

JOINT CORE STRATEGY

**GYPSY, TRAVELLER AND TRAVELLING
SHOWPEOPLE – SUBMISSION SITES**

ASSESSMENT PROFORMA

DECEMBER 2011

Site name and address	40 Sims Lane, Quedgeley
Site reference	GSUB-01
OS Reference	E: 381058 N: 215296
Area (hectares)	0.07ha
Greenfield/Brownfield	Brownfield
Current land-use	Traveller site (temporary planning permission)
Surrounding land-uses	Predominantly residential on all sides
Character of surrounding area	Suburban
Submitter status	Landowner
Planning history relevant to SHLAA	Since the site was submitted for consideration within the GTTS SHLAA in October 2010, temporary planning permission for a period of three years has been granted for the stationing of a static caravan and a touring caravan for one gypsy family.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	No
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	Located within the Cordon Sanitaire (Netheridge Sewage Treatment Works).

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Site located in a predominantly residential area in Quedgeley to the south of Gloucester. The site would be accessed directly off Sims Lane, the main route into the residential area. Located a short distance from the A38.
Public transport services	Very good public transport links. High frequency bus routes operate within close proximity to the site to the City Centre. Gloucester Railway Station located 2 miles away in the City Centre.
Pedestrian and cycle links	Being a suburban site, pedestrian and cycle routes are very good. Site has good pedestrian and cycle access to the nearby Quedgeley District Centre.

How suitable is the surrounding highway for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The immediate highway network would not be suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located within close proximity to primary schools, the closest being located at Quedgeley.
Secondary school	The site is located in close proximity to secondary schools, the closest being located at Quedgeley.
GP surgery and other health services e.g. dentist	The site is located in close proximity to GP surgeries and other health services.
Local shops / post office	The site has very good access to local shops and services, being located in very close proximity to Quedgeley District Centre and with good sustainable transport choices elsewhere.
Community facilities	The site has very good access to local community facilities, for example a community centre and library.
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located directly adjacent to existing residential properties therefore it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No. The site is well located in terms of access to infrastructure and shops, serviced and facilities. However, it is located within the cordon sanitaire.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Yes. There are no major issues or constraints that have been identified that would adversely affect the achievability of the site.
Overcome constraints?	Not applicable.

Site name and address	Former Town Ham allotments
Site reference	GTSUB-02
OS Reference	E: 382226 N: 219314
Area (hectares)	1.11ha
Greenfield/Brownfield	Brownfield – former allotment site and landfill prior to this
Current land-use	Vacant greenfield site, formerly allotments and landfill prior to this.
Surrounding land-uses	Travelling showpeople site (residential, storage, workshop) surrounds the western edge of the site. Railway line to the north. A417 to the south. Open green space to the west.
Character of surrounding area	Urban fringe
Submitter status	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The site is elevated from the surrounding area and is therefore not located in a flood zone. The site is however surrounded by land located within Flood Zones 3A and 3B.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	Yes. Significant potential contamination concerns resulting from former landfill. The site has been fully investigated and is known to be affected by heavy metals, PAHs and landfill gas. Significant remediation would be required to enable the site to be suitable for residential purposes.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	Yes. The site is unstable and would require compacting. Also, a high-pressure gas pipe cuts through the southern area of the site.

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has very good access to the strategic road network, being accessed from the A417. However, access into the site would have to be through the existing site, which is in private ownership.
Public transport services	The site has very good public transport services, with several high frequency bus services running along the A417. Gloucester City Centre is less than a mile away where the Railway Station is located.
Pedestrian and cycle links	Pedestrian and cycle links are ok, though in order to walk to the City Centre one has to

	navigate the Westgate Orbital, which does not have any pedestrian provision. Beyond this there are superb links to the City Centre and cycle routes within close proximity.
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How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.
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How is the site located with respect to...?

Primary school	The site is located within close proximity primary schools, the nearest being located at Kingsholm.
Secondary school	The site is located in close proximity to several secondary schools.
GP surgery and other health services e.g. dentist	The site is located within close proximity to Gloucester City Centre, which offers a variety of health services.
Local shops / post office	The site is located within close proximity to Gloucester City Centre, which offers a variety of shops, services and facilities.
Community facilities	The site is located within close proximity to Gloucester City Centre, which offers a variety of community facilities.
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located directly adjacent to existing residential properties therefore it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No. The site is well located in terms of access to infrastructure and shops, services and facilities. However, the site is subject to a number of significant constraints, namely access, significant land contamination, land stability and the presence of a high-pressure gas pipe running through the southern area of the site.
Available	Yes
Achievable	No. The site is subject to significant constraints that would need to be addressed in order for the site to be developed for residential purposes. It is likely that these costs would render any proposal for residential development unviable.
Overcome constraints?	The identified constraints to the development of the site could be overcome though it would be costly

