

Appendix 3 Site Characteristic Forms

November 2009



Site Characteristics - HA01		
Site Name	Western Waterfront: St Oswalds and 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 redeveloped for retail. Warehousing adjacent to docks / canal redeveloped for flats and retail.	
Surrounding Land Use(s)	Residential, retail, commercial and city centre.	
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)	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)	Yes – conservation area, archaeology, listed buildings	
Is there any known contamination on site?		
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 Density	Yes - 40 dw per hectare	
Achievable	Yes	

Site Characteristics – HA02		
Site Name	Bus Station and Market Parade	
OS reference	383469, 218607	
Area (Ha)	1.8	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Bus station, retail, offices, vacant offices	
Surrounding Land Use(s)	Retail, offices, residential	
Character of Surrounding Area	City centre	
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)	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)	Yes – archaeology and conservation area	
Is there any known contamination on site?		
Any other adopted/draft policy constraints?	Allocated in second stage deposit local 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	40	
Potential Yield	200	
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	
Suitable	Yes	
Achievable	Yes	

Site Characteristics – HA03		
Site Name	RAF Quedgeley	
OS reference	380961, 213298	
Area (Ha)	139 total	
Greenfield / Brownfield & Type	Brownfield (50%) and Greenfield (50%)	
Current Land Use(s)	Former MoD site, being redeveloped for housing, mixed use.	
Surrounding Land Use(s)	Residential, industrial, commercial, employment, retail.	
Character of Surrounding Area	Urban / 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?	Yes	
Any other adopted/draft policy constraints?	Mixed use allocation in Second Stage Deposit Local Plan	
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 network, A roads and M5	
Suitability for housing		
Future residential environment	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 already in planning system	
Discussed with development industry	Yes already in planning system	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

Site Characteristics – HA04		
Site Name	Land at junction of Barnwood Road 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	
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?	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	30	
Potential Yield	14	
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 – part of site for housing, other development includes football pitch, hotel, office space.	
Achievable	Yes	

Site Characteristics – HA05		
Site Name	Land on Bristol Road	
OS reference	382297, 216551	
Area (Ha)	9.1	
Greenfield / Brownfield & Type	Brownfield - Other redevelopment	
Current Land Use(s)	Industrial	
Surrounding Land Use(s)	Industrial	
Character of Surrounding Area	Urban industrial	
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?	Mixed use allocation in Second Stage Deposit Local Plan. Outline permission for mixed use development.	
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 along Bristol Road 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 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 with new bypass for A roads and M5	
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	340	
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	

Site Characteristics – HA06		
Site Name	Part St Michael's Square	
OS reference	383224, 218271	
Area (Ha)	0.1	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Offices and residential	
Surrounding Land Use(s)	Offices and residential	
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)	Yes	
Is there any known contamination on site?		
Any other adopted/draft policy constraints?	Housing allocation in second stage deposit local plan.	
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	
School Places		
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	
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	
Suitable	Yes	
Achievable	No	

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	
Surrounding Land Use(s)	Retail, residential, leisure	
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)	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.	
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	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	49	
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	
Achievable	Yes	

Site Characteristics – HA08		
Site Name	Hampden Road car park	
OS reference	383424, 218265	
Area (Ha)	0.2	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Car park	
Surrounding Land Use(s)	Retail, residential, car parking	
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)	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
Any other adopted/draft policy constraints?	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	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to road network, and strategic network via ring road	
Suitability for housing		
Future residential environment	Good, particularly with development of Gloucester Quays and Docks	
Suitable Density	30-40	
Potential Yield	75	
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	In longer term	
Suitable	Yes	
Achievable	Yes	

Site Characteristics – HA10		
Site Name	Bus depot, London Road	
OS reference	383755, 218867	
Area (Ha)	0.7	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Bus depot	
Surrounding Land Use(s)	Employment, residential	
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?	From current operational uses	
Any other adopted/draft policy constraints?	Housing allocation in second stage deposit local plan	
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	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	30	
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	
Suitable	Yes	
Achievable	No	

Site Characteristics – HA11		
Site Name	Oil storage depot, Hempsted Lane	
OS reference	381956, 217605	
Area (Ha)	0.9	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Oil storage depot	
Surrounding Land Use(s)	Employment, residential, canal	
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)	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?		No
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	Archaeology, adjacent conservation area	
Is there any known contamination on site?	Yes	
Any other adopted/draft policy constraints?	Housing allocation in second stage deposit local plan	
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	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	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-application 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	

