use(s)	Community centre		
Surrounding Land Use(s)	Residential		
5	Residential		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good public transport access		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to city centre services		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local and city centre services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road networ	rk	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-4	.0	
Potential Yield	38		
C	onsultation/Frontloading		
Discussed with officers	No		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA panel		
	Conclusion		
Available	Yes – if current use relocated		
Suitable	Yes		
Achievable	Yes 6-10		
	•		

Site Characteristics – SUB20			
Site Name	Land at Posy Lane, Lansdown R	load and Denmark Road	
OS reference	384328, 219195		
Area (Ha)	0.68		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Informal open space		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Residential		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?			
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport in the area		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to city centre for employment, retail and leisure.		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to local services, schools as well as city centre.		
	Infrastructure		
Water Supply	Adjacent to site		
Drainage	Adjacent to site		
Electricity	Adjacent to site		
Strategic Transport Infrastructure	Access to wider strategic network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-	40	
Potential Yield	10		
С	onsultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Yes		
Discussed with development industry	Yes		
	Conclusion		
Available	Yes – site has outline planning perm	nission	
Suitable	Yes – site has outline planning permission		
Achievable	Yes – site has outline planning perm	nission	
	•		

Sit	e Characteristics – SUB21		
Site Name	Land at Corncroft Lane, Matson		
OS reference	385610, 214640		
Area (Ha)	8.82		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Residential, storage and agriculture		
Surrounding Land Use(s)	Residential, motorway and agricultu		
Character of Surrounding Area	Residential		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?		No	
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?	Yes		
Is the site within an Area of Local Landscape	Yes		
Value?		NI-	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?	,	-	
	Accessibility		
Public Transport Accessibility (e.g. range of Poor access to public transport to city centre			
means of transport and frequency of service)	Daniel and the second		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services		
Infrastructure			
Water Supply	To properties adjacent to site		
Drainage	To properties adjacent to site		
Electricity	To properties adjacent to site		
Strategic Transport Infrastructure Access to wider strategic road network			
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-40		
Potential Yield	195		
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Yes – through previous policy processe	S	
Discussed with development industry			
Conclusion			
Available	Available Yes		
Suitable	No		
Achievable	No		
	1		

Sit	e Characteristics – SUB22		
Site Name	South of Hempsted Lane		
OS reference	381546, 216558		
Area (Ha)	12.2		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Agriculture		
Surrounding Land Use(s)	Residential, employment, agricult	ture	
Character of Surrounding Area	Urban fringe		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?		No	
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Southern part of site Flood zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?	Yes		
Is the site within an Area of Local Landscape Value?	Yes		
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?  Any other adopted/draft policy constraints?	Within Cordon Sanitaire	No	
Any other adopted/draft policy constraints?	Accessibility		
Dublic Transport Associability (s.g. range of	•	city a control	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to local bus services to city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment in city centre and Hempsted area		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)			
Infrastructure			
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road netwo	rk	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-40		
Potential Yield	270		
Consultation/Frontloading			
Discussed with officers	No		
Discussed with owners	Unknown		
Discussed with local community	No		
Discussed with development industry	SHLAA panel		
Conclusion			
Available	Yes		
Suitable	No		
Achievable	No		

Site Characteristics – SUB23			
Site Name	Land adjacent to Gloucester Ski S	lope, Matson Lane	
OS reference	384835, 215258		
Area (Ha)	2.16 ha		
Greenfield / Brownfield & Type	Greenfield/Brownfield		
Current Land Use(s)	Golf course		
Surrounding Land Use(s)	Ski-slope, St Katherine's Church,	Matson Lane	
	Urban fringe	Mateon Lane,	
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)			
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?	Yes		
Is the site within an Area of Local Landscape Value?	Yes		
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints? Nature conservation area			
Accessibility			
means of transport and frequency of service)	Poor to fair access to public transport to city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor to fair access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local services within Matson		
Infrastructure			
Water Supply	No		
Drainage	No		
Electricity	No		
Strategic Transport Infrastructure	Poor access to strategic road network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30		
Potential Yield	48		
	onsultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA panel		
Conclusion			
Available	Yes		
	No		
	No		
	<u> </u>		