Site name and address	Port Ham Sidings, Off A417, Gloucester
Site reference	GTSUB-03
OS Reference	E: 381894 N: 219199
Area (hectares)	3.69 ha
Greenfield/Brownfield	Brownfield (former railway sidings)
Current land-use	Vacant site adjacent to electricity substation.
Surrounding land-uses	The site is located directly adjacent to an electricity substation. To the north, west and south there is green open space.
Character of surrounding area	Urban fringe
Submitter type	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The entirety of the site is located in Flood Zone 3A/3B.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	Located within a Landscape Conservation Area (LCA)
Contamination	Potential contamination concerns, due to the former railway line, substation and earthworks
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has good access to the A417. However, the access route is located within the functional floodplain and has therefore no dry access.
Public transport services	The site has very good public transport links – high frequency bus routes run along St Oswald's Road.
Pedestrian and cycle links	Satisfactory, though there are no shops or services within walking distance.

How suitable is the surrounding highway for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network would be suitable for larger vehicles.
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Is the site located within walking or driving distance to any of the following services or facilities?

Primary school	The site is located within close proximity to primary schools, the nearest being located at Kingsholm.
Secondary school	The site is located within close proximity to several secondary schools.
GP surgery and other health services e.g. dentist	The site is located within close proximity to a variety of health services.
Local shops / post office	The site is located within close proximity to a variety of shops, services and facilities.
Community facilities	The site is located within close proximity to a variety of community facilities.
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to?

Water supply / Drainage / Electricity / Gas	No
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ASSESSMENT

Suitable	No. The site and access are located within flood zones 3A and 3b. Land located within these flood zones is unsuitable for residential development.
Available	Yes.
Achievable	Not applicable.
Overcome constraints?	Not applicable.

Site name and address	Land adjacent to Hempsted Recycling Centre, Gloucester
Site reference	GTSUB-04
OS Reference	E: 381593 N: 217704
Area (hectares)	3.54 ha
Greenfield/Brownfield	Greenfield
Current land-use	Agriculture
Surrounding land-uses	Hempsted Recycling Centre and landfill are located to the north of the site. Employment uses and a site subject to a draft allocation for employment uses is located to the east. The former oil storage depot (subject to a planning application for residential development) and some residential properties are located to the south. Open space is located to the west.
Character of surrounding area	Urban fringe
Submitter status	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The periphery of the site is located in the Flood Zone 3B. The central area of the site is located in the Flood Zone 2.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	Located within a Landscape Conservation Area and proposed Prime Biodiversity Area
Contamination	The site is located adjacent to the Hempsted Landfill, which is known to be a significant source of ground gas. A ground gas investigation would need to be undertaken the results of which would affect the suitability of the site for residential purposes.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site is located within close proximity of the south west bypass. The road adjacent to the site is utilised by large vehicles using the landfill and recycling centre.
Public transport services	High frequency bus routes utilise the south west bypass though a bus stop is probably not located within easy walking distance.
Pedestrian and cycle links	There are no dedicated pedestrian pavements along the road adjacent to the site.

How suitable is the surrounding highway for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located in close proximity to primary schools, the nearest being located at Hempsted.
Secondary school	The site is located in close proximity to secondary schools.
GP surgery and other health services e.g. dentist	The site is located within close proximity to GP surgeries and other health services, though not within walking distance.
Local shops / post office	Located fairly close to local shops and services (corner shop off Hempsted Lane, Sainsbury's supermarket), though not within walking distance.
Community facilities	The site is located within fairly close proximity to community facilities, located at Hempsted and also the city centre
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to the following?

Water supply / Drainage / Electricity / Gas	The site is located within close proximity to existing employment and residential uses and therefore assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No. The site is located within 250m of the Hempsted Landfill site and there are inherent environmental constraints including odour, dust and noise, including a high volume of HGV highways traffic. The site is also subject to flood risk being located in Flood Zone 2 and 3B.
Available	No
Achievable	Not applicable.
Overcome constraints?	No. The constraints identified above are significant and could not be overcome to make the site suitable for residential purposes.

Site name and address	Land at Hempsted Meadows, off Secunda Way, Gloucester
Site reference	GTSUB-05
OS Reference	E: 381598 N: 215971
Area (hectares)	2.27 ha
Greenfield/Brownfield and Type	Greenfield
Current land-use	Greenfield site, occasionally used as an overflow car park for car boot sale
Surrounding land-uses	Hempsted Meadows car boot sale area is located to the west, with the south west bypass and agricultural land beyond. Industrial uses to the north, east and south. Bounded by the Gloucester-Sharpness canal to the east and south.
Character of surrounding area	Urban fringe.
Submitter status	Speculative
Planning history specific to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The entirety of the site is located in Flood Zone 3B (functional floodplain).
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	Site located within a Landscape Conservation Area (LCA)
Contamination	No
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	Located within the cordon sanitaire

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has very good vehicular access, being located directly off the south west bypass (Secunda Way).
Public transport services	Very good public transport links, being the route of several high frequency bus services.
Pedestrian and cycle links	Good pedestrian and cycle links.