Site Characteristics – HA12		
Site Name	Former Telecom House, Great Western Road	
OS reference	383744, 218586	
Area (Ha)	0.6	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Car park for hospital staff.	
Surrounding Land Use(s)	Employment, residential, car parking, hospital	
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
Any other adopted/draft policy constraints?	Housing allocation in second stage deposit local plan. Allocation for Magistrates Court development..	
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	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 redevelopment	
Current Land Use(s)	Rugby Club	
Surrounding Land Use(s)	Residential, employment and city centre uses	
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)	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?		No
Any other adopted/draft policy constraints?	Housing allocation in second stage deposit local plan	
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	100	
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 - rugby club have expressed intention to remain at site and have developed accordingly	
Suitable	No – Flood zone and rugby club have expressed intention to remain at site and have developed accordingly	
Achievable	No	

Site 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, residential	
Character of Surrounding Area	City centre	
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)	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	
Consultation/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	

Site 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, retail.	
Surrounding Land Use(s)	Offices, car parking, retail, residential	
Character of Surrounding Area	City centre	
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)	Yes, listed buildings, archaeology, conservation area	
Is there any known contamination on site?		No
Any other adopted/draft policy constraints?	Mixed use allocation in Preferred Options Central Area 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 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	
Consultation/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	

Site Characteristics – HA18		
Site Name	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	
Character of Surrounding Area	Urban docks	
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)	Yes, listed buildings, conservation area, archaeology	
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 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	
Suitable Density	30-40	
Potential Yield	65	
Consultation/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 development brief processes	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

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, engineering	
Surrounding Land Use(s)	Retail, office, car sales, engineering, leisure	
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)	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	170	
Consultation/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 development brief processes	
Conclusion		
Available	No - site has regenerated with occupied units	
Suitable	Yes – longer term	
Achievable	Yes	

Site 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, open park	
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)	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	150	
Consultation/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 development brief processes	
Conclusion		
Available	No – retention required for Network Rail operational purposes	
Suitable	No	
Achievable	No	

Site 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, residential, offices	
Surrounding Land Use(s)	Retail, office, car sales, employment, hospital	
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)	Yes	
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)	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	150	
Consultation/Frontloading		
Discussed with officers	Yes through DPD, GHURC, development 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, development brief and master plan	
Discussed with development industry	Yes through DPD, GHURC, development brief and master plan	
Conclusion		
Available	Part of site required fro operational purposes	
Suitable	Yes	
Achievable	Yes	

Site Characteristics – HA21		
Site Name	Land between Bristol Road and Canal	
OS reference	382477, 217407	
Area (Ha)	23.81	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Employment mixed use development	
Surrounding Land Use(s)	Employment industrial, residential, canal, commercial	
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)	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	200	
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 – multiple occupiers of functioning employment premises	
Suitable	Yes longer term	
Achievable	Yes longer term	

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	
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
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	
Suitable	Yes	
Achievable	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, residential	
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)	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
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)	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	60	
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	Yes	
Suitable	Yes	
Achievable	Yes	

Site Characteristics – HA24		
Site Name	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	
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?	Housing allocation in Preferred Options Site Allocations 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)	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	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	30-40	
Potential Yield	30	
Consultation/Frontloading		
Discussed with officers	Yes through DPD and development brief processes	
Discussed with owners	Yes through DPD and development brief processes	
Discussed with local community	Yes through DPD and development brief processes	
Discussed with development industry	Yes through DPD and development brief processes	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

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	
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?	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)	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	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	70	
Consultation/Frontloading		
Discussed with officers	Yes through DPD process and pre-application discussions	
Discussed with owners	Yes through DPD process and pre-application discussions	
Discussed with local community	Yes through DPD process	
Discussed with development industry	Yes through DPD process	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

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	
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?	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)	Access to places of 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	Adjacent to site	
Drainage	Adjacent to site	
Electricity	Adjacent to site	
Strategic Transport Infrastructure	Good access to strategic road network A roads and M5	
Suitability for housing		
Future residential environment	Excellent residential environment surrounding the area	
Suitable Density	30-40	
Potential Yield	15	
Consultation/Frontloading		
Discussed with officers	Yes through DPD process	
Discussed with owners	Yes through DPD process and site 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	