OS reference 384827 215056 Area (Ha) 4 ha Greenfield Florwrifield & Type Gotten Golf Course Surrounding Land Use(s) Golf, ski slope, residential Florwrifield & Type Golf, ski slope, residential Florwrifield & Type Florwrifield & Type Golf, ski slope, residential Florwrifield & Type Golf, ski slope, resid	Site Characteristics – SUB24			
OS reference  384827 215056 Area (Ha) Area (Ha) Area (Ha) Area (Ha) Greenfield Prownfield & Type Greenfield Current Land Use(s) Surrounding Land Use(s) And Wixture, including residential Alleisure use Current Policy / Physical Constraints  Yes No Is the site in an urban area? Does the site fall within the Green Belt? Does the site fall within the Green Belt? Does the site fall within an Area of Outstanding Natural Beauty? Is the site within an Area of Outstanding Natural Beauty? Is the site within a Special Landscape Area? Is the site within a Special Landscape Area? Is the site within a Site of Special Scientific No Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is the site within a Rite of Cost Landscape Value?  Any other adopted/draft policy constraints?  Access to prublic Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Prumy Services, Facilities & Jobs (e.g. employment, retail, Leisure)  Access to Prumy Services, Facilities & Lobs (e.g. employment, retail, Leisure)  Access to Prumy Services, Facilities (e.g. Poor access to employment Post Office, health, primary school, willage hall, pub, general store)  Infrastructure  Water Supply No Drainage No Strategic Transport Infrastructure  Water Supply No Strategic Transport Infrastructure  Water Supply No Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  Yes Discussed with owners  Yes Discussed with development industry  SHLAA panel  Conclusion  Available Ves Suitable Ves Suitable Ves Suitable Ves Suitable Ves Suitable Ves	Site Name	Land adjacent to Gloucester Ski Ski	ope, Matson Lane	
Area (Ha) 4 ha Greenfield / Brownfield & Type	OS reference	-	·	
Current Land Use(s) Surrounding Land Use(s) Corrent Policy / Physical Constraints  Current Policy / Physical Constraints  No Is the site in an urban area? Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Custanding No	Area (Ha)	4 ha		
Current Land Use(s) Surrounding Land Use(s) Corrent Policy / Physical Constraints  Current Policy / Physical Constraints  No Is the site in an urban area? Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Custanding No				
Surrounding Land Use(s) Character of Surrounding Area Mixture, including residential/leisure use  Current Policy / Physical Constraints  Yes No Is the site in an urban area? Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding Natural Beauty? Is the site within an Area of Outstanding Natural Beauty? Is the site within an Area of Local Landscape Value? Is the site within a Special Landscape Area? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g., Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/driaf policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, letsure) Access to Primary Services, Facilities (e.g. Poor access to employment (e.g. earl), letsure)  No Strategic Transport Infrastructure  Water Supply No Drainage No Strategic Transport Infrastructure  No Suitability for housing  Suitability for housing  Discussed with officers No Suitability for housing  Suitability for hous			ter Golf Course	
Character of Surrounding Area  Current Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Beit?  Does the site fall within the Green Beit?  Does the site fall within the Green Beit?  No  Does the site fall within the Green Beit?  No  Is the site within an Area of Outstanding Natural Beauty?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape Area?  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g. Interest?)  Does the site impact on cultural heritage? (e.g. Interest?)  No  No  Interest?  Public Transport Accessibility (e.g. range of Means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, tetail, leisure)  Accessibility  Poor access to employment  (e.g. employment, tetail, elisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Post Office, health, primary school, village hall, pub, general store)  Water Supply  No  Dirainage  No  Suitabile Transport Infrastructure  Foor access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  Yes  Discussed with officers  Yes  Suitabile  No  No  Shitch Apanel  Conclusion				
Substitution   Subs		•	e use	
Site site in an urban area?  Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding Natural Beauty? Is the site within an Area of Outstanding Natural Beauty? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Site of Special Scientific Interest?  No Interest?  No Interest?  Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of Means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to employment (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson Post Office, health, primary school, village hall, pub, general store)  Water Supply  No  Drainage  No  Electricity  No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Suitabile Density  9a  Consultation/Frontloading  Discussed with officers  Yes  Discussed with officers  Yes  Suitable  No			7 400	
Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding Natural Beauty? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Is the site within an Area of Local Landscape Yes Interest?  No No Nature Conservation area Accessibility Poor access to public transport to city centre Maccess to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities & Jobs (e.g. empl			No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g., Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Accessibility  Poor access to public transport to city centre  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Post Office, health, primary school, village hall, pub, general store)  Water Supply  No  Electricity  No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  Pes  Discussed with owners  Yes  Suitable	Is the site in an urban area?	Yes		
Is the site within an Area of Outstanding No Natural Beauty? Is the site within a Special Landscape Area? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within an Area of Local Landscape Value? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to rimary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to brought structure  Water Supply Drainage No  Electricity No  Strategic Transport Infrastructure  Future residential environment  Good  Suitable Density Jobscussed with officers Discussed with owners Yes  Discussed with development industry  Available Yes  Suitable No  No  No  No  No  No  No  No  No  SHAA panel Conclusion  Available Yes  Suitable  No  No  No  No  No  No  No  No  No  N	Does the site fall within the Green Belt?		No	
Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Ves Value?  Is the site within an Area of Local Landscape Ves Value?  Is the site within an Area of Local Landscape Ves Value?  No Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site? No Any other adopted/draft policy constraints?  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to local services within Matson Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply No Drainage No Electricity No Strategic Transport Infrastructure Poor access to strategic road network  Suitability for housing  Future residential environment Good  Consultation/Frontloading  Discussed with officers Discussed with owners Yes Discussed with owners Ves Suitable No  Available Yes Suitable No	Does the site fall within the Flood Plain? (Zone		No	
Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within a Srecial Landscape Area?  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Access to Brimary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  No  Drainage  No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  Discussed with owners  Yes  Discussed with owners  Yes  Suitable  No  Available  Yes  Suitable  No	•			
Is the site within an Area of Local Landscape Value?  Value?  Value?  Value?  No  Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Rey Local Services & Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. post Office, health, primary services & Facilities (e.g. post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  No  Drainage  Electricity  No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Suitabie Density  Discussed with officers  Yes  Discussed with local community  No  Discussed with development industry  Available  Yes  Suitable  No  Suitable  Yes  Suitable  No  SHLAA panel  Conclusion	Natural Beauty?		No	
Value? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints? No Nature conservation area  **Accessibility** Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. employment, retail, leisure)  **Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  **Poor access to local services within Matson  **Infrastructure**  Water Supply No  Drainage No  Strategic Transport Infrastructure  Poor access to strategic road network  **Suitability for housing**  Future residential environment  Good  **Suitable Density** 30  Potential Yield 38  **Consuitation/Frontloading**  Discussed with officers  Yes  Discussed with development industry  Available Yes  Suitable  No  **Suitable**  Yes  Suitable  No  **Suitable**  No  *	Is the site within a Special Landscape Area?	Yes		
Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Por access to key Local Services of public transport to city centre  Poor access to employment  (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Infrastructure  Water Supply  No  Drainage  No  Electricity  No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Good  Suitable Density  30  Potential Yield  88  Consultation/Frontloading  Discussed with officers  Yes  Discussed with local community  No  Discussed with development industry  Yes  Suitable  Available  Yes  Suitable  No	Is the site within an Area of Local Landscape Value?	Yes		
Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints?  Nature conservation area  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Frimary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply No  Drainage No  Electricity No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density Potential Yield 88  Consultation/Frontloading  Discussed with officers Pes Discussed with local community No  Shilable Yes Suitable  Ves Suitable  No	Is the site within a Site of Special Scientific Interest?		No	
Any other adopted/draft policy constraints?  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Poor access to employment industry  Poor access to employment  Poor access to local services within Matson  Poor access to local services within	Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Accessibility Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Poor access to local services within Matson  Infrastructure  Water Supply No  Drainage No  Electricity No  Strategic Transport Infrastructure  Four access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density Poer access to strategic road network  Suitability for housing  Consultation/Frontloading  Discussed with officers Yes Discussed with local community No Discussed with development industry  SHLAA panel  Conclusion  Yes Suitable Yes Suitable No	-		No	
Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Infrastructure  Water Supply No  Drainage No  Electricity No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30  Potential Yield 88  Consultation/Frontloading  Discussed with officers Discussed with local community No Discussed with development industry  SHLAA panel  Conclusion  Available Yes Suitable No	Any other adopted/draft policy constraints?			
means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply No Drainage No Electricity No Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30 Potential Yield 88  Consultation/Frontloading  Discussed with officers Discussed with owners Discussed with local community No Discussed with development industry  SHLAA panel  Conclusion  Available Yes Suitable No		•		
(e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Poor access to local services within Matson  Poor access to local services within Matson  Infrastructure  Water Supply  No Drainage Electricity No Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  Potential Yield  88  Consultation/Frontloading  Discussed with officers Discussed with local community No Discussed with development industry  SHLAA panel  Conclusion  Available Yes Suitable No	Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to public transport to city centre		
Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply No Drainage No Electricity No Strategic Transport Infrastructure Poor access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30 Potential Yield 88  Consultation/Frontloading  Discussed with officers Pes Discussed with owners Yes Discussed with local community No Discussed with development industry  SHLAA panel  Conclusion  Available Yes Suitable No	Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment		
Water Supply  Drainage  No  Electricity  No  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  30  Potential Yield  88  Consultation/Frontloading  Discussed with officers  Yes  Discussed with owners  Yes  Discussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)			
Drainage No  Electricity No  Strategic Transport Infrastructure Poor access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30  Potential Yield 88  Consultation/Frontloading  Discussed with officers Yes  Discussed with owners Yes  Discussed with local community No  Discussed with development industry SHLAA panel  Conclusion  Available Yes  Suitable No	Infrastructure			
Electricity  Strategic Transport Infrastructure  Poor access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  30  Potential Yield  88  Consultation/Frontloading  Discussed with officers  Pes  Discussed with owners  Pes  Discussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Water Supply	No		
Strategic Transport Infrastructure  Suitability for housing  Future residential environment  Good  Suitable Density  30  Potential Yield  88  Consultation/Frontloading  Discussed with officers  Possussed with local community  Discussed with development industry  SHLAA panel  Conclusion  Yes  Suitable  No	Drainage	No		
Future residential environment Good  Suitable Density 30 Potential Yield 88  Consultation/Frontloading  Discussed with officers Yes Discussed with owners Yes Discussed with local community No Discussed with development industry SHLAA panel  Conclusion  Available Yes Suitable No	Electricity	No		
Future residential environment  Good  Suitable Density  Potential Yield  Suitable Density  Consultation/Frontloading  Discussed with officers  Pes  Discussed with owners  Piscussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Strategic Transport Infrastructure	Poor access to strategic road network		
Suitable Density  Potential Yield  88  Consultation/Frontloading  Discussed with officers  Yes  Discussed with owners  Poiscussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No		Suitability for housing		
Potential Yield  Consultation/Frontloading  Discussed with officers  Pes  Discussed with owners  Piscussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Future residential environment	Good		
Potential Yield  Consultation/Frontloading  Discussed with officers  Pes  Discussed with owners  Piscussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Suitable Density	30		
Discussed with officers  Discussed with owners  Yes  Discussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Potential Yield	88		
Discussed with officers  Discussed with owners  Yes  Discussed with local community  No  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No				
Discussed with local community  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Discussed with officers	Yes		
Discussed with local community  Discussed with development industry  SHLAA panel  Conclusion  Available  Yes  Suitable  No	Discussed with owners	Yes		
Discussed with development industry  Conclusion  Available  Yes  Suitable  No	Discussed with local community	No		
Conclusion  Available Yes  Suitable No	Discussed with development industry	SHLAA panel		
Suitable No		Conclusion		
	Available	Yes		
Achievable	Suitable	No		
ACHIEVADIE INC	Achievable	No		