How suitable is the surrounding highway for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located in close proximity to primary schools, the nearest being located at Hempsted.
Secondary school	The site is located in close proximity to a variety of secondary schools.
GP surgery and other health services e.g. dentist	The site is located in close proximity to GP surgeries and other health services.
Local shops / post office	There are shops, services and facilities

	located in close proximity to the site at Hempsted, Quedgeley, along Bristol Road and at Gloucester City Centre.
Community facilities	There are community facilities located in close proximity to the site at Hempsted, Quedgeley, along Bristol Road at Gloucester City Centre.
Gloucestershire County Council accessibility information	Less accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located within close proximity to existing employment and residential uses and therefore assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No. The site is well located in terms of access to infrastructure, shops, services and facilities. However, it is located in flood zone 3B, the functional floodplain. Site is located within the cordon.
Available	No. The site is owned by Gloucester City Council. The Council is in the process of implementing the development of the site for commercial uses as set out in its Asset Management Plan.
Achievable	Not applicable.
Overcome constraints?	Not applicable.

Site name and address	Land off South West Bypass
Site reference	GTSUB-06
OS Reference	E: 381260 N: 215744
Area (hectares)	1.24 ha
Greenfield/Brownfield	Greenfield
Current land-use	Vacant site adjacent to Netheridge Sewage works
Surrounding land-uses	The Netheridge Sewerage Treatment Works abuts the site directly to the west. To the south is the Gloucester-Sharpness Canal. To the east is the south west bypass with industrial premises beyond. Residential properties are located to the north.
Character of surrounding area	Urban fringe
Submitter status	Speculative
Planning history specific to SHLAA	None. However it should be noted that the site was submitted for consideration for an anaerobic digestion facility to the Gloucestershire Waste Core Strategy consultation as an objection site, but was not taken forward to the next stage of the strategy.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The majority of the site and all of the access road is located in Flood Zone 1. A small area to the north west of the submitted site is located in Flood Zone 2.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	Located within a Landscape Conservation Area and proposed Prime Biodiversity Area
Contamination	Potential contamination concerns with regard to adjacent sewage works.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	Located within the cordon sanitaire.

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has very good vehicular access being located off the south west bypass and in very close proximity to the A38.
Public transport services	The site has very good public transport links with high frequency bus routes along the south west bypass and the A38.
Pedestrian and cycle links	The site is located within close proximity to cycle paths. Pedestrian access in the form of footpaths in the area are good.

How suitable is the surrounding highway for the proposed use...? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.
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How is the site located with respect to...?

Primary school	The site is located in close proximity to primary schools, the nearest being located at Quedgeley.
Secondary school	The site is located in close proximity too several secondary schools, the nearest being located at Quedgeley.
GP surgery and other health services e.g. dentist	The site is located in close proximity to GP and other health care services, for example at Quedgeley.
Local shops / post office	The site is located in close proximity to Quedgeley District Centre and within close proximity to the town centre which can be accessed by public transport.
Community facilities	The site is located in close proximity to community facilities, for example at Quedgeley.
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located adjacent to existing permanent and gypsy residential properties and it is assumed that links to essential utilities can be achieved.
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ASSESSMENT

Suitable	No. The site is well located in terms of access to infrastructure and shops, services and facilities. However, it is located within the cordon sanitaire.
Available	No
Achievable	No
Overcome constraints?	Not applicable.

Site name and address	Land adjoining Jolly Waterman Cottage, Sandhurst, Gloucester, GL2 9ND
Site reference	GTSUB-07
OS Reference	E: 382723 N: 220360
Area (hectares)	4 ha in total, smaller plots also available
Greenfield/Brownfield	Greenfield
Current land-use	Equestrian and residential dwelling.
Surrounding land-uses	Electricity substation to the south. Green open space and residential dwelling to the west and east. Bounded by the River Severn to the north. The site is located in very close proximity to an existing gypsy site off Sandhurst Lane.
Character of surrounding area	Rural / urban fringe
Submitter status	Landowner
Planning history specific to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	Flood Zone 3
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	Potential contamination concerns resulting from former use as brickworks and infilling.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Good. The level of traffic generation is likely to be acceptable along Sandhurst Lane given current levels of use. The A38 and A417 are located a short distance away.
Public transport services	Good. Bus route runs along St Oswald's Road and Sandhurst Lane which is located a short walk away.
Pedestrian and cycle links	Satisfactory, though there are no shops and services located within walking distance.

How suitable is the surrounding highway for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The site would need to be accessed off an adjacent lane which would not be suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located in close proximity to primary schools, the nearest being located at Longford.
Secondary school	The site is located in close proximity to

	secondary schools.
GP surgery and other health services e.g. dentist	The site is located in close proximity to GP surgeries and other health services.
Local shops / post office	The site is located in fairly proximity to shops, services and facilities. None however are within walking distance.
Community facilities	The site is located in close proximity to community facilities, for example there is a community hall located at Longford and various community facilities located at Kingsholm.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located adjacent to existing permanent and gypsy residential properties and it is assumed that links to essential utilities can be achieved.
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ASSESSMENT

Suitable	No. The site is located within Flood Zone 3, the functional floodplain. Land located within this flood zone is unsuitable for residential development.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Not applicable.
Overcome constraints?	Not applicable.