Site Characteristics – HA27		
Site Name	Land at Hammond Way	
OS reference	385802, 218303	
Area (Ha)	0.22	
Greenfield / Brownfield & Type	Brownfield - Other redevelopment	
Current Land Use(s)	Vacant land, hard surfacing, car parking	
Surrounding Land Use(s)	Residential, leisure, employment	
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?	Possible	
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	
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	
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	Not promoted, negotiable	
Suitable	Yes	
Achievable	Yes	

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	
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?	Housing allocation 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)	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		
Discussed 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	

Site Characteristics – HA29		
Site Name	Norville Site, Tarrington Road	
OS reference	383954, 217143	
Area (Ha)	0.86	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Employment land and buildings	
Surrounding Land Use(s)	Residential	
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)	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	
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)	Good 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)	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	30	
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	
Suitable	No – reassess in future	
Achievable	No – reassess in future	

Site Characteristics – HA30		
Site Name	Former B&Q, Trier Way	
OS reference	383653, 218094	
Area (Ha)	1.14	
Greenfield / Brownfield & Type	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	
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?		No
Any other adopted/draft policy constraints?	Mixed use 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)	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-app and planning application	
Discussed with development industry	Yes through DPD process, pre-app and planning application	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

Site Characteristics – EA01		
Site Name	Long stay car park, railway station	
OS reference	383636, 218569	
Area (Ha)	0.49	
Greenfield / Brownfield & Type	Brownfield - other redevelopment	
Current Land Use(s)	Car park	
Surrounding Land Use(s)	Rail, employment, retail, transport, city centre	
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
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	
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 – EA02		
Site Name	RMC site Waterwells Business Park	
OS 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?	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)	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)	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 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	
Suitable	No	
Achievable	No	

Site Characteristics – EA03		
Site Name	Land east Waterwells Business 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, residential	
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?		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 network 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	
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	Yes – development brief includes element for 50 dwellings	
Achievable	Yes	

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 redevelopment	
Current Land Use(s)	Vacant land	
Surrounding Land Use(s)	Residential, employment, open play space	
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)	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)	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)	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	
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 Characteristics – EA05		
Site Name	IM Group site, north of Naas Lane	
OS reference	382044, 212838	
Area (Ha)	6.5	
Greenfield / Brownfield & Type	Brownfield - Other redevelopment	
Current Land Use(s)	Employment, vehicle alterations, storage and distribution	
Surrounding Land Use(s)	Agricultural, employment, residential	
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	
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	Possibly in the future	
Achievable	Possibly in the future	

Site Characteristics – EA06		
Site Name	Land south junction Eastern Ave and Barnwood Road	
OS reference	385445,218332	
Area (Ha)	0.7	
Greenfield / Brownfield & Type	Brownfield - Other redevelopment	
Current Land Use(s)	Vacant land and part of TA centre	
Surrounding Land Use(s)	TA centre, roads, residential	
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
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)	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	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Good access to strategic road network	
Suitability for housing		
Future residential environment	Good residential environment in the Barnwood area	
Suitable Density	30-40	
Potential Yield	10	
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	Not all of site	
Suitable	Yes	
Achievable	No – reassess in future	

Site Characteristics – EA07		
Site Name	British Gas (Transco) site	
OS reference	381772,215925	
Area (Ha)	10.09	
Greenfield / Brownfield & Type	Brownfield - Other redevelopment	
Current Land Use(s)	Vacant land and gas works	
Surrounding Land Use(s)	Employment, vacant land	
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)	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?	Employment allocation in draft 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 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	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 Characteristics – EA08		
Site Name	BT Depot	
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?	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?		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)	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 service in 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 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 redevelopment	
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
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)	Good access to public transport	
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	
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	
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	Yes	
Achievable	Yes	

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)	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	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	140	
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 – EA11		
Site Name	Extension to Quedgeley district centre, 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	
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?	Retail 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 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	Good future residential environment	
Suitable Density	30-40	
Potential Yield	25	
Consultation/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	Yes	
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)	Site is predominantly surrounded by employment uses. Rural area located to the west.	
Character of Surrounding Area	Employment uses	
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?	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 through Hempsted	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access, surrounded by employment, access to city centre for retail and leisure.	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good 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 site	
Suitable Density	30-40	
Potential Yield	64	
Consultation/Frontloading		
Discussed with officers	Yes – previous applications	
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	