Site Characteristics – SUB25			
Site Name	Manor Gardens, Barnwood Road	d, Gloucester	
OS reference	386405, 217826		
Area (Ha)	1.91 ha		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Sheltered housing accommodation	on	
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part in flood zone 2	No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?	Voc	No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site?	Yes	No	
Any other adopted/draft policy constraints?		No	
	Accessibility		
means of transport and frequency of service)	Fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to local employment and wider opportunities		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road netwo	ork	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-	40	
Potential Yield	Redevelopment of existir	ng housing – no net gain	
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA panel  Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes no net gain of dwellings with rec	development of site	
, torne value	1. 30 Ho Hot gain of awaiiings with rec	2010/Opinioni di Sito	

Sit	Site Characteristics – SUB26		
Site Name	Rear of 67-75, Milton Avenue, Po	dsmead	
OS reference	382167, 216024		
Area (Ha)	2.08		
Greenfield / Brownfield & Type	Open space in City centre		
Current Land Use(s)	Amenity - primarily dog walking		
Surrounding Land Use(s)	Residential and Industrial		
Character of Surrounding Area	City centre		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site? Any other adopted/draft policy constraints?	Site of great concern		
Any other adopted/draft policy constraints?	Accessibility		
Public Transport Accessibility (e.g. range of	-	ty contro	
means of transport and frequency of service)	Poor access to local bus service to city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment from Bristol Road		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services		
	Infrastructure		
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Access to wider strategic network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30		
Potential Yield	45		
Consultation/Frontloading			
Discussed with officers	No		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA panel		
Conclusion			
Available	Yes		
Suitable	No		
Achievable	No		

Site Characteristics – SUB27			
Site Name	Corner of the Laurels/Percy Street, Tredworth		
OS reference	383878 217377		
Area (Ha)	0.05		
Greenfield / Brownfield & Type	Brownfield - previously housing (I	comb site?)	
Current Land Use(s)	Car park, local use		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to local bus services to city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment in city centre and local area		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Poor access to strategic road networ	k	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30		
<b>■</b>	2		
С	onsultation/Frontloading		
Discussed with officers	No		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA Panel		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Sit	e Characteristics – SUB28		
Site Name	Rear of Old Cattle Market site, S	Rear of Old Cattle Market site, St Oswalds	
OS reference	382786 219523		
Area (Ha)	2.5		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Vacant land - buildings demolish	ned	
Surrounding Land Use(s)	Retail, park and ride, residential		
Character of Surrounding Area	City Centre		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)			
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes – site of concern		
Any other adopted/draft policy constraints?			
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to public transport – may improve with developments in the area		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to poor access to employment – may improve with developments in the area		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to poor access to services – may improve with developments in the area		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road netwo	ork	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-	-40	
Potential Yield	6	5	
С	onsultation/Frontloading		
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Yes		
Discussed with development industry	Yes		
Conclusion			
Available	Yes		
Suitable	Yes		
Achievable	Yes 6-10		

Site Characteristics – SUB29		
Site Name	Hare Lane Car Park	
OS reference	383330, 218842	
Area (Ha)	0.32	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Retail, residential, education, catl	hedral
Character of Surrounding Area	City Centre	lediai
	t Policy / Physical Constraints	
Curron	Yes	No
Is the site in an urban area?	Yes	-
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone		No
1, 2, 3)		
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport from city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to services within city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		
Infrastructure		
Water Supply	No – adjacent to site	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to strategic road network beyond city centre	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	40	
Potential Yield	12	
С	onsultation/Frontloading	
Discussed with officers No		
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA Panel	
	Conclusion	
Available	Yes – if current use relocated	
Suitable	Yes	
Achievable	Yes 11-15	

Site Characteristics – SUB30			
Site Name	I.M. Distribution Centre, Naas Lan	LM. Distribution Centre, Naas Lane	
OS reference	SO 820125		
Area (Ha)	8.1		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Distribution storage, PDI etc.		
Surrounding Land Use(s)	Residential, some businesses		
Character of Surrounding Area	Residential and business		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)			
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	Employment allocation Preferred Option	ons Site Allocation Draft DPD	
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	ervice)		
Access to Primary Services, Facilities & Jobs Good access to employment and leisure e.g. employment, retail, leisure)			
Access to key Local Services & Facilities (e.g. Poor access to services  Post Office, health, primary school, village hall, pub, general store)			
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road networl	k	
	Suitability for housing		
Good with Kingsway development			
Suitable Density	30-40		
Potential Yield	180		
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	Some local discussions		
Discussed with development industry	SHLAA panel		
	Conclusion		
Available	Yes – if current use relocated		
Suitable	Yes		
Achievable	Yes 6-10, 11-15		

Site Characteristics – SUB31			
Site Name	Lynton Fields and land to the rear of.		
OS reference	381825 212627		
Area (Ha)	1.91		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	small holding		
Surrounding Land Use(s)	Residential, commercial and agric	cultural	
Character of Surrounding Area	Urban fringe		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?		No	
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)			
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	Employment allocation Preferred Opt	ion Site Allocation DPD	
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access – may improve with Kingsway development		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and leisure		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)			
Infrastructure			
Water Supply	Yes to adjacent properties		
Drainage	Yes to adjacent properties		
Electricity	Yes to adjacent properties		
Strategic Transport Infrastructure	Good access to strategic road netwo	rk	
	Suitability for housing		
Good with development of Kingsway			
Suitable Density	30-40		
Potential Yield	57		
Consultation/Frontloading			
Discussed with officers Yes			
Discussed with owners	Yes		
Discussed with local community	Some local discussions		
Discussed with development industry	SHLAA Panel		
	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 6-10		
	•		

Site Characteristics – SUB32			
Site Name	SAD23 Mayo's Land		
OS reference	380689 212823		
Area (Ha)	1.9		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Greenfield		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Sub-urban		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	lu i a lu ci a la ci a	No DDD	
Any other adopted/draft policy constraints?	Housing allocation in Preferred Options	Site Allocation DPD	
Accessibility			
means of transport and frequency of service)	Fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to employment opportunities		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to shops and services locally		
	Infrastructure		
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-40		
Potential Yield	70		
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	vith local community Yes – through Policy process		
Discussed with development industry	Yes – through policy process and SHLA	AA panel	
Available	Conclusion		
Available	Yes		
Suitable	Yes		
Achievable	Yes 0-5		

Site Characteristics – SUB33		
Site Name	Snow Capel	
OS reference	384887 213890	
Area (Ha)	20.26	
Greenfield / Brownfield & Type	Greenfield	
Current Land Use(s)	Agriculture	
Surrounding Land Use(s)	Open countryside, M5	
Character of Surrounding Area	Rural	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?		No
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone		No
1, 2, 3)		
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?	Yes	
Is the site within an Area of Local Landscape Value?	Yes	
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	Landscape and biodiversity	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport to the area		
ccess to Primary Services, Facilities & Jobs e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Poor Post Office, health, primary school, village hall, pub, general store)		
Infrastructure		
Water Supply	To farm property only	
Drainage	To farm property only	
Electricity	To farm property only	
Strategic Transport Infrastructure	Fair access to wider strategic road net	work
	Suitability for housing	
Future residential environment	Poor	
Suitable Density	30	
Potential Yield	446	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	Yes through previous local plan proces	SS
Discussed with development industry	· · · · · · · · · · · · · · · · · · ·	
piacuaaeu wiiii uevelopiilelli liluuatiy	Yes SHLAA panel	
Discussed with development industry	Yes SHLAA panel Conclusion	
Available		
	Conclusion	