Site name and address	Paddock adjoining Bus Cottage, Sandhurst Lane, Gloucester, GL2 9AB
Site reference	GTSUB-08
OS Reference	E: 382888 N: 220518
Area (hectares)	0.4 ha
Greenfield/Brownfield	Greenfield
Current land-use	Residential property, green open space, orchard.
Surrounding land-uses	River Severn located directly to the north. Open space and dispersed residential properties located to the west and south. To the south east of the site there is an existing gypsy site.
Character of surrounding area	Rural / urban fringe
Submitter status	Landowner
Planning history specific to SHLAA	10/00063/FUL – Change of use to provide for 8 residential gypsy / traveller pitches (including 2 disabled) each with toilet / shower / service block accommodation. Withdrawn (see planning application expected imminently) 10/01125/FUL – Change of use of land to provide 5 transit gypsy / traveller pitches for a temporary period of 5 years. Each pitch to have its own toilet / shower / service block accommodation. The planning application has not yet been determined.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The site is located in Flood Zone 3.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	Potential contamination concerns resulting from former use as brickworks and infilling.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Good. The level of traffic generation is likely to be acceptable along Sandhurst Lane given current levels of use. The A38 and A417 are located a short distance away.
Public transport services	Good. Bus route runs along St Oswald's Road and Sandhurst Lane which is located a short walk away.
Pedestrian and cycle links	Satisfactory, though there are no shops and services located within walking distance.

Please comment on the suitability of the surrounding highways for proposed use (e.g. capable of accommodating large showpeople rides and vehicles?)

The site would need to be accessed off an adjacent lane which would not be suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located in close proximity to primary schools, the nearest being located at Longford.
Secondary school	The site is located in close proximity to secondary schools.
GP surgery and other health services e.g. dentist	The site is located in close proximity to GP surgeries and other health services.
Local shops / post office	The site is located in fairly proximity to shops, services and facilities. None however are within walking distance.
Community facilities	The site is located in close proximity to community facilities, for example there is a community hall located at Longford and various community facilities located at Kingsholm.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located adjacent to existing permanent and gypsy residential properties and it is assumed that links to essential utilities can be achieved.
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ASSESSMENT

Suitable	No. Site located in Flood Zone 3.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Not applicable.
Overcome constraints?	Not applicable.

Site name and address	Locks Paddock, Tewkesbury Road, Norton, GL2 9LH
Site reference	GTSUB-09
OS Reference	E: 385462 N: 223612
Area (hectares)	0.26 ha
Greenfield/Brownfield	Brownfield
Current land-use	Showperson's yard
Surrounding land-uses	Employment uses to the north and the south. Rural to the east and west and dispersed residential properties. The site is located directed adjacent to the Colne Sadlery.
Character of surrounding area	Rural village
Submitter status	Landowner
Planning history relevant to SHLAA	05/7662/1009/FUL – Continued use of land by Mr and Mrs Lock (retired travelling showpeople) for the stationing of a residential caravan. Decision: Refuse 05/7662/1327/FUL - Continued use of land by Mr and Mrs Lock (retired travelling showpeople) for the stationing of a residential caravan. Decision: Refuse 10/01026/FUL – Development of Lock's paddock for 4 yards for travelling showpeople.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	No
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has very good vehicular access, being located directly off the A38 between Gloucester and Tewkesbury.
Public transport services	An hourly bus service operated between Gloucester and Tewkesbury (No 71)
Pedestrian and cycle links	Poor connectivity between the site and the village of Norton.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.

How is the site located with respect to...?

Primary school	Norton does not have a primary school. The nearest primary school is located in Longford.
Secondary school	The nearest secondary schools are located at Gloucester and Tewkesbury.
GP surgery and other health services e.g. dentist	Norton does not have a GP surgery or other health services. The nearest are located at Gloucester.
Local shops / post office	Norton does not have local shops or a post office. The nearest are located at Gloucester.
Community facilities	Norton has a community hall.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located adjacent to existing permanent and travelling showpeople residential properties and it is assumed that links to essential utilities can be achieved.
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ASSESSMENT

Suitable	No. Site located in a remote location and with poor connectivity between the site and the village of Norton.
Available	Yes. The landowners have submitted the site for consideration and there are no other factors that would affect the availability of the site.
Achievable	Not applicable.
Overcome constraints?	Improved connectivity between the site and the village of Norton.