Site Characteristics – NLU02		
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 uses.	
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 means of transport and frequency of service)	Good access to bus service through Abbeymead to city 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)	Good access to local shops, school and pub.	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
School Places		
Strategic Transport Infrastructure	Access to wider strategic road network – improved with opening of Lobeys Drive	
Suitability for housing		
Future residential environment	Good – surrounded by well established housing development	
Suitable Density	30-40	
Potential Yield	8	
Consultation/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		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair – access to bus services in wider local area	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	Good – 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 development	
Suitable Density	30	
Potential Yield	6	
Consultation/Frontloading		
Discussed with officers	Yes – through SHLAA	
Discussed with owners	Yes – through previous considerations (Urban capacity)	
Discussed with local community	No	
Discussed with development industry	Yes – through SHLAA	
Conclusion		
Available	No – multiple owners and access rights for garages	
Suitable	Yes	
Achievable	No	

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 about 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 employment land	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Very good bus and rail links.	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Very 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	
Potential Yield	8	
Consultation/Frontloading		
Discussed with officers	Yes – through previous study	
Discussed with owners	Through previous study and consultation	
Discussed with local community	Through previous study and consultation	
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 industry	
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)	Good - bus, canal	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good - 1 mile to city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Good - post office, school, church, village hall, pub, store	
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	38	
Potential Yield	40	
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 – 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	
Character of Surrounding Area	Mixed	
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?	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	30-40	
Potential Yield	20	
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	

Site 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, leisure, 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
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 in Preferred Options Site Allocation DPD	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Currently no access to site. Nearby bus services and rail links.	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to city centre and Eastern Avenue employment centres	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	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	40	
Potential Yield	334	
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	

Site Characteristics – SUB04		
Site Name	Helipebs, Sisson Road, Gloucester	
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	
Character of Surrounding Area	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 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?	Policy to retain employment land	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to local bus services, route 6	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Some local employment opportunities, shops and open space.	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	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	
Potential Yield	70	
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	

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	
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 (design implications)
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 local bus services and park and ride	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good 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 , especially in city centre	
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	

Site 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	
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?	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?	Prime Biodiversity Area	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to local bus service	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good 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)	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 network	
Suitability for housing		
Future residential environment	Good local housing environment	
Suitable Density	30	
Potential Yield	45	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	No	
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	
Current 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)	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)		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)	Poor access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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 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	
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	

Site Characteristics – SUB08		
Site Name	Triangle South	
OS reference	384605, 317825	
Area (Ha)	3.24 hectares	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Maintenance and vacant scrubland	
Surrounding Land Use(s)	Residential, rail associated uses, commercial	
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?	Yes	
Any other adopted/draft policy constraints?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Poor – no access to site	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor – no access to site	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor – no access to site	
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	81	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes – have expressed intention to retain 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 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	
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?	Allocated for community facility, previously retained for school, but that use is no longer required.	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to bus services	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good 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)	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 network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	35	
Potential Yield	65	
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	

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	
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)	Yes – 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 local bus services and city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to city centre facilities	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to city centre 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	
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	

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 and social care facilities	
Surrounding Land Use(s)	Residential	
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)	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 from nearby roads.	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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	

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	
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)	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 services to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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	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	

Site Characteristics – SUB13		
Site Name	Blackbridge allotments and playing 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	
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 – along railway line	
Any other adopted/draft policy constraints?	Policy to retain open play space and sports facilities	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to local bus services to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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 network	
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	

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	
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 means of transport and frequency of service)	Good access to local bus service to city centre	
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 local services	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Access to strategic road network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30-40	
Potential Yield	8	
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	Yes	
Achievable	Yes	

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	
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 means of transport and frequency of service)	Access to local bus service to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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	

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	
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 means of transport and frequency of service)	Access to local bus services	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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	
Suitable Density	30-40	
Potential Yield	Redevelopment of existing housing – no net gain	
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	

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	
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?	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 in the area	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Good access to employment and retail	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	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	30-40	
Potential Yield	38	
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	

Site 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	
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)	Part of site 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?	Site of Nature Conservation Interest	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to local bus services to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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 network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30	
Potential Yield	30	
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	

Site Characteristics – SUB19		
Site Name	Bonhanam House, Barnwood Road/Elmscroft Community Centre, Coronation Grove.	
OS reference	384808, 218671	
Area (Ha)	1.15	
Greenfield / Brownfield & Type	Both	
Current Land Use(s)	Community centre	
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)	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 network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30-40	
Potential Yield	38	
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	