Site Characteristics – SUB34			
Site Name	West Quay, Gloucester Docks		
OS reference	382571 218231		
Area (Ha)	6.5		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Various mixed uses, some vacai	nt	
Surrounding Land Use(s)	Mixed use		
Character of Surrounding Area	Urban		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?	5110101	No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Floodzone 3a and 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes		
Is there any known contamination on site? Any other adopted/draft policy constraints?	No No		
Any other adopted/draft policy constraints?	Accessibility		
Public Transport Accessibility (e.g. range of	•	nd transport notwork	
means of transport and frequency of service)	Fair to good access to city centre and transport network.		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)			
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)			
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure Good access to strategic road network			
	Suitability for housing		
Future residential environment	Fair – little residential development on the site, existing residential developments along St Oswald and Westgate Street.		
Suitable Density	30-	40	
Potential Yield	16	60	
Consultation/Frontloading			
Discussed with officers	Discussed with officers Yes		
Discussed with owners	Yes		
Discussed with local community	Yes through previous development	brief preparation	
Discussed with development industry	Yes through previous development	brief preparation	
	Conclusion		
Available	No		
Suitable	No		
Achievable	No		

Site Characteristics – SUB35		
Site Name	Land adj Llanthony Warehouse,	Gloucester Docks
OS reference	382738 218148	
Area (Ha)	0.75	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Listed warehouse	
Surrounding Land Use(s)	Docks, Warehouses, Offices, Fla	its
Character of Surrounding Area	Gloucester Docks	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 3a & 3b	No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – listed buildings, conservation area, archaeology	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	A 11-114	
Dublic Transport Association (a.g. pages of	Accessibility	and the street
Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Good access to city centre public transport network.		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Good access to city centre services		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Good access to city centre services and facilities.		
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road netwo	ork.
	Suitability for housing	
Future residential environment	Good	
	Good	
Suitable Density	40	
Suitable Density Potential Yield		
Potential Yield	40	
Potential Yield	40 24	
Potential Yield C	40 24 onsultation/Frontloading	
Potential Yield  C  Discussed with officers	40 24  onsultation/Frontloading  Yes – part of docks redevelopment	
Potential Yield  C Discussed with officers Discussed with owners	40 24  onsultation/Frontloading  Yes – part of docks redevelopment  Yes	nel
Potential Yield  C Discussed with officers Discussed with owners Discussed with local community	40 24  onsultation/Frontloading  Yes – part of docks redevelopment  Yes  Yes – part of docks redevelopment	nel
Potential Yield  C Discussed with officers Discussed with owners Discussed with local community	40 24  onsultation/Frontloading  Yes – part of docks redevelopment  Yes  Yes – part of docks redevelopment  Yes – previous work and SHLAA part	nel
Potential Yield  C Discussed with officers Discussed with owners Discussed with local community Discussed with development industry	40 24  onsultation/Frontloading Yes – part of docks redevelopment Yes Yes – part of docks redevelopment Yes – previous work and SHLAA par Conclusion	nel

Site Characteristics – SUB36		
Site Name	Travis Perkins Site, Secunda Way	
OS reference	382131 217106	
Area (Ha)	6.6	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Vacant timber yard	
Surrounding Land Use(s)	Employment and residential	
Character of Surrounding Area	Urban	
Curren	t Policy / Physical Constraints	
	Yes No	
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	No No	
Is the site within an Area of Outstanding Natural Beauty?	No	
Is the site within a Special Landscape Area?	No	
Is the site within an Area of Local Landscape Value?	No	
Is the site within a Site of Special Scientific Interest?	No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	No	
Is there any known contamination on site?	No	
Any other adopted/draft policy constraints?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport.	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30-40	
Potential Yield	142	
Consultation/Frontloading		
Discussed with officers	, , , , , ,	
Discussed with owners	Yes – already in planning system	
Discussed with local community	Yes – already in planning system	
Discussed with development industry	evelopment industry Yes – already in planning system	
	Conclusion	
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – SUB37			
Site Name	E2.4 South west bypass site		
OS reference	382164 217274		
Area (Ha)	0.5		
Greenfield / Brownfield & Type	Brownfield - Other redevelopmer	nt	
Current Land Use(s)	Vacant land		
Surrounding Land Use(s)	Residential, employment, open p	play space	
Character of Surrounding Area	Urban fringe		
Curren	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 2		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
	s there any known contamination on site?		
Any other adopted/draft policy constraints?	Employment allocation in Preferred	Options Site Allocation DPD	
Accessibility			
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to poor access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair to poor to local services		
	Infrastructure		
Water Supply Yes			
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure Good access to strategic road network			
	Suitability for housing		
Future residential environment	Good – residential development opp	osite	
Suitable Density	30-40		
Potential Yield	12		
Consultation/Frontloading			
Discussed with officers	Discussed with officers Yes through DPD process (for employment)		
Discussed with owners	Yes through DPD process (for emplo		
Discussed with local community	Yes through DPD process (for emplo	oyment)	
Discussed with development industry	Yes through DPD process (for emplo	pyment)	
	Conclusion		
Available	Yes – site promoted through SHLAA		
Suitable	· · · · ·		
Achievable Yes 6-10			

Site Characteristics – SUB38			
Site Name	Griggs Timber, Bristol Road		
OS reference	382023 216522		
Area (Ha)	0.5		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Timber merchant		
Surrounding Land Use(s)	Employment		
Character of Surrounding Area	Employment		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part flood zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	N	
Is there any known contamination on site?  Any other adopted/draft policy constraints?		No	
Any other adopted/draft policy constraints?	Acceptability		
Public Transport Accessibility (e.g. range of	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to primary services. Good access to employment.		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services.		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to strategic road network		
	Suitability for housing		
Future residential environment	Poor – surrounded by industrial uses, would need to part of comprehensive redevelopment		
Suitable Density	30-40		
Potential Yield	12		
Consultation/Frontloading			
Discussed with officers	No		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	SHLAA Panel		
	Conclusion		
Available	No – access within other ownership		
Suitable	No		
Achievable	No		

Site Characteristics – SUB39		
Site Name	23-25 Commercial Road	
OS reference	382901 218376	
Area (Ha)	0.01	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Office	
Surrounding Land Use(s)	Offices, Employment, Flats	
Character of Surrounding Area	Employment	
Curren	nt Policy / Physical Constraints	
	Yes No	
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	No No	
Is the site within an Area of Outstanding Natural Beauty?	No	
Is the site within a Special Landscape Area?	No	
Is the site within an Area of Local Landscape Value?	No	
Is the site within a Site of Special Scientific Interest?	No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	. Yes	
Is there any known contamination on site?	No	
Any other adopted/draft policy constraints?		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network	
	Suitability for housing	
Future residential environment	Fair	
Suitable Density	40	
Potential Yield	3	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA Panel	
Aveilable	Conclusion	
Available	Yes	
Suitable	Yes	
Achievable	Yes 0-5	