Site name and address	The Lodge, Hygrove Lane, Minsterworth
Site reference	GTSUB-10
OS Reference	
Area (hectares)	0.8 ha
Greenfield/Brownfield	Greenfield
Current land-use	Residential gypsy pitches
Surrounding land-uses	Several existing gypsy sites, agricultural land, residential properties.
Character of surrounding area	Rural village
Submitter status	Landowner
Planning history relevant to SHLAA	02/01516/FUL - Erection of a replacement dwelling 05/00298/FUL - Continued use of land for occupation as a residential gypsy site. 09/00706/FUL - Retrospective change of use of land to use as a gypsy site for 15 pitches and associated ancillary development. 09/00705/FUL – Change of use of land to use as a gypsy site for applicants immediate dependants and their families to site 3 touring caravans and one mobile home and associated ancillary development. Application refused. Appeal allowed. 10/00030/DECSI - Change of use of land to use as a gypsy site for applicants immediate dependants and their families to site 3 touring caravans and one mobile home and associated ancillary development. 10/00031/DECSI - Retrospective change of use of land to use as a gypsy site for 15 pitches and associated ancillary development. Site recently been granted temporary planning permission for the use of the site for residential gypsy pitches.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	No contaminated land concerns. Some concerns regarding foul drainage.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Site access off Hygrove Lane, which could require some improvements to make suitable for increased levels of traffic. Hygrove Lane
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	links to the A48.
Public transport services	Regular buses run along the A48, a short walking distance away.
Pedestrian and cycle links	Ok. Footpaths link to the village of Minsterworth.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

Hygrove Lane is unlikely to be suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located in close proximity to primary schools, the nearest being located at Minsterworth.
Secondary school	The nearest secondary schools are located at Gloucester and at Mitcheldean in the Forest of Dean.
GP surgery and other health services e.g. dentist	There are no GP surgeries or health services provided at Minsterworth, the nearest are located at Gloucester.
Local shops / post office	There are no local shops or post offices provided at Minsterworth, the nearest are located at Highnam and Gloucester.
Community facilities	There is a community hall located at Minsterworth.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located within close proximity to existing residential properties therefore it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	Yes. There are no major physical constraints affecting this site.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Yes.
Overcome constraints?	There are potential issues of contamination that would need to be addressed.

Site name and address	Land at Starcroft Lane, Minsterworth
Site reference	GTSUB-11
OS Reference	E:378677 N: 217637
Area (hectares)	0.096 ha
Greenfield/Brownfield	Greenfield
Current land-use	Vacant site, previously agricultural land
Surrounding land-uses	Agricultural to the north east and west. Residential property and the A48 to the south.
Character of surrounding area	Rural village
Submitter status	Landowner
Planning history relevant to SHLAA	94/00282/FUL – Change of use of land to operations used for privately owned gypsy site (mixed residential and business site for settled occupation). Decision: Undetermined application 94/01367/FUL – Change of use of land to residential use to a privately owned gypsy site for 8 caravans and two mobile homes. Decision; Undetermined application 09/01027/FUL – Proposed three year temporary use as transit gypsy site for 8 touring caravans. Decision: Refuse The site has been granted planning permission for the temporary use of the site for gypsy pitches.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	No
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	Concerns regarding the sites links to the mains sewage system.

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Good. The site is accessed directly off the A48.
Public transport services	Regular buses run along the A48, a short walking distance away.
Pedestrian and cycle links	Ok. Footpaths link to the village of Minsterworth.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.

How is the site located with respect to...?

Primary school	Primary school located at Minsterworth.
Secondary school	Nearest secondary schools are located at Gloucester. There are also several secondary schools located in the Forest of Dean district.
GP surgery and other health services e.g. dentist	No - nearest are located at Gloucester.
Local shops / post office	No – nearest located at Highnam and Gloucester.
Community facilities	Minsterworth has a community hall.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	<p>The site is located within close proximity to existing residential properties therefore it is assumed that links to key utilities can be achieved.</p> <p>However, the Environment Agency has expressed concerns regarding the sites links to the mains sewage system.</p>
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ASSESSMENT

Suitable	Yes. There are no major physical constraints affecting this site.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Yes.
Overcome constraints?	Links to the mains sewage system would need to be addressed.

Site name and address	'Showlands', Evesham Road, Gotherington
Site reference	GTSUB-12
OS Reference	E: 395176 N: 230115
Area (hectares)	4.6 ha
Greenfield/Brownfield	Greenfield
Current land-use	Developing travelling showpeople site
Surrounding land-uses	Agricultural land
Character of surrounding area	Rural
Submitter status	Landowner
Planning history relevant to SHLAA	<p>01/5906/1568/FUL – Continued use of land as a travelling showpeople site. Decision: Refuse Appeal: Dismissed</p> <p>02/5906/0447/FUL – Continued use of land as a travelling showpeople site. Decision: Refuse No appeal lodged.</p> <p>03/01701/FUL – Continued use of land as a travelling showpeople site. Decision: Awaiting decision.</p> <p>04/01190/FUL – Continued use of part of land as a travelling showpeople site for a temporary period. Decision: Awaiting decision</p> <p>05/00947/FUL – Change of use to travelling showpeople's site for 17 plots with associated hardstanding, fencing and access improvements for a temporary period of 4 years. Withdrawn.</p> <p>09/00041/FUL - Change of use to travelling showpeople's site for 17 plots with associated hardstanding, fencing and access improvements for a temporary period of 4 years. Decision: Permit. Site has temporary planning permission for the use of the site for 17 residential yards for travelling showpeople.</p>

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	There are minor contamination issues on site. However these have been considered as part of the recent planning application for the site for travelling showpeople residential use.
Historic environment (e.g. Listed Buildings,	No

Conservation Areas)	
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Very good. Accessed directly off the A435.
Public transport services	Bus stop located 200m from site; services run on a bi-daily basis.
Pedestrian and cycle links	There are pedestrian and cycle links within close proximity but no shops or services within walking distance.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.
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How is the site located with respect to...?

