

October 2016

Paper 3: Development Needs & Site Allocations

Gloucester City Plan

Background Topic Paper for Policy Development

Introduction

This paper provides some background and acts as evidence into the need for local Site Allocations, as opposed to Joint Core Strategy (JCS) Strategic Allocations within Gloucester City through the City Plan.

Local sites for development need to be allocated to give developers certainty and to give direction to future growth. Gloucester as a city is growing and constantly changing. Its growing population needs new housing, new job opportunities, access to shops, transport modes and community facilities such as schools, colleges, health care, parks and gardens / areas for sports and recreation. We all want to live in a pleasant and healthy environment and so in planning for the future it is important that areas of landscape and biodiversity value are protected. Gloucester has a very rich and interesting heritage and it is important that this is preserved for present and future generations to enjoy.

Nationally

The government requires local authorities to establish the level of development to be planned for in their areas. National Planning Policy Framework (NPPF) Paragraph 17 states encourages the planning system to *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.”*

There is a significant housing shortage in Gloucester, and indeed in the UK as a whole. Not enough homes are being built and this means that people who want to own their own home, or to have a better choice of rental options are denied the opportunities that should be open to them. NPPF Paragraph 47 states that in order to give a significant boost to the supply of housing, local planning authorities should:

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*

- *identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and set out their own approach to housing density to reflect local circumstances.*

Strategic Assessment of Land Availability Process

National Planning Practice Guidance (NPPG) states that preparing an annual Strategic Assessment of Land Availability (SALA) is an important step in the preparation of Local Plans. Guidance identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

A SALA should:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

Following national guidance, and through the use of a shared methodology with Cheltenham Borough and Tewkesbury District, Gloucester City Council produced a SALA in 2014/15 and again in 2016. The rigorous SALA process has been crucial in terms of the selection of the proposed site allocations in this consultation. The Gloucester, Cheltenham and Tewkesbury SALA panel will meet again in the Spring of 2017 and assess:

- Any newly submitted sites (through the SALA process).
- Changes to sites in terms of boundaries, constraints and deliverability issues.
- Any newly submitted sites (through the City Plan Consultation).

The Joint Core Strategy

Establishing the need

The overall level of housing need for Gloucester City, Cheltenham Borough and Tewkesbury Borough has been established through the Joint Core Strategy (JCS) and tested through the Examination in Public (EiP) process. The JCS has also examined other strategic needs such as the need for employment and infrastructure (roads, schools and community facilities). For all of these, the JCS makes provision up to the year 2031.

The issue of how much development will be needed in the JCS area has generated considerable debate. The NPPF requires need to be ‘objectively assessed need’

(OAN). This is an assessment of need for new housing based on evidence including the demands derived from the local economy.

One of the biggest challenges facing the JCS authorities is to accommodate the level of growth the area is likely to need in terms of housing, employment and infrastructure, whilst continuing to protect the natural and built environment that makes this area such an attractive place to live and work. This requires a balance to be struck between protecting these cherished assets, whilst ensuring that existing and future generations are able to form households, find work and make a valuable contribution to a strong community.

The assessment of the OAN for housing follows the approach indicated by the NPPF and the NPPG and takes as its starting point the latest official population forecasts and household projections. For the JCS this has meant using the Office for National Statistics (ONS) 2012 Sub-national Population Projections for England (May 2014) and the Department for Communities and Local Government (DCLG) 2012-based household projections (February 2015). However, the OAN assessment has also used the most recent evidence on how the population has changed. As such the assessment has been further adjusted to take into account the ONS 2014 Mid-Year Estimates (June 2015) and the latest ONS estimates for international migration statistics (August 2015). Using the latest available population and household formation data produced a demographically based estimate of the OAN for the JCS area of 31,830 homes over the plan period to 2031.

The OAN for the JCS has been independently assessed by consultants Nathaniel Lichfield & Partners (NLP) and the Cambridge Centre for Housing and Planning Research (CCHPR). In considering this evidence, the JCS authorities have concluded that the OAN for the JCS area is 33,500 dwellings and a minimum of 192 hectares of B-class employment land to support approximately 39,500 new jobs. This level of development would reflect both demographic and economic projections and aspirations, and is considered to be a sensible assessment of both the future housing needs and the economic potential of the JCS area. Through the examination of the plan, the Inspector has recommended that an additional 5% be added to the OAN to increase the provision of affordable housing and add flexibility. This brings the total housing requirement figure to 35,170.

JCS Strategic Policies and Allocations to Meet the Need

Strategic Policies

JCS Strategic Policies SP1 and SP2 set out the scale and distribution of development to be delivered across the JCS area in the period to 2031. The identification and delivery of eight Strategic Allocations on the edges of existing urban areas is an important part of the delivery of the JCS as a whole. Policy SA1 formally designates these eight Strategic Allocations and focuses on the need to deliver comprehensive development in each of these areas.

Homes and employment provision for the whole JCS area

During the plan period, provision will be made to meet the need for approximately 35,170 new homes and a minimum of 192 hectares of B-class employment land to support approximately 39,500 new jobs.

Homes and employment provision for Gloucester

To meet the needs of Gloucester City the JCS makes provision for at least 14,359 new homes. At least 13,384 dwellings will be provided:

- *Within Gloucester City's administrative boundary, including at the Winnycroft Strategic Allocation.*
- *At urban extensions at Innsworth, Twigworth, South Churchdown and North Brockworth (within Tewkesbury Borough) as defined in Policy SA1, and sites covered by any Memoranda of Agreement.*

Local Objectives

Site Allocations in City Plan will need to meet and support the following objectives for the future taken from City Plan Part 1:

- To ensure development contributes to deliver a transforming City which brings regeneration benefits, promotes sustainable development and reduces the need for greenfield development by making the most efficient use of previously developed land and buildings.
- To ensure that delivery of growth is supported by necessary infrastructure provision including transport, schools, medical and health centres, community facilities and youth provision.
- To continue the City's longstanding strategy as set out in previous planning documents of delivering development on a City Centre first approach. This will be delivered through the primacy of Kings Quarter redevelopment. This forms the City's priority regeneration site for delivering a step change in its retail performance, an improved City Centre environment. It will also act as a catalyst for the wider regeneration of the City Centre. Development will not be supported where it will have a demonstrable negative impact on the City Centre and its regeneration.
- To deliver a City to live in that provides for the growth of sustainable communities where the right choice, balance and mix of housing types is provided to meet the range of needs and aspirations of local people, including those in need of affordable housing and higher value housing. To provide for this within the current target of delivering at least 325 new dwellings in the City every year. Additional homes shall be provided through well integrated urban extensions on the City's edge.

Responses to Previous Consultations

In May 2013 the City Council consulted on the City Plan document: *Places, Sites & the City Centre Strategy*. The document presented a comprehensive analysis of Gloucester's development needs and opportunities.