Site Characteristics – SUB40		
Site Name	Land at the Knoll, Stroud Road, (	Gloucester
OS reference	383431 215373	
Area (Ha)	4.5 ha (approx 1.5ha developable)	
Greenfield / Brownfield & Type	Mixed brownfield and greenfield	
Current Land Use(s)	Part vagrant agricultural, part res	idential care home
Surrounding Land Use(s)	Residential on three sides, Robir fourth	nswood Country Park on the
Character of Surrounding Area	Generally residential, heavily tree of the site contributes towards.	ed. Attractive area which front
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?	Yes	
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – listed building	
Is there any known contamination on site?	Notice concentration are and lander	No
Any other adopted/draft policy constraints?	Nature conservation area and landson  Accessibility	cape conservation area
Public Transport Accessibility (e.g. range of	•	20
means of transport and frequency of service)	Fair access to public transport service	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment and primary services	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road netwo	ork
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30	
Potential Yield	99	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Avisitable	Conclusion	
Available	Yes	
Suitable	No	
Achievable	No	

Site Characteristics – SUB41		
Site Name	Land adjoining Matson Lane, Matson, Gloucester	
OS reference	384844 215507	
Area (Ha)	2.2	
Greenfield / Brownfield & Type	Mixed brownfield and greenfield	
Current Land Use(s)	Part vagrant agricultural, part res	idential care home
Surrounding Land Use(s)	Residential on three sides, Robir fourth	nswood Country Park on the
Character of Surrounding Area	Generally residential, heavily tree of the site contributes towards.	ed. Attractive area which front
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?	Yes	
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	
Is there any known contamination on site?	Natura and and and	No
Any other adopted/draft policy constraints?	Nature conservation area and landso	cape conservation area
Accessibility		
means of transport and frequency of service)	Poor access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services and facilities	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Poor access to strategic road networ	rk
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30	
Potential Yield	48	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
	No	
Discussed with development industry	Yes – SHLAA panel  Conclusion	
Available	Yes	
	No	
	No	
10.110.14010	j' ``	

Site Characteristics – SUB42			
Site Name	Land at Woods Orchard, Tuffley		
OS reference	383367 214701		
Area (Ha)	2.82		
Greenfield / Brownfield & Type	Greenfield		
Current Land Use(s)	Greenfield		
Surrounding Land Use(s)	Housing / Woodland / School / Golf Resort		
Character of Surrounding Area	Rural		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	No		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?	Yes		
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?		No	
Any other adopted/draft policy constraints?	Landscape conservation area, adjace	nt to nature conservation area	
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor to fair access to public transport service.		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment and retail.		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local services in wider area.		
	Infrastructure		
Water Supply	No – adjacent to site		
Drainage	No – adjacent to site		
Electricity	No – adjacent to site		
Strategic Transport Infrastructure	Access to strategic road network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30		
Potential Yield	62		
Consultation/Frontloading			
Discussed with officers	No		
Discussed with owners	No		
Discussed with local community	No		
Discussed with development industry	No		
Conclusion			
Available	Yes		
Suitable	No		
Achievable	No		

Site Characteristics – SUB43			
Site Name	Allstone land, Myers Road		
OS reference	384654, 218194		
Area (Ha)	6.49		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Aggregate, coal and waste facility	,	
Surrounding Land Use(s)	Rail and residential		
Character of Surrounding Area	Urban		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone		No	
1, 2, 3)			
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	Waste Allocation County Plan		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair to good access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local and city centre services and facilities		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to wider strategic road netwo	rk	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-40		
Potential Yield	165		
С	Consultation/Frontloading		
Discussed with officers Yes			
Discussed with owners	Yes		
Discussed with local community	Yes – wider railway corridor developr	nent	
Discussed with development industry	Yes		
Conclusion			
Available	Available Longer term if relocation of current occupier occurs		
uitable Yes			
Achievable	Yes – longer term 6-10, 11-15		

Site Characteristics – SUB44		
Site Name	Land south Grange Road	
OS reference	382689, 214119	
Area (Ha)	16.41 Ha (185 Ha including area within Stroud District)	
Greenfield / Brownfield & Type	Greenfield	,
Current Land Use(s)	Agricultural	
Surrounding Land Use(s)	Railway, open agricultural land, r	esidential
Character of Surrounding Area	Rural	
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?		No
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Part flood zone 3b	
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?	Yes – landscape conservation area	
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?  Any other adopted/draft policy constraints?		No
Any other adopted/draft policy constraints:	Accessibility	
Public Transport Accessibility (e.g. range of Poor to fair access to public transport		
means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs	·	
(e.g. employment, retail, leisure)	Poor to fair access to employment, retail and leisure	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor to fair access to local services	
	Infrastructure	
Water Supply	No	
Drainage	No	
Electricity	No	
Strategic Transport Infrastructure	Access to wider strategic road netwo	rk
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30	
Potential Yield	220	
Consultation/Frontloading		
Discussed with officers	- i	
Discussed with owners	Yes	
Discussed with local community	Through DPD consultation, large nur	mber of objections received
Discussed with development industry  Yes		
Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	

Site Characteristics – SUB45			
Site Name	Horton Road Sidings		
OS reference	384183, 218227		
Area (Ha)	4.34		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Rail maintenance site		
Surrounding Land Use(s)	Rail and road uses, residential		
Character of Surrounding Area	Urban		
Curren	nt Policy / Physical Constraints		
	Yes No		
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)	No No		
Is the site within an Area of Outstanding Natural Beauty?	No		
Is the site within a Special Landscape Area?	No		
Is the site within an Area of Local Landscape Value?	No		
Is the site within a Site of Special Scientific Interest?	No		
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)			
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	A 11.111/		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport and city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services and city centre		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Fair access to strategic road network		
	Suitability for housing		
Future residential environment	Fair		
Suitable Density	30-40		
Potential Yield	95		
Consultation/Frontloading			
Discussed with officers	Ů , i i		
Discussed with owners	Yes		
Discussed with local community	Through railway corridor development plans		
Discussed with development industry	Through railway corridor development plans and SHLAA panel		
	Conclusion		
Available			
Suitable	No		
chievable No			

Site Characteristics – SUB46			
Site Name 277-279 Bristol Road			
OS reference	381872, 216049		
Area (Ha)	1.0		
Greenfield / Brownfield & Type	Brownfield - Other redevelopment		
Current Land Use(s)	Employment / Commercial	••	
Surrounding Land Use(s)	Employment / Commercial		
Character of Surrounding Area	Urban		
	t Policy / Physical Constraints		
Guitein	Yes	No	
Is the site in an urban area?	Yes	110	
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone	Floodzone 3b with known flood		
1, 2, 3)	events		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	Employment use retention policy		
	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services		
Infrastructure			
Water Supply	********		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Poor residential environment along this stretch of Bristol Road		
Suitable Density	30-40		
Potential Yield	35		
Consultation/Frontloading			
Discussed with officers No			
Discussed with owners	Yes		
Discussed with local community	viscussed with local community No		
Discussed with development industry	•		
Conclusion			
Available	Yes		
Suitable	No		
Achievable	No		
	<u> </u>		

Site Characteristics – SUB47			
Site Name	Gardner Denver Site, Barton Street		
OS reference	384345, 217381		
Area (Ha)	1.83		
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Employment / commercial		
, , ,	Residential, railway lines		
Character of Surrounding Area	Urban		
	t Policy / Physical Constraints		
Guiteii	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?	. 55	No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)			
Is there any known contamination on site?			
Any other adopted/draft policy constraints?	Protection of employment land		
Accessibility			
means of transport and frequency of service)	Good access to public transport.		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, local retail and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services		
Infrastructure			
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to ring road and strategi	c road network	
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30-40		
Potential Yield	45-60		
Consultation/Frontloading			
Discussed with officers	Yes		
Discussed with owners	Yes		
Discussed with local community	No		
Discussed with development industry	Yes		
	Conclusion		
Available	Yes		
Suitable	Yes if employment use proved unviable		
Achievable	Yes 6-10		
	1		

Site Characteristics – SUB48		
Site Name	Warehouse, Great Western Road	d
OS reference	383877, 218505	
Area (Ha)	0.55	
Greenfield / Brownfield & Type	Brownfiled	
Current Land Use(s)	Employment / commercial	
Surrounding Land Use(s)	Commercial, residential, hospital	and railway lines
Character of Surrounding Area	Urban	-
Curren	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?		
Any other adopted/draft policy constraints?	Protection of employment land	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport and city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and city centre services	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local and city centre services	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to wider strategic road netwo	ork
	Suitability for housing	
Future residential environment	Fair	
Suitable Density	30-40	
Potential Yield	14	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	Yes	
	Conclusion	
Available	Yes	
Suitable	? Need to be considered as part of wider masterplanning for railway corridor, relocation of sidings and will need to be assessed in future.	
Achievable	No	and the second in Intalia.