Site Characteristics – SUB20		
Site Name	Land at Posy Lane, Lansdown Road 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	
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)	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	
Consultation/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 permission	
Suitable	Yes – site has outline planning permission	
Achievable	Yes – site has outline planning permission	

Site 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 agriculture	
Character of Surrounding Area	Residential	
Current 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)	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 to city centre	
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)	Access to local services within Matson	
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 processes	
Discussed with development industry	Yes	
Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	

Site 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, agriculture	
Character of Surrounding Area	Urban fringe	
Current 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?		No
Any other adopted/draft policy constraints?	Within Cordon Sanitaire	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to local bus services to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	Good 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	
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 Slope, 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,	
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?	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		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport to city centre	
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)	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	
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	
Achievable	No	

Site Characteristics – SUB24		
Site Name	Land adjacent to Gloucester Ski Slope, Matson Lane	
OS reference	384827 215056	
Area (Ha)	4 ha	
Greenfield / Brownfield & Type	Greenfield	
Current Land Use(s)	Not used but in grounds of Gloucester Golf Course	
Surrounding Land Use(s)	Golf, ski slope, residential	
Character of Surrounding Area	Mixture, including residential/leisure use	
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?	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		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport to city centre	
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)	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	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	SHLAA panel	
Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	

Site Characteristics – SUB25		
Site Name	Manor Gardens, Barnwood Road, Gloucester	
OS reference	386405, 217826	
Area (Ha)	1.91 ha	
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Sheltered housing accommodation	
Surrounding Land Use(s)	Residential	
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)	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?		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	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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)	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	
Suitable Density	30-40	
Potential Yield	Redevelopment of existing 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	

Site Characteristics – SUB26		
Site Name	Rear of 67-75, Milton Avenue, Podsmead	
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	
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?	Site of great concern	
Any other adopted/draft policy constraints?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to local bus service to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to employment from Bristol Road	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	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 (bomb site?)	
Current Land Use(s)	Car park, local use	
Surrounding Land Use(s)	Residential	
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
Any other adopted/draft policy constraints?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to local bus services to city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	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 network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30	
Potential Yield	2	
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	Yes	
Achievable	Yes	

Site Characteristics – SUB28		
Site Name	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 demolished	
Surrounding Land Use(s)	Retail, park and ride, residential under construction	
Character of Surrounding Area	City Centre	
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 – 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 public transport to 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 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	Good	
Suitable Density	30-40	
Potential Yield	65	
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	

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, cathedral	
Character of Surrounding Area	City Centre	
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)	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)	Good access to services within city centre	
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	
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	

Site Characteristics – SUB30		
Site Name	I.M. 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	
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 Allocation Draft DPD	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Currently poor access, will 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)	Poor 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 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	

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 agricultural	
Character of Surrounding Area	Urban fringe	
Current 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?		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 Site Allocation DPD	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Currently poor access, will 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)	Poor access	
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 network	
Suitability for housing		
Future residential environment	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	

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	
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?	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 employment opportunities	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	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	Yes – through Policy process	
Discussed with development industry	Yes – through policy process and SHLAA panel	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

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	
Current 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)	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 and frequency of service)	Poor – no public transport to the area	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Poor	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Poor	
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 network	
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 process	
Discussed with development industry	Yes SHLAA panel	
Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	

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 vacant	
Surrounding Land Use(s)	Mixed use	
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)	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?		No
Any other adopted/draft policy constraints?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to city centre and 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 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	160	
Consultation/Frontloading		
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, Flats	
Character of Surrounding Area	Gloucester Docks	
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 3a & 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 – listed buildings, conservation area, archaeology	
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 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 network.	
Suitability for housing		
Future residential environment	Good	
Suitable Density	40	
Potential Yield	24	
Consultation/Frontloading		
Discussed with officers	Yes – part of docks redevelopment	
Discussed with owners	Yes	
Discussed with local community	Yes – part of docks redevelopment	
Discussed with development industry	Yes – previous work and SHLAA panel	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

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	
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 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	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	

Site Characteristics – SUB37		
Site Name	E2.4 South west bypass site	
OS reference	382164 217274	
Area (Ha)	0.5	
Greenfield / Brownfield & Type	Brownfield - Other redevelopment	
Current Land Use(s)	Vacant land	
Surrounding Land Use(s)	Residential, employment, open play space	
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)	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?		
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)	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)	Access to local 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	Good – residential development opposite	
Suitable Density	30-40	
Potential Yield	12	
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 – site promoted through SHLAA	
Suitable	No	
Achievable	No	