The following sites ('Development Opportunities') were presented:

City Centre:

1. Land fronting St Oswald's Road
2. 104 Northgate Street
3. Greater Blackfriars
4. Kings Quarter
5. Hampden Way Car Park
6. Gloucester Docks
7. Land at corner of Southgate Street and Trier Way

Abbey Ward:

1. Land at the Wheatridge
2. Land adjacent to Abbeydale District Centre

Barnwood Ward:

1. Land Adjacent to Walls Factory
2. Royal Mail Distribution Centre, Eastern Avenue
3. Fire Station, Eastern Avenue.

Barton and Tredworth Ward:

1. Tarrington Road.

Elmbridge Ward:

1. Bohanan House & Elmscroft Community Centre
2. Helipebs – Sisson Road

Hucclecote Ward:

1. Hucclecote Resource Centre.

Kingsholm & Wotton Ward:

1. Civil Service Sports Club
2. Hare Lane Car Park North
3. Industrial Units – Alvin Street
4. 67-69 London Road
5. Wessex House
6. Former Telecom House
7. Warehouse GWR, GWR Sidings

Longlevens Ward:

1. Former Bishops College
2. Land off Leven Close

Matson and Robinswood Ward:

1. Land at Corncroft Lane

2. Winneycroft Farm

Podsmead Ward:

1. Former Jet & Whittle.

Quedgeley Field Court Ward:

1. Land east of Waterwells Business Park.

Quedgeley Severn Vale Ward:

1. Clearwater Drive.

Tuffley Ward:

1. Land south of Grange Road.

Westgate South (Hempsted) Ward:

1. 26 Hempsted Lane
2. Former Oil Storage Depot
3. South West Bypass Site
4. Land East of Hempsted
5. Land at Rectory Lane
6. Land at Rea Lane

The Table below shows sites that were included in the May 2013 Consultation which are not being carried forward into the 2016 Consultation.

Sites in the May 2013 <i>Places, Sites & the City Centre Strategy</i> Consultation that are not being carried forward and reasons given		
2013 Consultation Ref No.	Site Name	Reasons for Not Carrying Forward
WN1	St Oswald's Road	Significant flood risk
WN5	Hampden Way Car Park	Existing car park, not available for redevelopment
WN7	Land at corner of Southgate Street & Trier Way	Site developed as a care home for the elderly
WN6	Gloucester Docks	Sites developed
P1	Former Jet & Whittle	Site developed for residential
E1	Bohanam House	Site occupied by tenant on a long lease
B3	Fire Station	Land developed for retail use

A1	Land adjacent to Abbeydale District Centre	Not suitable for development. Partly in flood zone 3 and partly developed as a car park
WS13	Land at Rectory Lane	Consent for residential development. Site considered too small to allocate
KW2	Hare Lane North Car Park	Site considered too small to allocate
KW3	Industrial Units, Alvin Street	Occupied site, no longer available
H1	Hucclecote Resource Centre	Site developed for residential
MR1	Land at Winnycroft Farm	Site has become a JCS allocation
MR2	Land South of Winnycroft Farm	Site has become a JCS allocation
L1	Former Bishops College School	Site consented for residential development
KW6	Former Telecom House	Site consented for station car park
KW7	Warehouse, Great Western Road	Site in use and not available
T1	Land South of Grange Road	Site consented for residential development
MR1	Land at Corncroft Lane	Residential development - Appeal
B1	Land adjacent to Walls factory	Site consented for employment use
WS9	26 Hempsted Lane	Site in use and consented for general storage
WS10	Former oil storage depot - Hempsted	Site consented for residential development

WS14	Land at Rectory Lane - Hempsted	Site consented for residential dwelling
WS12	Land East of Hempsted Lane	Site consented for residential development

A selection of respondent's comments on the sites in the 2013 Consultation are included in the sites tables which are presented in the Site Allocations for City Plan section below.

Local Challenges and Issues in Gloucester

- There is a significant housing shortage in Gloucester and this reflects a national situation about which there is significant concern.
- There is a shortage of social and affordable housing and many young people who want to get on the housing ladder are struggling to do so. There is an increasing reliance on the private rented sector within the city.
- There are increasing costs associated with homelessness.
- In some of Gloucester's wards, population densities are high and the quality of the housing stock is poor.
- There is an ever-diminishing supply of available sites for housing and for employment. Gloucester is constrained by Green Belt to the north, the Severn floodplain to the west and the M5 motorway to the east of the city.
- Gloucester is vulnerable to flooding in particular from the River Severn and from the Gloucester Streams that criss-cross the city.
- Gloucester has seen significant regeneration on brownfield sites in recent years. Success stories include: Gloucester Docks, Gloucester Quays, St Oswalds Park, the Northern Railway Triangle, Greyfriars and Blackfriars Priory. Work is underway on the Greater Blackfriars area and there is also developer interest on parts of the Railway Corridor. However, some difficult brownfield sites still remain unattractive to the market and their unattractiveness has been compounded by the fact that other greenfield sites have been available (for housing and employment) in Gloucester's southern wards.
- A need to deliver 14,359 dwellings in 20 years and to do this in a sustainable way, bearing in mind all the infrastructure requirements related to this volume of housing.

Gloucester City's Supply

The table below details the sources of supply for Gloucester City and each element of the supply is explained in further detail under the subsequent headings:

Gloucester City Housing Supply	
A. Completions	2,526

B. Deliverable Commitments	2,216
C. Windfall Allowance	832
D. Gloucester City Plan Site Allocations	1,937*
E. Strategic Allocations (in Gloucester City)	620
F. Strategic Allocations “Urban Extensions” (in Tewkesbury Borough – meeting Gloucester’s housing need)	5,262
Total	13,393
<p>* 1,360. Please refer to explanation on pages 15 & 16 of this report. Source: Gloucester Housing Monitoring Report 2016 – covering the Monitoring Period 1st April 2015 to 31st March 2016. These figures also accord with the figures for the JCS Proposed Modifications stage that that was agreed for consultation by Gloucester City Council’s Full Council on 24th October 2016.</p>	

A. Completions

The figure 2,526 represents completions in Gloucester City from 2011 to 2016. This figure is calculated through an interrogation of planning and other housing data and reported on in the Council’s Annual Housing Monitoring Reports.

B. Deliverable Commitments – Residential

The table below details the major residential commitments for Gloucester City, that is, sites of 10 or more dwellings that have planning consent and have yet to become completions. Please note that this table details commitments as of 1st April 2016.

Major Residential Commitments for Gloucester City		
Site	Ward	Number of Dwellings still to Deliver (as of 1st April 2016)
Kingsway (whole area Outline Consent)	Kingsway	297
Kingsway Framework 4 (Area 4A4)	Kingsway	184
Kingsway Framework 4 (Parcel 4B4)	Kingsway	130
Kingsway Framework 4 (Parcel 4B2)	Kingsway	120
Kingsway Framework 4 (Parcel 4A2)	Kingsway	133
Kingsway Framework 4 (Area 4A3ii – part 2)	Kingsway	15
117-119 Southgate Street	Westgate	4
St Gobain / Wellman Graham / Contract Chemicals Site, Bristol Road	Podsmead	258
17 Old Elmore Lane	Quedgeley Severnvale	2
Mayos Land	Quedgeley Fieldcourt	1
Former Gloscat Buildings, Brunswick Road	Westgate	134
Hucclecote Centre	Hucclecote	27