Site Characteristics – SUB49		
Site Name	Gospel Hall, Matson	
OS reference	384860, 214474	
Area (Ha)	1.30	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Place of Worship	
Surrounding Land Use(s)	Open countryside, nature reserve, residential	
Character of Surrounding Area	Rural	
	nt Policy / Physical Constraints	
	Yes No	
Is the site in an urban area?	No	
Does the site fall within the Green Belt?	No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	No	
Is the site within an Area of Outstanding Natural Beauty?	No	
Is the site within a Special Landscape Area?	Yes	
Is the site within an Area of Local Landscape Value?	Yes	
Is the site within a Site of Special Scientific Interest?	No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		
Is there any known contamination on site?	Landagana and nature concernation area	
Any other adopted/draft policy constraints?	Landscape and nature conservation area	
Dublic Transport Associability (s.g. ropes of	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment, jobs and retail	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Poor access to wider strategic road network	
	Suitability for housing	
Future residential environment	Poor	
Suitable Density	30-40	
Potential Yield	33	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	Yes	
	Conclusion	
Available	Yes longer term – existing occupier needs to relocate	
Suitable	Longer term – with careful design due to sensitive landscape and relocation of current use.	
Achievable	Longer term	

Site Characteristics – FS01		
Site Name	GALA Club, Fairmile Gardens	
OS reference	383826 220089	
Area (Ha)	1.89	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Social Club and sports ground	
Surrounding Land Use(s)	Residential and sports grounds	
Character of Surrounding Area	Sub-urban	
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	Protection sports space	
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor to fair access to public transport service	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor access to employment I	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor access to local services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road networ	k
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30	
Potential Yield	55	
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	No	
Discussed with local community	No	
Discussed with development industry	No	
Conclusion		
Available	No	
Suitable	Yes	
Achievable	No	

Site Characteristics – FS02		
Site Name	Southgate moorings and car park	
OS reference	382889 218242	
Area (Ha)		
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Car park	
Surrounding Land Use(s)	Docks, commercial, residential	
Character of Surrounding Area	Urban	
	nt Policy / Physical Constraints	
	Yes No	
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone	No No	
1, 2, 3)	.,	
Is the site within an Area of Outstanding Natural Beauty?	No	
Is the site within a Special Landscape Area?	No	
Is the site within an Area of Local Landscape Value?	No	
Is the site within a Site of Special Scientific Interest?	No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	. Yes	
Is there any known contamination on site?	No	
Any other adopted/draft policy constraints?		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport network	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, retail and leisure	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to city centre services	
	Infrastructure	
Water Supply	No	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	40	
Potential Yield	80	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	Yes	
Conclusion		
Available	No	
Suitable	Yes	
Achievable	No	

Site Characteristics – FS03		
Site Name	Former Courts and Dunelm buildings	
OS reference	383551 218700	
Area (Ha)		
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Vacant retail units	
Surrounding Land Use(s)	Retail, hotel, railway and station, city centre uses	
Character of Surrounding Area	Urban	only contact does
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes – prominent building in conservation area.	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	A	
D. I. F. T. C.	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport network	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, retail and leisure	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to city centre services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road networ	k
	Suitability for housing	
Future residential environment	Poor – no residential adjacent to site	
Suitable Density	40	
Potential Yield	30	
Consultation/Frontloading		
Discussed with officers	Yes – pre-application enquiries for va	rious uses/
Discussed with owners	No	
Discussed with local community	No	
Discussed with development industry  No  Conclusion		
Available	No	
Suitable	No	
Achievable	No	
Tollievanie	INO	

Site Characteristics – FS04			
Site Name	Garden Centre Painswick Road		
OS reference	384785 216695		
Area (Ha)			
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Garden and landscaping centre		
Surrounding Land Use(s)	Residential		
Character of Surrounding Area	Urban		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood zone 3b		
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Dreference to retain employment land	No	
Any other adopted/draft policy constraints?	Preference to retain employment land		
Dublic Transport Association (a.g. pages of	Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair access to public transport		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to employment and retail		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services and city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Good access to strategic road network		
	Suitability for housing		
Future residential environment	Good		
Suitable Density	30		
Potential Yield	30		
С	Consultation/Frontloading		
Discussed with officers	No		
Discussed with owners	No		
Discussed with local community	No		
Discussed with development industry	No		
Conclusion			
Available	No		
Suitable	No		
Achievable	No		

Site Characteristics – FS05		
Site Name	Royal Mail Distribution Centre	
	385281 218345	
Area (Ha)	000201210010	
` '	Brownfield	
	Royal Mail sorting office and distribu	ition centre
· · ·	Employment, railway, retail	dion centre
1.1	Urban	
Ü	: Policy / Physical Constraints	
Guirent	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?		No
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Possible due to railway	
Any other adopted/draft policy constraints?	Preference to retain employment sites	
Dublic Transport Associability (o.g. rooms of	Accessibility	
means of transport and frequency of service)	Fair access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair access to employment and retail	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services and city centre services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network	
	Suitability for housing	
Future residential environment	Poor	
Suitable Density	30-40	
Potential Yield		
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	No	
Discussed with local community	No	
Discussed with development industry	No	
Conclusion		
	No – occupied and functioning Royal Ma	ail premises
الماملين الم		
	No No	