Primary school	The nearest primary schools are located at Gotherington, Woodmancote and Bishops Cleeve. None are located within easy walking distance.
Secondary school	The nearest secondary school is located at Bishops Cleeve.
GP surgery and other health services e.g. dentist	None located at Gotherington. Nearest GP Surgery Stoke Road Surgery at Bishops Cleeve.
Local shops / post office	There are local shops and a post office at Gotherington and Bishops Cleeve.
Community facilities	There are community facilities at Bishops Gotherington and Bishops Cleeve.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	Yes, the site has planning permission for the temporary use of the site for 17 showpeople yards for 4 years and this is therefore being implemented.
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ASSESSMENT

Suitable	Yes. There are no major physical constraints affecting this site.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Yes.
Overcome constraints?	Not applicable.

Site name and address	Land off Kayte Lane, Southam, Cheltenham, GL52 3PD
Site reference	GTSUB-13
OS Reference	E:396304 N: 226090
Area (hectares)	5.9 ha
Greenfield/Brownfield and Type	Greenfield
Current land-use	Agriculture
Surrounding land-uses	Agriculture. Southam village is located to the east.
Character of surrounding area	Rural
Submitter status	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	Yes
Does the site fall within an area of flood risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	Concerns about the proximity of the railway line.
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Direct access off Kayte Lane. Site located within close proximity to A435 and B4632. There should be no access into the site within 20m of the junction with Southam Lane.
Public transport services	Located within close proximity to bus route which runs along adjacent main roads.
Pedestrian and cycle links	Ok but not located within walking distance to any shops, services or facilities.

How suitable is the surrounding highway for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

Kayte Lane is not suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The nearest primary school is located at Southam.
Secondary school	The nearest secondary school is located at Bishops Cleeve.
GP surgery and other health services e.g. dentist	None located at Southam. The nearest is located at Bishops Cleeve (Stoke Road Surgery).
Local shops / post office	None located at Southam. The nearest are located at Bishops Cleeve, Woodmancote,

	and Prestbury.
Community facilities	Southam has a community hall. Other community facilities are located at Bishop Cleeve.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	Site is located adjacent to existing residential properties and therefore it is assumed that access to key utilities can be achieved.
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ASSESSMENT

Suitable	Yes. There are no major physical constraints affecting this site. Site is located within the greenbelt.
Available	Yes. The site is currently being marketed for sale through an agent.
Achievable	Yes.
Overcome constraints?	Not applicable.

Site name and address	Land at Claydon Lane, Fiddington, Gloucestershire
Site reference	GTSUB-14
OS Reference	E: 392647 N:231694
Area (hectares)	0.4 ha
Greenfield/Brownfield	Brownfield
Current land-use	Light industrial/vacant
Surrounding land-uses	Agriculture
Character of surrounding area	Rural with dispersed residential dwellings
Submitter status	Landowner
Planning history relevant to SHLAA	The site has been discussed with Tewkesbury Borough Council in connection with application reference 09/01143/FUL. Application withdrawn.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	Environmental Health has raised some concerns about the proximity of the railway track
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Poor. The site is accessed off a single width track with poor forward visibility close to the railway bridge and with no passing facilities. The lane appears to only serve a farm thus the trip generation is likely to have a significant impact on the lane where mitigation measures, such as passing bays and one way bridge crossings would be required.
Public transport services	Poor. No public transport facilities currently exist within the immediate area.
Pedestrian and cycle links	Poor. Claydon lane is a country lane and therefore there are currently no pedestrian or cycle facilities within the immediate area.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

Not suitable for larger vehicles.

How is the site located with respect to...?

Primary school	None at Fiddington. Closest primary schools located at Tewkesbury, though not within walking distance.
Secondary school	None at Fiddington. Closest secondary school located at Tewkesbury, though not located within walking distance.
GP surgery and other health services e.g. dentist	None at Fiddington. Closest facilities located at Tewkesbury, though not located within walking distance.
Local shops / post office	None at Fiddington. Closest facilities located at Tewkesbury, though not located within walking distance.
Community facilities	None at Fiddington. Closest facilities located at Tewkesbury, though not located within walking distance.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located within close proximity to existing residential properties therefore it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No. Site poorly accessed and in a remote location.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	No.
Overcome constraints?	Not applicable.