45-47 Northgate Street	Westgate	12
Bruton House	Westgate	3
Mitchells 88 Bristol Road	Moreland	7
Barbican House 31 Barbican Road	Westgate	13
Rear of 143-147 Barton Street	Barton & Tredworth	12
Tyndale Mission Hall & 98A Painswick Road	Matson & Robinswood	8
Land Between 11 & 25 St Peters Road	Matson & Robinswood	1
87 Stroud Road	Moreland	7
Blackbridge Allotments, Stroud Road	Podsmead	14
Robinswood Hill Farm, Reservoir Road	Matson & Robinswood	6
19-21, Brunswick Road	Westgate	12
17, 17A & 19 St Johns Lane	Westgate	12
9-13 St Johns Lane	Westgate	11
37-41 Southgate Street	Westgate	15
Conway House 31-35 Worcester Street	Westgate	15
Land At Bakers Quay, Llanthony Wharf and Monkmeadow bounded by Southgate Street Llanthony Road & St Ann Way	Westgate	534
Land at Bakers Quay	Westgate	166
Land rear of 66-72 Tuffley Crescent	Podsmead	7
Berkeley House, Falcon Close, Quedgeley	Quedgeley Severnvale	13
Land Rear of 31-49 Birch Avenue	Coney Hill	9
29 North Upton Lane	Barnwood	6
Adjacent to 1 Hopewell Street	Barton & Tredworth	6
Bewick House, Denmark Road	Kingsholm & Wotton	1
Land To Rear Of 7-11 Kemble Road	Tuffley	9
Bastion House and No. 28 Brunswick Road	Westgate	9
Friary House, 46-50 Southgate Street	Westgate	18
Fitzalan House, Park Road	Westgate	35
Prince Of Wales Pub, Prince Street	Westgate	0
Cathedral House, Three Cocks Lane	Westgate	15
Former RAF Club, 6 Spa Road	Westgate	14
Albion House, 77 Southgate Street	Westgate	22
The Lodge, 19 Brunswick Square	Westgate	10

A small number of smaller consented sites also currently contribute to the City's housing land supply. These are either under construction or not started as of 1st April 2016 and amount to a total of 202 dwellings. Further details of these consents can be found in the City's Annual Housing Monitoring Report on the City Council website.

Deliverable Commitments – Employment

The table below details recent Major Employment Commitments for Gloucester City.

Major Employment Commitments for Gloucester City (Over 100 sq. m)		
Site	Ward	Commitments: number of ha / sq. m still to deliver (as of 1st April 2016)
Waterwells Business Park		2.24 ha
Bus Station & Market Parade		/
Western Waterfront - St Oswald Park - Gloucester Quays - Gloucester Docks		/
Land at RAF Quedgeley		1.63 ha
Land at Bristol Rd (Contract Chemicals, St. Gobain and Wellman Grahame sites)		0.75 ha of employment land
RMC Site Waterwells		0.24 ha
Land East of Waterwells		3.57 ha
Land at Northern Railway Triangle		0.98 ha
Site Adjacent to Hemmingsdale Road		407 sq. m
Imperial Gate Business Park		4,039 sq. m
Bybrook House, Lower Tuffley Lane		1,174 sq. m
Medical practice, Glevum Way		896 sq. m
Land at Barnwood Point		1,209 sq. m
Lidl Supermarket, Eastern Avenue		1,306 sq. m
Wessex House, Great Western Road (Car Parking)		6,347 sq. m
Milestone School (Extension)		1,430 sq. m
Land North of Walls		27,917 sq. m

C. Windfall Allowances

Gloucester City's windfall allowance is 832 dwellings up to 2031. This is based on the average number of dwellings that have come forward as windfalls every year in recent years. A windfall allowance allows for dwellings which were not specifically identified as part of the expected supply in the Local Plan process. Windfalls normally come from previously developed sites that unexpectedly become available.

D. Gloucester City Plan Site Allocations

This is the potential number of dwellings (as well as employment / educational development) that it is estimated can be delivered from smaller (i.e. non-strategic) site allocations in the City Plan. The proposed sites and their potential are presented in detail in the next section.

E. Strategic Allocations in Gloucester City

Gloucester City has very little room to expand outside its administrative boundaries there are relatively few available development sites in the city itself. So over the next few years, major housing and employment growth will take place at Strategic Allocations. The JCS Strategic Allocations for Gloucester are:

- Winnycroft Strategic Allocation (620 dwellings) – In Gloucester City meeting Gloucester’s housing need.

F. Strategic Allocations – “Urban Extensions” (in Tewkesbury Borough)

All of the below urban extensions which are in Tewkesbury Borough but which meet Gloucester City’s housing need to 2031:

- Innsworth (1,300 dwellings)
- Twigworth (1,363 dwellings)
- South Churchdown (1,100 dwellings)
- North Brockworth (1,500 dwellings)
- Other sites covered by any Memoranda of Agreement

Site Allocations for City Plan

The following is the list of proposed Site Allocations, to be consulted on in the Gloucester City Plan Consultation in early 2017.

Summary of Site Allocations						
Ref No.	2013 Consultation Ref No.	SALA Ref No.	Site Name	Ward	Gross Area (ha) ----- Potential Capacity	Proposed Development
SA01	A2	SUB09	Land at ‘The Wheatridge’	Abbeydale	2.28 ha --- 50 units	Residential / Educational
SA02	Not in	SUB25	Barnwood Manor, Barnwood Road	Barnwood	1.95 ha --- /	Residential
SA03	B2	SUB56	Gloucester Mail Centre, Eastern Avenue	Barnwood	2.25 ha --- /	Employment
SA04	E2	SUB04	Helipebs, Sisson Road	Elmbridge	1.6 ha --- 50 - 60 units	Residential
SA05	Not in	SUB43	Allstone site, Myers Road	Elmbridge	5.26 ha --- 250 units	Residential
SA06	KW1	SUB52	Former Civil Service Club, off Estcourt Road	Kingsholm & Wotton	3.6 ha --- 20 units	Residential
SA07	KW4	ED044	67-69 London Road	Kingsholm & Wotton	0.35 ha --- 30 units	Residential
SA08	KW5	SUB51	Wessex House off Great	Kingsholm & Wotton	0.25 ha ---	Residential / Mixed use /

			Western Road		20	Educational use
SA09	KW8	HA20	Great Western Road Sidings	Kingsholm & Wotton	4.34 ha --- 100	University Technical College (UTC) on part / also Residential / Mixed use
SA10	L2	HA26	Land off Leven Close	Longlevens	1.4 ha --- 20 units	Residential
SA11	Not in	FS13	Land Adjacent to St Aldates	Matson & Robinswood	0.5 ha	Residential
SA12	Not in	/	Blackbridge Sports Hub, off Podsmead Road	Podsmead	10.47 ha --- /	Sports Hub
SA13	QF1	EA03	Land east of Waterwells Business Park	Quedgeley Fieldcourt	6.1 ha for residential / 1.8 ha for employment --- 150 units	Residential on two southern portions / Employment on northern section
SA14	QSV1	SUB18	Land at Clearwater Drive	Quedgeley Severnvale	2.09 ha --- 15 units	School or possibly residential
SA15	WN4	HA02	King's Quarter	Westgate (City Centre)	2.2 ha --- 50 units	Retail, Market hall, Residential & Other uses
SA16	WN3	HA17	Greater Blackfriars	Westgate (City Centre)	4.8 ha --- 400 units	Retail, Other City Centre Uses, Residential
SA17	WN6	FS02	Southgate Moorings off Commercial Road	Westgate (City Centre)	0.5 ha --- 40 units	Mixed use development including residential
SA18	WN2	FS10	104 Northgate Street	Westgate (City Centre)	0.06 ha --- 20 units	Residential & Commercial
SA19	Not in	FS16	Land adjacent to Eastgate Shopping Centre	Westgate (North)	0.32 ha --- /	Retail
SA20	Not in	SUB28	Land at St Oswalds	Westgate (North)	2.5 ha --- 60 units	Residential
SA21	Not in	/	Former Town Ham Allotments off Westend Parade	Westgate (North)	1.1 ha --- /	Extension to existing site for Travelling Showpeople
SA22	WS11	EA04	Secunda Way Industrial Estate	Westgate (South)	0.7 ha --- /	Employment
SA23	WS14	SUB54	Land at Rea	Westgate	1.5 ha	Residential

			Lane, Hempsted	(South)	--- 35 units	
					Total capacity: 1,360	
*Site areas are gross site area as per the latest GIS calculation.						