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	
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)	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	
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	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	
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)	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	
Conclusion		
Available	Yes	
Suitable	Yes	
Achievable	Yes	

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 residential care home	
Surrounding Land Use(s)	Residential on three sides, Robinswood Country Park on the fourth	
Character of Surrounding Area	Generally residential, heavily treed. Attractive area which front of the site contributes towards.	
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?	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?		No
Any other adopted/draft policy constraints?	Nature conservation area and landscape conservation area	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport service	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to employment across the 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 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	
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	
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 residential care home	
Surrounding Land Use(s)	Residential on three sides, Robinswood Country Park on the fourth	
Character of Surrounding Area	Generally residential, heavily treed. Attractive area which front of the site contributes towards.	
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?	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 and landscape conservation area	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	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)	Good access to local services and facilities	
Infrastructure		
Water Supply	Yes	
Drainage	Yes	
Electricity	Yes	
Strategic Transport Infrastructure	Poor access to strategic road network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30	
Potential Yield	48	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	No	
Discussed with development industry	Yes – SHLAA panel	
Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	

Site Characteristics – SUB42		
Site Name	Land at Whaddon	
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	
Current 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, adjacent to nature conservation area	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	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)	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	
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?	Waste Allocation County Plan	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	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)	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 network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30-40	
Potential Yield	165	
Consultation/Frontloading		
Discussed with officers	Yes	
Discussed with owners	Yes	
Discussed with local community	Yes – wider railway corridor development	
Discussed with development industry	Yes	
Conclusion		
Available	Yes – longer term if relocation of current occupier occurs	
Suitable	Yes	
Achievable	Yes	

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, residential	
Character of Surrounding Area	Rural	
Current 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?		No
Any other adopted/draft policy constraints?		
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, retail and leisure	
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	No	
Drainage	No	
Electricity	No	
Strategic Transport Infrastructure	Access to wider strategic road network	
Suitability for housing		
Future residential environment	Good	
Suitable Density	30	
Potential Yield	220	
Consultation/Frontloading		
Discussed with officers	Through DPD development	
Discussed with owners	Yes	
Discussed with local community	Through DPD consultation, large number 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	
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?		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Access to public transport and city centre	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to employment and city centre	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Access to local services and city centr	
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	Through railway corridor development plans	
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	No – required to be retained for operational purposes.	
Suitable	No	
Achievable	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	
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)	Floodzone 3b with known flood 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)	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)	Fair 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 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	No	
Discussed with development industry	SHLAA Panel	
Conclusion		
Available	Yes	
Suitable	No	
Achievable	No	

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	
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?	Protection sports space	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good access to public transport service	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to employment in the 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 local services in the wider area 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	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	
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)	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	
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)	Yes – prominent building in 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)	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 network	
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 various uses/	
Discussed with owners	No	
Discussed with local community	No	
Discussed with development industry	No	
Conclusion		
Available	No	
Suitable	No	
Achievable	No	

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	
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?		No
Any other adopted/draft policy constraints?	Preference to retain employment land	
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 retail	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	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	
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	
OS reference	385281 218345	
Area (Ha)		
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Royal Mail sorting office and distribution centre	
Surrounding Land Use(s)	Employment, railway, retail	
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?	Possible due to railway	
Any other adopted/draft policy constraints?	Preference to retain employment sites	
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 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		
Available	No – occupied and functioning Royal Mail premises	
Suitable	No	
Achievable	No	

Site Characteristics – FS06		
Site Name	Hucclecote Resource Centre	
OS reference	387666 217482	
Area (Ha)		
Greenfield / Brownfield & Type	Brownfield	
Current Land Use(s)	Local Education Authority premises	
Surrounding Land Use(s)	Residential and sports ground	
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 means of transport and frequency of service)	Good access to public transport	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Access to employment and retail 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	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	No	
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	
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?		
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	No	
Achievable	No	

Site Characteristics – FS08		
Site Name	Colwell Community Centre, Derby Road	
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	
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)	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	No	
Achievable	No	

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	
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?	Protect and retain 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, 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	

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www.gloucester.gov.uk Council's translation unit:
01452 396909.

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