OS reference 337666 217482 Area (Ha)	Site Characteristics – FS06		
Area (Ha) Greenfield / Brownfield & Type Brownfield Current Land Use(s) Claracter of Surrounding Area Sub-urban Current Policy / Physical Constraints  Yes No Is the site in an urban area? Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding Natural Beauty? Is the site within a Special Landscape Area? Is the site within a Special Landscape Area? Is the site within a Site of Special Scientific Interest? Does the site final within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Local Landscape Value? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g., itseld equidings, Conservation Area) Is there any known contamination on site? Any other adoptidraft policy constraints? Public Transport Accessibility (e.g. range of Maccess to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Fair access to local services.  Post Office, health, primary school, village hall, pub, general store)  Water Supply Yes Drainage Yes Electricity Ood access to strategic road network Suitability for housing Future residential environment Good Suitable Density No Discussed with officers No Discussed with officers No Discussed with officers No Discussed with officers No Discussed with development industry Conculsion No – occupied and functioning County Council premises (not submitted with other County Council representations) Suitable No – occupied and functioning County Council premises (not submitted with other County Council representations)	Site Name	Hucclecote Resource Centre	
Greenfield / Brownfield & Type Current Land Use(s) Current Land Use(s) Residential and sports ground Character of Surrounding Area Sub-urban Current Policy / Physical Constraints    Yes	OS reference	387666 217482	
Current Land Use(s)  Surrounding Land Use(s)  Residential and sports ground  Current  Sub-urban  Current  Policy / Physical Constraints  Yes  No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Notatural Beauty?  Is the site within an Area of Local Landscape Area?  Is the site within a Site of Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is the site within an Area of Special Landscape Is the site within an Area of Local Landscape Is the site within and the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is the site within an Area of Local Landscape Is th	Area (Ha)		
Surrounding Land Use(s) Character of Surrounding Area Sub-urban Current Policy / Physical Constraints    Yes	Greenfield / Brownfield & Type	Brownfield	
Surrounding Land Use(s) Character of Surrounding Area Sub-urban Current Policy / Physical Constraints    Yes	Current Land Use(s)	Local Education Authority premises	
Current Policy / Physical Constraints  Current Policy / Physical Constraints  Yes No  Is the site in an urban area?  Does the site fall within the Green Belt?  Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)  Is the site within an Area of Outstanding Natural Beauty?  Is the site within an Area of Local Landscape Area?  Is the site within an Area of Local Landscape No  Is the site within an Area of Local Landscape No  Is the site within an Area of Local Landscape No  Is the site within an Area of Local Landscape No  Is the site within an Area of Local Landscape No  Is the site within an Area of Local Landscape No  Is the site within a Site of Special Scientific No  Interest?  Does the site impact on cultural heritage? (e.g. No  Is there any known contamination on site?  Access by Impact Accessibility (e.g. range of means of transport and frequency of service)  Access to Irriansport Accessibility (e.g. range of means of transport and frequency of service)  Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply Yes  Drainage Yes  Electricity Yes  Strategic Transport Infrastructure Good access to strategic road network  Suitable Density 30  Potential Yield  Consultation/Frontloading  Discussed with officers No  Discussed with officers No  Discussed with development industry No  Discussed with development industry No  Conclusion  Available No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes	. ,	• •	
Substitution   Subs		·	
Suitable Density Strategic Transport Infrastructure  Water Supply  Post Office, health, primary school, village hall, pub, general store)  Facilitation  Strategic Transport Infrastructure  Strategic Transport Infrastructure  Consultation/Frontloading  Post Officers  Strategic Transport Infrastructure  Consultation/Frontloading  Full Consultation (Suitable Density  Policussed with officers  No  Yes  No  No  No  No  No  No  No  No  No  N			
Does the site fall within the Green Belt? Does the site fall within the Flood Plain? (Zone 1, 2, 3) Is the site within an Area of Outstanding Natural Beauty? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within an Area of Local Landscape Area? Is the site within a Special Landscape Area? Is the site within a Site of Special Scientific Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) No Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) No Interest? Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Pirmary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Water Supply Yes Drainage Yes Electricity Yes Strategic Transport Infrastructure Good access to strategic road network  Suitability for housing  Future residential environment Good  Consultation/Frontloading  Discussed with officers No Discussed with officers No Discussed with development industry No Conclusion  Available No — occupied and functioning County Council premises (not submitted with other County Council representations)			No
Does the site fall within the Flood Plain? (Zone 1, 2, 3) is the site within an Area of Outstanding No Natural Beauty? Is the site within a Special Landscape Area? No No Is the site within a Special Landscape Area? No No Is the site within a Site of Special Scientific Interest? No No Is the site within a Site of Special Scientific Interest? No No Is the site within a Site of Special Scientific Interest? No No Is the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) No Is there any known contamination on site? No Ary other adopted/draft policy constraints?  **Accessibility**  **Accessibility**  **Accessibility**  **Public Transport Accessibility (e.g. range of means of transport and frequency of service)  **Access to Primary Services, Facilities & Jobs (e.g. employment, tetal, leisure)  **Access to Primary Services & Facilities (e.g. Fair to poor access to employment and retail (e.g. Post Office, health, primary school, village hall, pub, general store)  **Infrastructure**  Water Supply**  **Yes**  **Infrastructure**  Water Supply**  **Post Transport Infrastructure**  **Good access to strategic road network**  **Suitability for housing**  **Future residential environment**  **Good access to strategic road network**  **Suitability for housing**  **Potential Yield**  **Consultation/Frontloading**  Discussed with officers**  No  Discussed with development industry*  No  **Conclusion**  **No - occupied and functioning County Council premises (not submitted with other County Council representations)  **Ves**  **Conclusion**  **Ves**  **Conclusion**  **No - occupied and functioning County Council premises (not submitted with other County Council representations)	Is the site in an urban area?	Yes	
Is the site within an Area of Outstanding Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Value?  Is the site within an Area of Local Landscape Value?  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) is there any known contamination on site?  Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, lessure)  Access to key Local Services & Facilities (e.g. Fair to poor access to employment and retail (e.g. employment, retail, lessure)  Access to key Local Services & Facilities (e.g. Fair access to local services.  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  Yes  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  30  Discussed with officers  No  Discussed with officers  No  Conclusion  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)	Does the site fall within the Green Belt?	1	No
Natural Beauty?  Is the site within a Special Landscape Area?  Is the site within an Area of Local Landscape Value?  No Is the site within an Area of Local Landscape Value?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Rimary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. fair to poor access to employment and retail (e.g. employment, retail, leisure)  Infrastructure  Water Supply  Pass  Pass Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  No  No  Conclusion  No  Discussed with development industry  No  Conclusion  No  Discussed with development industry  No  Conclusion  No  Discussed with development industry  Ves  Suitable  Ves	Does the site fall within the Flood Plain? (Zone 1, 2, 3)	I	No
Is the site within an Area of Local Landscape Value?  Value?  Interest?  No  Does the site impact on cultural heritage? (e.g. l. is the site within a Site of Special Scientific Interest?  No  Does the site impact on cultural heritage? (e.g. l. No  Is there any known contamination on site?  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Pair access to key Local Services & Facilities (e.g. Pair access to local services.  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  Ves  Electricity  Yes  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  No  Discussed with local community  No  Discussed with local community  No  Conclusion  Available  No - occupied and functioning County Council premises (not submitted with other County Council representations)	Is the site within an Area of Outstanding Natural Beauty?		No
Value?  Is the site within a Site of Special Scientific Interest?  Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)  Is there any known contamination on site?  Any other adopted/draft policy constraints?  Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Fair to poor access to employment and retail (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Fair access to local services.  Fair to poor access to employment and retail (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Fair access to local services.  Full frastructure  Water Supply  Yes  Unfrastructure  Water Supply  Yes  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Suitabile Density  Oconsultation/Frontloading  Discussed with officers  No  Discussed with owners  Discussed with local community  No  Conclusion  No — occupied and functioning County Council premises (not submitted with other Countyl Council representations)	Is the site within a Special Landscape Area?		No
Interest? Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints?  **Cacessibility**  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to means of transport and frequency of service) Access to Irrimary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Fair access to local services.  Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply Yes  Drainage Yes  Electricity Yes  Surtabegic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30  Potential Yield  Consultation/Frontloading  Discussed with officers Discussed with development industry No  Conclusion  No — occupied and functioning County Council premises (not submitted with other Countyl Council representations)  Suitable  Ves	Is the site within an Area of Local Landscape Value?		-
Listed Buildings, Conservation Area) Is there any known contamination on site? Any other adopted/draft policy constraints?  **Real Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Frimary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  Prainage  Yes  Electricity  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Consultation/Frontloading  Discussed with officers  No  Discussed with owners  No  Discussed with development industry  No  Conclusion  Available  No - occupied and functioning County Council premises (not submitted with other County Council representations)	Interest?		
Any other adopted/draft policy constraints?  Accessibility  Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  Yes  Braire Cosod access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  Potential Yield  Consultation/Frontloading  Discussed with officers  No Discussed with development industry  No  Conclusion  No Occupied and functioning County Council premises (not submitted with other County Council representations)  Ves  Ves  No Occupied and functioning County Council premises (not submitted with other County Council representations)	Listed Buildings, Conservation Area)		-
Accessibility Public Transport Accessibility (e.g. range of means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure Water Supply Yes Drainage Yes Electricity Yes Strategic Transport Infrastructure Good access to strategic road network Suitability for housing Future residential environment Good Suitable Density Potential Yield  Consultation/Frontloading Discussed with officers No Discussed with local community No Discussed with development industry  Available No – occupied and functioning County Council premises (not submitted with other County Council representations) Suitable Deressentail on the representations  No Suitable No – occupied and functioning County Council premises (not submitted with other County Council representations)	7		No
Public Transport Accessibility (e.g. range of means of transport and frequency of service)  Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  Ves  Drainage  Yes  Electricity  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Consultation/Frontloading  Discussed with officers  No  Discussed with local community  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Fair to poor access to public transport  Fair to poor access to employment and retail  Fair to poor access to employment ind peaces.  Fair to poor acces to services.  Fair t	Any other adopted/draft policy constraints?	A 11-119	
means of transport and frequency of service) Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure) Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply Pres Drainage Yes Electricity Yes Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density One officers No Discussed with officers No Discussed with local community No Discussed with development industry  No Conclusion  Available No - occupied and functioning County Council premises (not submitted with other County Council representations)  Yes	Dublic Transport Association (a.g. pages of		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)  Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply  Yes  Drainage  Electricity  Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  Potential Yield  Consultation/Frontloading  Discussed with officers  No  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes		Hair to poor access to public transport	
Post Office, health, primary school, village hall, pub, general store)  Infrastructure  Water Supply Yes  Drainage Electricity Yes  Strategic Transport Infrastructure Good access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30  Potential Yield  Consultation/Frontloading  Discussed with officers No Discussed with owners No Discussed with local community No Discussed with development industry  No Conclusion  Available No - occupied and functioning County Council premises (not submitted with other County Council representations) Yes	Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Fair to poor access to employment and retail	
Water Supply Pres Drainage Pres Electricity Yes Strategic Transport Infrastructure Good access to strategic road network Suitability for housing Future residential environment Good Suitable Density Potential Yield  Consultation/Frontloading Discussed with officers No Discussed with owners No Discussed with local community No Discussed with development industry No Conclusion  Available No – occupied and functioning County Council premises (not submitted with other County Council representations) Suitable Yes	Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Fair access to local services.	
Drainage Yes  Electricity Yes  Strategic Transport Infrastructure Good access to strategic road network  Suitability for housing  Future residential environment Good  Suitable Density 30  Potential Yield Consultation/Frontloading  Discussed with officers No  Discussed with owners No  Discussed with local community No  Discussed with development industry No  Conclusion  Available No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable Yes		Infrastructure	
Electricity Strategic Transport Infrastructure Good access to strategic road network Suitability for housing  Future residential environment Good Suitable Density 30 Potential Yield Consultation/Frontloading Discussed with officers No Discussed with owners No Discussed with local community No Discussed with development industry No Conclusion  Available No – occupied and functioning County Council premises (not submitted with other County Council representations) Suitable Yes	Water Supply	Yes	
Strategic Transport Infrastructure  Good access to strategic road network  Suitability for housing  Future residential environment  Good  Suitable Density  30  Potential Yield  Consultation/Frontloading  Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable  Yes	Drainage	Yes	
Suitability for housing  Future residential environment Good  Suitable Density 30  Potential Yield Consultation/Frontloading  Discussed with officers No Discussed with owners No Discussed with local community No Discussed with development industry No  Conclusion  Available No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable Yes	Electricity		
Future residential environment  Suitable Density  Potential Yield  Consultation/Frontloading  Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable  Yes	Strategic Transport Infrastructure		
Suitable Density  Potential Yield  Consultation/Frontloading  Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable  Yes		Suitability for housing	
Potential Yield  Consultation/Frontloading  Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable  Yes	Future residential environment	Good	
Consultation/Frontloading  Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Suitable  Yes	Suitable Density	30	
Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes	Potential Yield		
Discussed with officers  No  Discussed with owners  No  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes			
Discussed with owners  Discussed with local community  No  Discussed with development industry  No  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes	Discussed with officers		
Discussed with development industry  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes	Discussed with owners		
Discussed with development industry  Conclusion  Available  No – occupied and functioning County Council premises (not submitted with other County Council representations)  Yes	Discussed with local community		
Conclusion           Available         No – occupied and functioning County Council premises (not submitted with other County Council representations)           Suitable         Yes	<del>_</del>		
with other County Council representations)  Suitable  Yes			
Suitable Yes	Available	No – occupied and functioning County Council premises (not submitted	
Achievable No	Suitable		
	Achievable	No	