All of the above sites make up the City Plan capacity contributing to Gloucester's housing supply. Additional to these sites are the following sites which have been granted planning permission post 31st March 2016. These sites were due to be allocated in the City Plan but came forward and were granted permission before or during the process of allocation selection.

At present their totals are counted (contributing to the 1,937 figure) under the heading: Gloucester City Plan Site Allocations, but in the Housing Monitoring Report 2016/17 they will be counted as commitments which were granted permission in the monitoring period 1st April 2016 to 31st March 2017.

Proposed Allocations that became Commitments – To be reported on in the 2016/17 Housing Monitoring Report					
2013 Consultation Ref. No.	SALA Ref. No.	Site Name & Permission Ref.	Ward	Capacity	Development
BT1	HA21	Norville Factory, Tarrington Road (16/00815/FUL)	Barton & Tredworth	60 estimated --- 63 permitted	Residential
KW6	HA12	Telecom House, Great Western Road (16/00303/FUL)	Kingsholm & Wotton	25 estimated --- / car park	Was proposed for residential – permitted for parking
L1	SUB50	Former Bishops College (16/00631/OUT)	Kingsholm & Wotton	90 estimated --- 90 permitted	Residential
T1	SUB44	Land South of Grange Road (16/00165/OUT)	Tuffley	250 estimated --- 250 permitted	Residential
/	ED011	Former Kwiksave, Northgate Street (16/00142/FUL)	Westgate	95 estimated --- 95 permitted	Residential
/	SUB57	Newark Farm, Hempsted (15/01494/FUL)	Westgate	46 estimated --- 44 permitted	Residential

1,937 is a figure 'at a point in time' – (the end of the current housing monitoring period: 31st March 2016). It accords with the JCS Proposed Modifications as passed for consultation by Gloucester City Council's Full Council on the 24th October 2016. But the current proposed allocations figure in the City Plan January 2017 Consultation is 1,360. Taking 1,937 as a start, this figures was arrived at as:

- Site SA02 Barnwood Manor (20 units) was identified and added as a proposed allocation.

- 6 significant sites (making up 566 housing units) have got planning permission and become commitments as explained in the table above.
- 2 small sites: Mead Road (8 units) and Land South of Barnwood (23 units) were not included as proposed allocations due to uncertainties over availability.

The recent changes from allocations to commitments to completions will be recorded in the Council's next Housing Monitoring Report which monitors the period 1st April 2016 to 31st March 2017. It is also expected that, as this City Plan consultation is a 'call for sites', that Gloucester's supply through proposed allocations will increase and be reported in the next stage of consultation.

The following are the detailed schedules for the proposed Site Allocations. Sites are presented on a ward basis and some background information from existing ward profiles is included.

Abbeydale
Abbeydale is one of Gloucester's smaller wards. It was formerly part of the larger 'Abbey Ward' but in recent boundary changes 'Abbey' was split into Abbeymead to the west (including part of Hucclecote) and Abbeydale to the east. Abbeydale is a popular area of the city with good quality modern housing stock and facilities. The ward is constrained by the M5 motorway on its southern boundary, but has functional links with Upton St Leonards in Stroud District.
Note potential boundary changes, but see also: 2013 Ward Profile
SA01: Land at 'The Wheatridge'
Site description and overview: The site is a greenfield site. It is currently vacant, grassed land surrounded by residential development on all sides. There are a number of mature trees on the boundary and in the centre of the site. This site was included as a development opportunity in the 2013 City Plan Sites consultation.
Gross site area: 2.28 ha.
Summary of responses to previous consultation: <ul style="list-style-type: none"> • This part of Abbey/Upton currently suffers from a general lack of public open space, and it is critical to the local people and wildlife that this area is left untouched. • Need for open space, used by dog walkers, pedestrians, horses. • It's a nature corridor and habitats for wildlife will be lost. • Concerns about the impact on the road junction. • Any development should be small, keep as much of the field as possible.
Proposed allocation: <ul style="list-style-type: none"> • Residential development of up to 50 dwellings with formal public open space. The site is also potentially suitable for educational use.
Constraints: <ul style="list-style-type: none"> • The site has unknown archaeological potential. Further archaeological assessment may be required.
Sustainability Appraisal findings:

<ul style="list-style-type: none"> • Minor negative SA scores for soil quality and landscape.
Site specific requirements: <ul style="list-style-type: none"> • At least 50 dwellings. • New public open space. • Neighbourhood area for children’s play. • Archaeological assessment.

Barnwood

Barnwood is a large and varied Gloucester ward. It includes popular residential areas with good schools and facilities. The northern part of the ward hosts some of Gloucester’s significant employers namely: Unilever’s Walls factory and the EDF Energy offices. In recent boundary changes Coney Hill Ward has been formed out of the south west part of Barnwood.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA02: Barnwood Manor, Barnwood Road

Site description and overview:
 Occupied and functioning sheltered retirement accommodation. The nursing home is not included in the development area and would remain. The site is situated in a predominantly residential area and would provide the opportunity for the intensification of residential use whilst protecting the setting of the Listed Barnwood Manor.

Gross site area: 1.95 ha.

Summary of responses to previous consultation:

- Not subject to consultation.

Proposed allocation: Residential development of up to 20 dwellings.

Constraints:

- Development within the curtilage of a Listed building and would impact on the setting.
- Part of the site is in Flood Zone 2.
- Trees with Tree Preservation Orders.
- An area of high archaeological potential.

Sustainability Appraisal findings:

- Major negative SA scores for health. Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive. Minor negative SA scores for soil quality and townscape / landscape.

Site specific requirements:

- Up to 20 residential dwellings.
- Enhanced pedestrian permeability needed through site.
- Equipped children’s play areas.
- Built heritage and archaeological assessment.

SA03: Gloucester Mail Centre, Eastern Avenue

Site description and overview:
 Site of former Royal Mail sorting office and distribution centre. When operating fully the site had various different employment types including office and storage and distribution. Part of the site is currently still occupied and use for storage and

distribution. The site is surrounded by employment uses and the line railway line to the west with no connectivity to surrounding residential uses. Given its location and surrounding uses it is not considered suitable for residential development but offers the opportunity for redevelopment in whole or in part to provide for a different form of B Use Class employment.

Gross site area: 2.25 ha.

Summary of responses to previous consultation:

- Site is known as Gloucester Mail Centre.
- At present nearby uses include retail, residential, a drive through restaurant as well as warehousing and offices. So, Royal Mail considers that the area should be characterised as mixed use.
- No evidence of ‘possible contamination’ on site.
- The references to the traffic capacity of the Walls and C&G roundabouts is not a site specific issue and should also be deleted. It is noted that this issue is not noted in the schedule entries for sites B1 and B2, which is inconsistent. The Mail centre site’s existing single vehicular access to the north bound carriageway of the A38 Eastern Avenue is a constraint and should be added.
- There is an extensive planning history for this site going back to 1955. The site is ‘Sui generis’ use but effectively a B class use.
- The Proposed uses section should be amended to read as follows: ‘Existing employment land to be retained for employment purposes. Uses that make an exceptional contribution to the image and regeneration of Gloucester will also be considered.’

Proposed allocation:

- Employment use.

Constraints:

- Western boundary of the site is mainline railway, so potential noise and vibration issues.
- Local heritage value and potential archaeological investigations may be needed.

Sustainability Appraisal findings:

- Yet to be assessed.

Site specific requirements:

- Build heritage and archaeological assessment.