Site name and address	Land at Cursey Lane, Elmstone Hardwicke
Site reference	GTSUB-15
OS Reference	E: 389994 N:228290
Area (hectares)	
Greenfield/Brownfield and Type	Greenfield
Current land-use	Agriculture
Surrounding land-uses	Gypsy site adjoining the site to the west with agricultural uses beyond. Agricultural uses to the north, east and south.
Character of surrounding area	Rural
Submitter status	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	No
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Poor. The site is accessed along a single width track with limited passing facilities. The lane appears to serve a limited number of properties this the trip generation is likely to have a significant impact on the lane where mitigation measures (such as passing bays) would be required. The site is a short drive from the A38 Tewkesbury Road.
Public transport services	Poor. Bus stop located on the A38, though not within walking distance.
Pedestrian and cycle links	Poor. The fairly remote location of the site means that pedestrian and cycle provision are not particularly good.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

Cursey Lane is suitable for vans and caravans as demonstrated on adjacent site. Possibly not suitable for larger vehicles such as those utilised by travelling showpeople.

How is the site located with respect to...?

Primary school	None within the immediate area. The nearest primary schools are located at Gotherington and Bishops Cleeve
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Secondary school	None within the immediate area. The nearest secondary schools are located at Bishops Cleeve and Cheltenham.
GP surgery and other health services e.g. dentist	None within the immediate area. The nearest are located at Bishops Cleeve and Cheltenham.
Local shops / post office	None within the immediate area. The nearest are located at Bishops Cleeve and Cheltenham
Community facilities	None at Elmstone Hardwicke. The nearest are located at Bishops Cleeve and Cheltenham.
Gloucestershire County Council accessibility information	20% least accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located directly adjacent to existing residential properties therefore it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No. Site poorly accessed and in a remote location.
Available	Yes. The site is currently being marketed for sale through an agent.
Achievable	No. There are access issues need to be overcome.
Overcome constraints?	Not applicable.

Site name and address	Brookside Stables, Cold Pool Lane, Badgeworth, GL51 4UP
Site reference	GTSUB-16
OS Reference	
Area (hectares)	0.81 ha
Greenfield/Brownfield and Type	Brownfield
Current land-use	Residential site for gypsy families.
Surrounding land-uses	Agriculture use around the immediate vicinity of the site, with some dispersed residential properties.
Character of surrounding area	Rural / urban fringe (located a short distance from the urban edge of Cheltenham)
Submitter status	Landowner
Planning history relevant to SHLAA	03/00048/DECSI - Use of land as permanent base for the siting of 3 mobile homes and 3 touring caravans, under Romani gypsy status. 08/00018/NONDET - Change of use for gypsy occupation of 4 no. mobile homes and 4 no. touring caravans and ancillary use of stable block 03/00798/FUL - Use of land as permanent base for the siting of 3 mobile homes and 3 touring caravans, under Romani gypsy status. 07/00530/FUL - Change of use for gypsy occupation of 4 no. mobile homes and 4 no. touring caravans and ancillary use of stable block Non Determination Appeal. Appeal allowed. 07/01186/PLAN - Change of use for gypsy occupation of 3 mobile homes and 3 touring caravans

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	Yes
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	No
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	Some concerns regarding access to foul drainage.

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Site is accessed via Coldpool Lane. There are access issues that would need to be overcome.
Public transport services	High frequency bus services run along Reddings Road and at Warden Hill.

Pedestrian and cycle links	Coldpool Lane does not have pedestrian or cycle provisions
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How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The access arrangements are not suitable for larger vehicles.

How is the site located with respect to...?

Primary school	Nearest primary school , Lakeside Primary School, Up Hatherley. Potentially within walking distance. Also Warden Hill Primary School, Durham Close.
Secondary school	Nearest Secondary Schools, Chosen Hill Secondary School and Cheltenham Bournside School.
GP surgery and other health services e.g. dentist	None in Badgeworth. Nearest facilities located at Caernarvon Road District Centre (Up Hatherley), Cheltenham and Churchdown.
Local shops / post office	None in Badgeworth. Nearest facilities located at Caernarvon Road District Centre (Up Hatherley), Cheltenham and Churchdown.
Community facilities	Community hall located in Badgeworth. Nearest facilities located at Caernarvon Road District Centre (Up Hatherley), Cheltenham and Churchdown.

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is currently utilised by 4 gypsy families and therefore is it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	Yes. There are no major physical constraints affecting this site.
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site. Issues of access would need to be addressed.
Achievable	Yes
Overcome constraints?	Access issues would need to be addressed.