Site Characteristics – FS07		
Site Name	Irish Club, Horton Road	
OS reference	384303 218288	
Area (Ha)		
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Social Club	
Surrounding Land Use(s)	Railway, employment, residential	. vacant land
Character of Surrounding Area	Urban	,
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No
Is there any known contamination on site?	Yes	
Any other adopted/draft policy constraints?		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport and city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services and city centre services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to wider strategic road network	
Suitability for housing		
Future residential environment	Fair	
Suitable Density	30-40	
Potential Yield		
Consultation/Frontloading		
Discussed with officers	Within Railway Corridor redevelopment context	
Discussed with owners	Within Railway Corridor redevelopment context	
Discussed with local community	Within Railway Corridor redevelopment context	
Discussed with development industry	Within Railway Corridor redevelopment context	
Conclusion		
Available No – multiple ownership with intention to remain on site		
Suitable	Yes	
Achievable	No	

Site Characteristics – FS08		
Site Name	Colwell Community Centre, Derby Ro	ad
OS reference	384204 218089	
Area (Ha)		
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Community Centre	
Surrounding Land Use(s)	Residential and transport links (rail)	
Character of Surrounding Area	Urban	
	t Policy / Physical Constraints	
	Yes	No
Is the site in an urban area?	Yes	
Does the site fall within the Green Belt?  Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No No
Is the site within an Area of Outstanding Natural Beauty?		No
Is the site within a Special Landscape Area?		No
Is the site within an Area of Local Landscape Value?		No
Is the site within a Site of Special Scientific Interest?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Yes	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?		
	Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport and city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access local and city centre services	
	Infrastructure	
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to wider strategic road network	
	Suitability for housing	
Future residential environment	Good	
Suitable Density	30	
Potential Yield		
Consultation/Frontloading		
Discussed with officers	No	
Discussed with owners	No	
Discussed with local community	No	
Discussed with development industry	No	
Conclusion		
Available	No – fully utilised community facility	
Suitable	Yes	
Achievable	No	

Si	Site Characteristics – FS09		
Site Name	Rear of Smith & Choyce, Upton Street		
OS reference	384114 217587		
Area (Ha)			
Greenfield / Brownfield & Type	Brownfield		
Current Land Use(s)	Industrial estate		
Surrounding Land Use(s)	Employment and residential		
Character of Surrounding Area	Urban		
	t Policy / Physical Constraints		
	Yes	No	
Is the site in an urban area?	Yes		
Does the site fall within the Green Belt?		No	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		No	
Is the site within an Area of Outstanding Natural Beauty?		No	
Is the site within a Special Landscape Area?		No	
Is the site within an Area of Local Landscape Value?		No	
Is the site within a Site of Special Scientific Interest?		No	
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		No	
Is there any known contamination on site?	Yes		
Any other adopted/draft policy constraints?	Protect and retain employment land		
D. H. T.	Accessibility	1	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport and city centre		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment, retail, leisure and city centre		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good access to local services and city centre		
	Infrastructure		
Water Supply	Yes		
Drainage	Yes		
Electricity	Yes		
Strategic Transport Infrastructure	Access to wider strategic road network		
Suitability for housing			
Future residential environment	Good		
Suitable Density	30-40		
Potential Yield			
Consultation/Frontloading			
Discussed with officers	No		
Discussed with owners	No		
Discussed with local community	No		
Discussed with development industry	No		
Conclusion			
Available	No		
Suitable	No		
Achievable	No		