Elmbridge

Elmbridge used to be one of Gloucester’s smaller wards but it has increased in area as a result of recent boundary changes. The south west of the ward now includes Armscroft Park and the northern railway triangle, which were previously in Kingsholm and Wotton. The ward has a close relationship with the neighbouring wards of Barnwood and Longlevens. The ward contains popular schools and community facilities. Generally crime levels are low and household incomes are above the UK average.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA04: Helipebs, Sisson Road

Site description and overview:

<p>This is an occupied and functioning industrial site. It is surrounded by residential uses and public open space. Industrial uses are located across the railway line to the west. Whilst an existing employment site, it is understood that the occupier has found alternative accommodation within the City. Given the proximity to other residential dwellings (most of Sisson Road) it is considered that redevelopment to provide further residential dwellings is the most suitable alternative use.</p>
<p>Gross site area: 1.6 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • This is a functioning site and should not therefore be allocated.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Residential development, 53 dwellings.
<p>Constraints:</p> <ul style="list-style-type: none"> • Potential contamination issues. • Impact on local industrial heritage. • The site is adjacent to the railway and industrial uses so potential noise and vibration issues.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • No negative SA scores given.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • At least 53 residential dwellings. • Neighbourhood area for children's play.
<p>SA05: Allstone site, Myers Road</p>
<p>Site description and overview:</p> <p>This is an occupied and functioning aggregate and waste recycling facility. Surrounded by industry / employment, residential, railway line and public open space. Relocation of existing uses to an appropriate alternative site required to make the site available for residential development.</p>
<p>Gross site area: 5.26 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • None - Not included in the consultation.
<p>Proposed allocation:</p> <p>Residential development of up to 250 dwellings.</p>
<p>Constraints:</p> <ul style="list-style-type: none"> • Flood risk on a small portion of the site nearest to Wotton Brook. • Area of Principal Archaeological Interest. • Potential contamination issues. • Impact on local industrial heritage. • Adjacent to railway and other industrial uses so potential noise and vibration issues.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Minor negative SA scores for sustainable transport and traffic.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • Around 250 dwellings to include affordable units. • Strategic cycle/footway link to the city centre to link with GWR sidings cycle/footway. • Public open space. • Equipped children's play areas..

- Contribution to formal sport.

Kingsholm & Wotton

As a result of recent boundary changes, Kingsholm and Wotton Ward has recently reduced in size. The ward is varied and interesting in terms of housing stock and neighbourhoods. It is close to the city centre and contains the city's railway station and main hospital - Gloucester Royal Hospital. The ward is also home to Kingsholm Rugby Stadium; which is an important part of Gloucester's cultural life and identity.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA06: Former Civil Service Club, off Estcourt Road

Site description and overview:

Former sports pitches and facilities including changing rooms and a club house that has been lying vacant for a number of years. Accessed from Estcourt Road, bounded by Denmark Road and Kingsholm Conservation Area to west, south and east. The adopted Gloucester Playing Pitch Strategy (PPS) identifies a shortfall of playing fields in the City to provide for current and future needs. However, the site has been sold to a housing development and there is very little chance that the site will be reinstated for community sports use. With this mind, the Council will consider the redevelopment of part or the entire site provided that significant contributions are made to the developer of what sports facilities would be lost from the site and the needs identified in the PPS. This could take the form of: retained playing pitches and ancillary facilities on part of the site as well as financial contributions to improve existing facilities elsewhere and/or the redevelopment of the whole site but with significant financial contributions for sports facilities elsewhere.

Gross site area: 3.6 ha.

Summary of responses to previous consultation:

- Concern regarding the loss of the playing fields and open space.
- Consider as potential location for Gloucester City Football Club.
- Well located in relation to the City Centre, but potential to generate a significant number of trips that will need to be considered.
- Need to check BGS maps for this site.

Proposed allocation:

- Residential development of up to 20 dwellings.

Constraints:

- Flood risk (majority of site is in Flood Zone 2).
- Conservation areas to south, east and west.
- Previous use of playing fields and ancillary facilities.

Sustainability Appraisal findings:

- Major negative SA scores for flood risk. Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive.

Site specific requirements:

- Up to 20 dwellings.
- New public open space.
- New contribution to formal sports provision.

<ul style="list-style-type: none"> • Neighbourhood play area for children.
SA07: 67-69 London Road
<p>Site description and overview: This is a small brownfield site with residential uses to the north, west and east and BBC Gloucestershire studios to the south. The site currently has two long-term vacant office units and there is an opportunity for demolition and redevelopment for residential development. The site is located in close proximity to the City Centre and has excellent links to the sustainable transport network.</p>
Gross site area: 0.35 ha.
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • No comments specific to this site.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Residential development of at least 30 dwellings.
<p>Constraints:</p> <ul style="list-style-type: none"> • London Road Conservation Area. • Archaeological potential owing to proximity of Roman Road • Mature trees located around periphery of site.
<p>Sustainability Appraisal findings: No negative SA scores given.</p>
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • Redevelopment of a brownfield site to include approximately 30 dwellings. • Retention of TPO trees at site.
SA08: Wessex House, off Great Western Road
<p>Site description and overview: This site has been vacant for a considerable period of time and was previously used as an electrical wholesalers - Edmundson Electrical Ltd. It is located in close proximity to Gloucestershire Royal Hospital and has connections to other uses within the wider area including residential and business and is located within the boundary of the Housing Zone. It is also located in very close proximity to the City Centre and has excellent access to the sustainable transport network, being adjacent to the bus and rail interchange (which will be subject to significant improvements as part of the King's Quarter redevelopment). There is however a poor connection to the City Centre and the station via an underpass which is in need of significant improvements. The site offers the opportunity for redevelopment to provide for a range of uses, including residential or employment.</p>
Gross site area: 0.25 ha.
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • There were no comments specific to this site.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Residential or employment. • Potential for educational use.
<p>Constraints:</p> <ul style="list-style-type: none"> • Area of Principal Archaeological Interest. • Noise and vibration from railway. • Possible contamination from former railway uses.
<p>Sustainability Appraisal findings: Minor negative impacts on sustainable transport and traffic.</p>

Site specific requirements:

- Redevelopment of a brownfield site to include residential units.
- Improvements to station underpass.

SA09: Great Western Road Sidings**Site description and overview:**

Extensive area of railways sidings to the south of Great Western Road and north of Metz Way. The site contains vacant and redundant buildings, railway tracks and open scrubby land. Access is from Great Western Road. The site is still in operational use by Network Rail, but is being marketed and may in future be accessible to the Homes and Communities Agency (HCA). The HCA are actively looking to accelerate housing delivery at this site as lies within Gloucester City Housing Zone. Freight sidings are either currently being relocated to southern triangle or there is a future plan to undertake this. As of September/October 2016, the University of Gloucestershire has proposed using part of the site (1.15 ha) directly opposite Gloucestershire Royal Hospital's main entrance for a University Technical College. Their proposals include a new 3 storey building, car parking, landscaping and 2 five a-side football pitches.

Gross site area: 4.34 ha.

Summary of responses to previous consultation:

- The site would be opened up if a new entrance to the station were to be provided giving access onto platform 4.

Proposed allocation:

- University Technical College.
- Residential development, 100 dwellings.
- Whole site may lend itself well to employment development.

Constraints:

- Noise, vibration & air pollution from railway..
- Area of Principal Archaeological Interest.
- Contamination from former railway use.

Sustainability Appraisal findings:

- Minor negative impacts on sustainable transport & traffic.

Site specific requirements:

- University Technical College
- 100 dwellings.
- New strategic cycle and footway linking to City Centre and to any future development on Site SA05, Allstone site, Myers Road.
- Large children's play area.
- Formal sport provision.
- Public open space.