Site name and address	Land adjacent to Riverside Health and Fitness Club
Site reference	GTSUB-17
OS Reference	E: 382539 N 219217
Area (hectares)	4.97 ha
Greenfield/Brownfield	Greenfield
Current land-use	Boating Lake / Crazy Golf Course / Public Open Space
Surrounding land-uses	River Severn abuts the western boundary, the railway line the northern boundary. Riverside sports and leisure club to the east with playing pitches beyond. A417 and retail uses to the south.
Character of surrounding area	Sub-urban
Submitter type	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	Flood Zone 3B.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has very good access to the strategic road network, being accessed from the A417.
Public transport services	The site has very good public transport services, with several high frequency bus services running along the A417. Gloucester City Centre is less than a mile away where the Railway Station is located.
Pedestrian and cycle links	Pedestrian and cycle links are ok, though in order to walk to the City Centre one has to navigate the Westgate Orbital, which does not have any pedestrian provision. Beyond this there are superb links to the City Centre and cycle routes within close proximity.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network is suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located within close proximity primary schools, the nearest being located at Kingsholm.
Secondary school	The site is located in close proximity to several secondary schools.
GP surgery and other health services e.g. dentist	The site is located within close proximity to Gloucester City Centre, which offers a variety of health services.
Local shops / post office	The site is located within close proximity to Gloucester City Centre, which offers a variety of shops, services and facilities.
Community facilities	The site is located within close proximity to Gloucester City Centre, which offers a variety of community facilities.
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located directly adjacent to existing residential properties therefore it is assumed that links to key utilities can be achieved.
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ASSESSMENT

Suitable	No – site located in Flood Zone 3B.
Available	No – site subject to public open space improvement works.
Achievable	Not applicable
Overcome constraints?	Not applicable

Site name and address	Land South of A417 (Over Causeway)
Site reference	GTSUB-18
OS Reference	E: 382954 N: 219045
Area (hectares)	0.58 ha
Greenfield/Brownfield	Brownfield
Current land-use	Surface car park
Surrounding land-uses	A417 and A430 abuts the northern, western and southern boundaries of the site. Green space and the River Severn located to the east.
Character of surrounding area	Sub-urban
Submitter status	Speculative
Planning history relevant to SHLAA	None

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	Yes – Flood Zones 3A and 3B.
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	Located within Landscape Conservation Area (LCA).
Contamination	
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	The site has very good access to the A417.
Public transport services	The site has very good public transport links – high frequency bus routes run along St Oswald's Road.
Pedestrian and cycle links	Satisfactory, though there are no shops or services within walking distance.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network would be suitable for larger vehicles.

How is the site located with respect to...?

Primary school	The site is located within close proximity to primary schools, the nearest being located at Kingsholm.
Secondary school	The site is located within close proximity to several secondary schools.
GP surgery and other health services e.g. dentist	The site is located within close proximity to a variety of health services.
Local shops / post office	The site is located within close proximity to a

	variety of shops, services and facilities.
Community facilities	The site is located within close proximity to a variety of community facilities.
Gloucestershire County Council accessibility information	20% most accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	None on site though located fairly close to existing development to the north.
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ASSESSMENT

Suitable	No – located within Flood Zones 3A and 3B.
Available	No
Achievable	Not applicable.
Overcome constraints?	Not applicable.

Site name and address	Land off B4063, Old Cheltenham Road
Site reference	GTSUB-19
OS Reference	E: 386541 N: 220282
Area (hectares)	0.1 ha
Greenfield/Brownfield	Greenfield.
Current land-use	Agricultural.
Surrounding land-uses	Old Cheltenham Road (B4063) abuts the northern boundary. Agricultural land on all other sides.
Character of surrounding area	Suburban
Submitter type	Speculative
Planning history relevant to SHLAA	None.

SITE CHARACTERISTICS

Is the site subject to any of the following constraints?

Does the site fall within the Green Belt?	Yes
Does the site fall within an area of Flood Risk?	No
Is the site within an Area of Outstanding Natural Beauty?	No
Landscape designations (e.g. AONB, SSSI, SPA, greenbelt)	No
Contamination	
Historic environment (e.g. Listed Buildings, Conservation Areas)	No
Other	No

How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure (e.g. main trunk roads)	Very good, accessed off B4063 and located adjacent to the A40.
Public transport services	Very good, site located in close proximity to high frequency bus services.
Pedestrian and cycle links	Cycle links are good being located adjacent to a cycle lane. Pedestrian links to Churchdown could be improved.

How suitable is the surrounding highway network for the proposed use? (e.g. capable of accommodating large showpeople rides and vehicles?)

The surrounding highway network would be suitable for larger vehicles.

How is the site located with respect to...?

Primary school	Longlevens, Churchdown.
Secondary school	Churchdown, Gloucester (various)
GP surgery and other health services e.g. dentist	Longlevens, Churchdown
Local shops / post office	Longlevens, Churchdown

Community facilities	Longlevens, Churchdown
Gloucestershire County Council accessibility information	Less accessible

Does the site have, or is it capable of having, access to...?

Water supply / Drainage / Electricity / Gas	The site is located in close proximity to existing residential properties and it is therefore assumed that links with key utilises can be achieved.
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ASSESSMENT

Suitable	Yes – there are no major constraints that would prevent this site from coming forward for development. However, it should be noted the site is located in designated greenbelt.
Available	No
Achievable	Not applicable.
Overcome constraints?	Greenbelt.