Longlevens

Longlevens is an attractive suburb to the north of the City. It has a good quality housing stock and good facilities such as an excellent library, popular primary schools, sports facilities and shops. The ward is also home to the University of Gloucestershire. There are good public transport links to the City Centre and also to Churchdown and Cheltenham.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA10: Land off Leven Close
<p>Site description and overview: The site is a former playing field/pitch surrounded by residential uses. Access to the site is locked and therefore it is not public open space. Current access is off Paygrove Lane. The site is in close proximity to Longlevens Infant School. It was previously used as playing fields for use by the wider community and local schools. It is understood however that this was a significant time ago. The site offers the opportunity for a limited amount of residential development whilst retaining a significant amount of public open space and /or playing pitches for use by the wider community.</p>
<p>Gross site area: 1.4 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • Loss of playing fields will be detrimental. • Need to check BGS maps for this site.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • A residential development of 20 dwellings with open space.
<p>Constraints:</p> <ul style="list-style-type: none"> • No obvious constraints.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Potential minor negative impacts on the historic environment.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • 20 dwellings. • Comprehensive SUDS scheme required.

Matson and Robinswood
<p>Matson and Robinswood Ward is located to the south of the city with the southern boundary abutting the M5 motorway. Much of the housing stock is post-war social housing and the layout and built form of the ward is strongly influenced by Robinswood Hill which dominates the western third. The ward (and particularly Matson estate) contains high levels of deprivation, low household incomes, a high number of benefit claimants and a lack of employment opportunities. On the positive side, Matson's residents are fortunate to have good community facilities an easy access to public open space and beautiful rural areas.</p> <p>Note potential boundary changes, but see also: 2013 Ward Profile</p>
SA11: Land Adjacent to St Aldates
<p>Site description and overview: The site is in a residential area. On site is a former church hall which was originally a mission building for the local community. Now this wooden structure is in a poor state of repair. Demolition of this structure would release land for development along with part of vicarage grounds & release funds for repair of the listed St Aldates building.</p>
<p>Gross site area: 0.5 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • None – not included in the consultation.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Residential development, 20 dwellings.

Constraints:

- Adjacent to Grade II* Listed Building.
- Loss of existing community facility to be assessed against policy.
- TPO trees on site
- Parking required for residents and for church /community use.

Sustainability Appraisal findings:

- Minor negative impacts on soil quality and landscape / townscape.

Site specific requirements:

- 20 dwellings.
- Equipped children's play area.
- Community uses could be accommodated in the church building, post development.

Podsmead

In terms of land area, Podsmead is one of the smallest wards in Gloucester. It has a strong sense of local identity and community as well as good levels of open space, playing pitches and community facilities. It also has good public transport links, access to the canal and pleasant views to Robinswood Hill. However the ward also has some of the highest levels of deprivation in Gloucester and the highest proportion people living in social rented housing in the City.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA12: Blackbridge Sports Hub**Site description and overview:**

Playing field site with an actively used running track. Other than this the site is underused and has been identified in the adopted Gloucester Playing Pitch Strategy and Artificial Grass Pitch Strategy as being a significant opportunity for the creation of a sports hub to the southern half the City, to complement that being taken forward at the University of Gloucestershire and Oxstalls Sports Park. This could be in combination with adjacent sports pitches. The City Council, along with Active Gloucestershire, has recently committed funding to commission external support in preparing a feasibility study looking at potential improvements to existing pitches and the provision of new sports facilities. The site could be delivered in part through S106 and/or CIL contributions (once adopted).

Gross site area: 10.47 ha.

Summary of responses to previous consultation:

- None – not included in the consultation.

Proposed allocation:

- Multi-sports hub, potentially in combination with adjacent sports pitches / sites.

Constraints:

- No major land-use constraints, although it is understood that parking and access arrangements are currently difficult.

Sustainability Appraisal results:

- Yet to be assessed.

Site specific requirements:

To act as a sports hub for Gloucester. The exactly nature of this is yet to be determined but feasibility work is currently on-going. The site could be delivered in

part through S106 and or CIL contributions (once adopted).

Quedgeley Fieldcourt

Quedgeley Fieldcourt is the most southerly of Gloucester's wards. The ward is divided east and west by the A38. To the east is the older and more established area of Quedgeley, and to the west is the rapidly developing area of new housing and employment development. This area includes Waterwells Business Park, and major County Infrastructure namely the Gloucestershire Constabulary building and the Compass House Custody Suite.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA13: Land East of Waterwells Business Park

Site description and overview:

This is a greenfield site with a small number of dwellings in the centre. The site is bounded by the railway line to the east and by employment development (off Brunel Court and Marconi Drive) to the west. To the south lie open fields. Naas Lane runs through the site and provides access via a narrow railway tunnel to Brookthorpe and Colethorp in Stroud District. About one quarter of the site is consented for employment use.

Gross site area: 6.1 ha for residential / 1.8 ha for employment

Summary of responses to previous consultation:

- Residential development will be the most appropriate on this site.
- Evidence is needed to test the transport impact of this proposed allocation and in particular the additional traffic which would use Junction 12 of the M5. Additionally what mitigation measures will accompany the development?
- The site is better suited to residential development as opposed to employment use. Necessary community services are now becoming available in this area.
- The best road/access through would be at the rear of Waterwells Business Park, but would be interested in looking at alternative routes in to the land.

Proposed allocation:

Residential development, 150 dwellings.

Constraints:

- Area of Principal Archaeological Interest.
- Further built heritage and archaeological assessment required.
- Part of the site is in Flood Zones 2 & 3.

Sustainability Appraisal findings:

- Major negative SA scores for soil quality. Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive.
- Minor negative SA scores for townscape / landscape and health.

Site specific requirements:

- 150 dwellings.
- Enhanced pedestrian routes to Kingsway.
- Integration with Hunts Grove development (Stroud District).
- Open space provision.
- Equipped children's play area.

- Contribution to formal sport.

Quedgeley Severnvale

Quedgeley Severn Vale Ward is situated to the south west of the City and is the northern most ward in Quedgeley Parish, which also includes Quedgeley Fieldcourt ward. The ward is bounded to the west by the River Severn and is bisected by the Gloucester to Sharpness Canal which runs north east to south west through the ward. The predominant land use to the west of the canal is agriculture while residential development lies to the east of the canal. The employment areas of Green Farm and Olympus Park are situated in the north east of the ward.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA14: Land at Clearwater Drive

Site description and overview:

This is a greenfield site with residential development on three sides and the Gloucester/Sharpness canal to the north.

Gross site area: 2.09 ha.

Summary of responses to previous consultation:

Partial development of this site ensuring that nature conservation assets are managed and enhanced long-term is accepted from a biodiversity perspective on this County Council owned site. The site is designated as a Key Wildlife Site and thus an ecological survey and assessment will be needed to inform any detailed development proposals that might come forward.

Proposed allocation:

2 Form Entry Free School.

Constraints:

- Half of site in Flood Zone 2.
- Wildlife and nature conservation considerations (Key Wildlife Site) to north west of site.

Sustainability Appraisal findings:

- Minor negative SA scores for biodiversity, soil quality and townscape/landscape. Potential sustainability issues in relation to these areas, but with the possibility of mitigation and/or negotiation.

Site specific requirements:

- 2 Form Entry Free School.
- Or 15-30 dwellings plus enhanced public open space provision.
- Large children's play area.

Westgate (City Centre)

Westgate ward is the largest ward in Gloucester in terms of land area. It is located to the northwest of the city and includes two distinct parts; the city centre and Hempsted. The city centre forms the historic core of Gloucester, with Roman occupation commencing in AD 65 – 70. The basic layout of the city, with its 'gate' streets was laid out at this time. The ward includes the historic docks and other key sites and areas that have either been regenerated in recent times, or are in the process of regeneration such as Gloucester Quays, the Kings Quarter area, Greyfriars and Blackfriars.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA15: King's Quarter

Site description and overview:

This central site is a priority regeneration site for Gloucester City Council. It has excellent access to services, facilities and employment. In terms of public transport the City's new bus station is being built within the site and Gloucester railway station is located at very close proximity opposite the site. Located within the Regeneration Area and Housing Zone.

Gross site area: 2.2 ha.

Summary of responses to previous consultation:

- Important that the vitality and viability of the primary shopping area is protected and not undermined by developments in out of centre locations.
- Need to provide meaningful links between the existing redevelopment sites in this area.
- Kings square should be a park with surrounding cafes and restaurants.
- Need for quality housing close to the centre and to encourage city centre living.
- Fill empty shops in the city centre before any extra retail facilities are provided in King's Square.
- Provide for a multi-service development on that site, including an incorporated new facility that delivers traditional and modern library and information services alongside other information and cultural links.
- Need for a new bus station and individual shops rather than chains.
- Use Woolwich Square in London as a successful design example; it's always busy and used by all ages.
- Enforce traffic free areas.

Proposed allocation:

- Mixed town centre uses.
- As per July 2016 Master plan options: 5,000 – 10,000 sq. m gross retail (including small-scale convenience retail and ancillary A3, A4 and A4 uses), a new market hall, residential dwellings and student accommodation.

Constraints:

- Listed buildings.
- Area of Archaeological Interest.
- City Centre Conservation Area.
- Flood risk.
- Below ground Scheduled Ancient Monument.

Sustainability Appraisal findings:

- Minor negative SA scores for flood risk, the historic environment and public open space. Potential sustainability issues in relation to these areas, but with the possibility of mitigation and/or negotiation.

Site specific requirements:

- At least 50 dwellings.
- 5,000 - 10,000 sq. m gross retail.
- New indoor market hall.
- Enhanced pedestrian and cycle linkages from city centre to railway and bus

<p>station.</p> <ul style="list-style-type: none"> • Improved public realm and open space. • A careful and sympathetic understanding and interpretation of the historic environment including Whitefriars Priory.
<p>SA16: Greater Blackfriars (Incorporating: Quayside & Barbican, Gloucester Prison, Ladybellgate Street Car Park, Longsmith Street Car Park and The Fleece).</p>
<p>Site description and overview:</p> <p>This complex brownfield site lies in the south west quadrant of the city centre. It has long been in need of regeneration. The successful redevelopment of this site would have major positive effects on the vitality and viability of the city centre and linkages between the centre, the historic docks and the River Severn. The County Council and City Council are working in partnership on this important area to progress a Master plan by way of a Local Development Order (LDO). The adoption of the LDO will enable a simplified planning regime for specified development. The LDO will effectively grant planning permission for specified types of development set out in the Order and accompanying Design Guide. Site located within the Regeneration Area and Housing Zone.</p>
<p>Gross site area: 4.8 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • Uses within the Greater Blackfriars redevelopment should complement and not compete with the Primary Shopping Area (PSA). • A key objective could be to bring existing heritage assets into active use within a specified time frame, to act as an anchor for the Quarter and a focus for the development of a creative/cultural hub. • The Ministry of Justice (MoJ) support Gloucester City Council in its wider regeneration aims for the Greater Blackfriars area and it is recognised that the prison is an important component part of the regeneration. The former prison should be identified as a self-contained development site and should be identified as a predominantly residential led development. • Flooding is a major concern especially the north west part of the Greater Blackfriars area.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Residential-led development, student accommodation and retail and ancillary town centre uses. At least 400 dwellings.
<p>Constraints:</p> <ul style="list-style-type: none"> • Flood risk • Scheduled Monuments • Listed Buildings • Conservation Areas • Areas of Principal Archaeological Interest.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Minor negative SA scores for sustainable transport & traffic, flood risk, the historic environment and pollution and amenity. Potential sustainability issues in relation to these areas, but with the possibility of mitigation and/or negotiation.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • At least 400 dwellings.

<ul style="list-style-type: none"> • 4,000 sq. m gross retail. • Active ground floor frontages. • Student accommodation. • Multi storey car park to replace parking lost elsewhere on site. • Enhanced pedestrian connectivity between the City Centre, the Docks and Alney Island. • New public open space/square to enhance setting of Blackfriars Priory. • Active interpretation and public access to Gloucester Castle. • Contributions to strategic infrastructure delivery.
SA17: Southgate Moorings off Commercial Street
<p>Site description and overview: The site is located to the south west of Victoria Basin and is currently used as a pay and display car park for Gloucester Docks and the City Centre.</p>
Gross site area: 0.5 ha.
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • The site is currently being used as a car park, it needs to be separated from Site WN6 and handled as a single development opportunity.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Mixed-use redevelopment.
<p>Constraints:</p> <ul style="list-style-type: none"> • Flood risk. • Docks Conservation Area. • Adjacent to Listed Buildings.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Minor negative SA scores for sustainable transport, the historic environment and education. Potential sustainability issues in relation to these areas, but with the possibility of mitigation and/or negotiation.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • At least 40 dwelling units. • Potential for HQ office building. • Active ground floor frontage to Southgate Street.
SA18: 104, Northgate Street
<p>Site description and overview: A small vacant/derelict site located in Gloucester City Centre. The site had a previous planning permission for residential development and is located within the Regeneration Area and Housing Zone .</p>
Gross site area: 0.06 ha.
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • Has the potential (along with other city centre sites) to be a significant trip generator. • Performs well in terms of the SA, but some doubts over deliverability.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Residential with commercial uses on the ground floor. 20 dwellings and 50 sq. m for commercial uses.
<p>Constraints:</p> <ul style="list-style-type: none"> • In a Conservation Area. • In proximity to Listed Buildings.

<ul style="list-style-type: none"> • In proximity to Area of Principal Archaeological Interest.
Sustainability Appraisal findings: <ul style="list-style-type: none"> • No negative SA scores given.
Site specific requirements: <ul style="list-style-type: none"> • 20 dwelling units. • Commercial activity at ground floor. • Integration required with Kings Quarter redevelopment opportunities.

Westgate (North)

The northern part of Westgate Ward includes the City Centre, Alney Island Nature reserve and St Oswald's Retail Park. A large proportion of the eastern part of this area is in Flood Zone 3.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA19: Land adjacent to Eastgate Shopping Centre

Site description and overview:

The site is located in Gloucester City Centre adjacent to a Scheduled Monument and a new residential development. On site is an existing market hall and former bowling green. Site located in the Regeneration and Housing Zone.

Gross site area: 0.32 ha.

Summary of responses to previous consultation:

- None – not included within the consultation.

Proposed allocation:

- Up to 5,000 sq. m gross retail, with other main town centre uses.

Constraints:

- Adjacent to Scheduled Monument.
- Within City Centre Conservation Area.
- Potential archaeological constraints requiring further consideration.
- Vehicular access to site is a constraint - pedestrian only?

Sustainability Appraisal findings:

- Potential minor negative impact on the historic environment.

Site specific requirements:

- 5,000 sq. m. gross retail and/or residential development contributing to city centre viability and enhanced public surveillance.

SA20: Land at St Oswalds

Site description and overview:

This is a vacant site surrounded by retail development. Residential development is under construction adjacent to the site. Housing development could be a continuation of these developments. The site is located in the Regeneration Area and Housing Zone.

Gross site area: 2.5 ha.

Summary of responses to previous consultation:

- None – not included within the consultation.

Proposed allocation:

- Residential development, 60 dwellings.

Constraints:

<ul style="list-style-type: none"> • Flood risk. • Possible contamination from previous uses.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Major negative SA scores for flood risk. Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • 60 dwellings to include affordable units. • Contributions to open space. • Equipped Children’s play area. • Contribution to formal sport.
<p>SA21: Former Town Ham Allotments off Westend Parade</p>
<p>Site description and overview:</p> <p>The site is located to the north west periphery of the City, directly adjacent to existing Travelling Showpeople sites at Pool Meadow and Fairview. The site is owned by the City Council, is well located in terms of access to the road network and fairly close to the City Centre. Given the proximity to the existing Travelling Showpeople community and in the light of the need identified in the most recent assessment, this site could form a useful extension/addition to existing sites.</p>
<p>Gross site area: 1.1 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • None – not included within the consultation.
<p>Proposed allocation:</p> <ul style="list-style-type: none"> • Depending on the outcome of assessment work, a site for Travelling Showpeople – either residential use, open storage use, or a mixture of both.
<p>Constraints:</p> <ul style="list-style-type: none"> • Poor access. • Land contamination and instability. • The presence of a high pressure gas pipe. • Flood risk. • Presence of mature trees and potentially ecologically sensitive areas.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Yet to be tested.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • If the site is found to be deliverable for a residential purpose, an element of affordable accommodation may be required.

Westgate – South (Hempsted)

Hempsted has a long history. As a village it was originally part of Stroud District, but was absorbed into Gloucester City in 1967. It now forms part of the wider built up area of the city. Hempsted landfill site is located to the east of the ward and this area is also prone to significant flooding. Hempsted is an attractive village. Recently developed areas around Monk Meadow are almost entirely residential, but there are new areas of employment along the South West Bypass and a new large Sainsbury’s was built in 2009 backing onto the canal.

Note potential boundary changes, but see also: [2013 Ward Profile](#)

SA22: Secunda Way Industrial Estate
<p>Site description and overview: This is a relatively small and narrow site forming vacant land located adjacent to existing employment units. Located off the Hempsted Bypass (Secunda Way) opposite the new housing development at Quayside Way. The site is surrounded by residential, public open space and employment uses. The development of this site for employment uses would form a natural extension to adjacent employment uses, although it is considered B2 Use Class would not be appropriate given the proximity to existing residential properties.</p>
<p>Gross site area: 0.7 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • Development here would be the worst sort of linear development. • Development would block the view of the green space west of the bypass. • This site is supported. • Development of this and other nearby sites would be damaging to the rural character of Hempsted. • Further development would not be sustainable. • Current infrastructure cannot sustain growth.
<p>Proposed allocation: Employment use.</p>
<p>Constraints:</p> <ul style="list-style-type: none"> • No obvious constraints.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Minor negative SA scores for soil quality and townscape/landscape. Potential sustainability issues in relation to these areas, but with the possibility of mitigation and/or negotiation.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • Avoid B2 Use.
SA23: Land at Rea Lane, Hempsted
<p>Site description and overview: A greenfield site to the south of Chartwell Close, on the south western edge of Hempsted village. The land is agricultural improved grassland bounded by species poor hedge of high to medium landscape sensitivity. The land is adjacent to existing residential properties and would make a small but important contribution to Gloucester's housing supply.</p>
<p>Site area: The gross site area is 1.5 ha.</p>
<p>Summary of responses to previous consultation:</p> <ul style="list-style-type: none"> • Unsuitable development site due to access on Rea Lane. • Lack of infrastructure for education and drainage constraints apply. • These greenfield areas should be protected from development. • Pleasant character of Hempsted would be destroyed. • Inappropriate in terms of impact on Landscape Character Area. • Adverse impact on character of the old village. • Limited access with narrow roads. • Already access problems for emergency vehicles.

<ul style="list-style-type: none"> • Local school too small to cope with more numbers as a result of development. • Instability of land resulting from development of Chartwell close. • The Sustainability Appraisal fails to properly assess the Hempsted sites.
<p>Proposed allocation: Residential development of around 35 dwellings.</p>
<p>Constraints:</p> <ul style="list-style-type: none"> • Adjacent strategic Green Infrastructure (Severn and its wash lands). • Potential impact on Hempsted Conservation Area. • Topography of site constrains development. • Potential archaeological implications. • Site is adjacent to Cordon Sanitaire. • Access into the site is a constraint and off site highway works may be required to bring the site forward.
<p>Sustainability Appraisal findings:</p> <ul style="list-style-type: none"> • Minor negative SA scores for soil quality, townscape/landscape, city centre & local centres and health. Potential sustainability issues in relation to these areas, but with the possibility of mitigation and/or negotiation.
<p>Site specific requirements:</p> <ul style="list-style-type: none"> • Around 35 dwellings. • Enhanced vehicular access to the site. • Large children's play area.

Objectives Met

Joint Core Strategy

- Strategic Objective 2 – Ensuring the vitality of town centres
- Strategic Objective 8 – Delivering a wide choice of quality homes

City Plan

Key Development Principles:

The City Plan Housing policies fully accord with the following City Plan Key Development Principles:

1. To ensure development contributes to deliver a transforming City which brings regeneration benefits, promotes sustainable development and reduces the need for greenfield development by making the most efficient use of previously developed land and buildings.
3. To continue the City's longstanding strategy as set out in previous planning documents of delivering development on a City Centre first approach. This will be delivered through the primacy of Kings Quarter redevelopment. This forms the City's priority regeneration site for delivering a step change in its retail performance, an

improved City Centre environment. It will also act as a catalyst for the wider regeneration of the City Centre.

5. To deliver a City to live in that provides for the growth of sustainable communities where the right choice, balance and mix of housing types is provided to meet the range of needs and aspirations of local people, including those in need of affordable housing and higher value housing. To provide for this within the current target of delivering at least 325 new dwellings in the City every year. Additional homes shall be provided through well integrated urban extensions on the City's edge.

9. To deliver a City to be proud of and tackle poverty and deprivation in the worst affected areas of the City.

11. To ensure that development minimizes its impact on climate change through design and meeting building standards. The protection and enhancement of flood plains and their natural environment will be key as well as improving air quality, reducing traffic congestion and encouraging less use of the car, while adequate parking in new development will be provided. Development will be promoted that encourages greater use of walking, cycling and public transport through the integration of homes, jobs and services.

13. To deliver a connected City and ensure that all new development achieves a high standard of design, which reflects the local context and takes advantage of any opportunities to improve the character and quality of an area and is well integrated with the City and its surrounding countryside.

The Evidence Base

- All technical reports commissioned for and informing the JCS on Objectively Assessed Need (OAN) including the Gloucestershire Strategic Housing Market Assessment (SHMA)
- Gloucester SALA Reports
- Gloucester Housing Monitoring Reports
- Gloucester Employment Land Monitoring Reports
- Housing Zone data
- Site Sustainability Appraisal (SA)
- Strategic Flood Risk Assessment (SFRA)
- Biodiversity Assessments
- Site Historic Environment Assessments

Monitoring

The City Plan will align with the monitoring framework within the JCS, but locally the take up of Site Allocations will be monitored through Gloucester City Council's

- Housing Monitoring Report
- Employment Land Monitoring Report
- Annual SALA updates