

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2013 Update	2013 Panel comments
HA01	-	Gloucester Quays	Housing allocation	Urban dockside development with outline permission for 1000 units. Numerous Listed buildings and within Docks Conservation Area. SFRA 2 Flood Zone 3a. Included in commitments in housing trajectory.	Good accessibility to services, facilities and employment.	Yes	Yes	6-10	5.42	1000 -500	Whole site suitable for employment related development	Commitment. - Part of Gloucester Quays outline consent Developer considers residential development will start to deliver within 6-10 years	Should market pick up site may yield some apartments towards the end of the plan period.
HA02	WN4	Kings Quarter Bus station; Market Parade & Kings Square	Housing allocation	Town centre, bus station, office and retail uses, subject to development brief for retail led redevelopment of area with residential. Within area of principle archaeological interest and adjacent to City Centre Conservation Area. Scheduled Monument within site area. Multiple ownerships, requires a comprehensive regeneration approach.	Good access to services, facilities and employment.	Yes	Yes	6-10	4.5	50	Yes - retail led regeneration 20,000sqm gross retail floor space	Kings Quarter is the City Council's top regeneration priority Kings Quarter Concept Statement adopted by Council in January 2013 Stanhope are the Council's preferred development partner	Residential will fit in around a predominantly retail led regeneration scheme.
HA03	-	RAF Quedgeley, Kingsway	Housing allocation	Outline and full permissions in place for comprehensive redevelopment of site for residential, employment and community uses. Much of site complete and under construction. Contamination issues been/beings dealt with. Will be included in commitments in housing trajectory. Within the area is the site of Manor Farm and associated barns which are designated as both listed buildings and scheduled monument.	Good access to public transport and employment. Good access to services and facilities in Quedgeley. Additional services and facilities to come forward on site.	Yes	Yes	0-5 6-10	139	3300 (Sept 13 -2221 dwellings complete 1056 to complete)	Yes - Extant consent on Framework 5 - 15 Ha of employment land	Framework 4 still stalled owing to the market. Approx 3 parcels on Fmwk 4 still to obtain reserved matters consent Second primary school within Kingsway under construction on Fmwk 4	Completing the remaining 1,000 units on the site in the next 5 years would be optimistic - but reasonable to expect delivery within the whole plan period. Given LEP desire to identify employment land across the County we do not want to loose the existing 15ha at Kingsway
HA04	-	Land junction Barnwood Road and bypass		Derelict land with permission for hotel, commercial and residential development. Small amount of residential on part of site. Outline planning permission granted. Site is complete	Good access to public transport and employment. Access to services within Barnwood.	Yes	No	-	1.3	-		Site complete as of April 2012 14 dwellings & 9 flats	Agree
HA05	-	Former Industrial Sites Bristol Road	Housing Allocation	Derelict and vacant employment site. Outline permission subject to S106 agreement for comprehensive redevelopment for employment and residential. Contamination from previous uses. Included with commitments in housing trajectory.	Fair access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-11	9.1	235	Yes - small area for employment included in outline consent	Outline consent subject to S.106 for 235 dwellings	Agree
HA06	-	Part St Michael's Square		City centre location, part of site SFRA flood zone 2, surrounding area has listed buildings and conservation area and Article 4 directive. Area of Principle Archaeological Interest. Area purchased by local residents and developed as garden. Land not available for development.	Good access to public transport, services, facilities, employment and city centre uses/	No	No	No	0.1	-		Site not likely to come forward for residential purposes - in use as a community garden	Agree
HA07	-	Corner Southgate Street and Trier Way	Housing allocation	Derelict land adjacent to Gloucester Quays and Gloucester park. SFRA flood zone 2 and 3a. Site located within the Southgate Street Conservation Area See section 9.2 management recommendations for site policy CA2/5.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	0.2	12	Dementia care home will provide employment - 24hr care facility	Site subject to S.106 for dementia care home plus 12 assisted living flats on 3 rd floor	Agree
HA08	WN5	Car Park Hampden Way	Housing allocation	Occupied and functioning well used City Centre car park. SFRA flood zone 2. Need to replace car parking facility in order to develop. Site located within the Eastgate and St Michaels Conservation Area. Area of Principal Archaeological Interest	Good access to public transport, services, facilities and employment.	Yes	Yes (longer term)	6-10	0.2	15	Site not suitable for office development	This is a well used car park located in close proximity to the City Centre, Could yield 15 flats at 80 dph.	Queried whether site would come forward for residential given it is a well used parking space - this is a residential rather than employment related development site
HA10	-	Bus depot London Road		Urban location, operational bus depot for main bus operator. Subsequent to Local Plan process the bus operator has expressed intention to retain the depot for operational purposes. Site located adjacent to London Road and Denmark Road Conservation Area. Possible contamination from transport uses.	Good access to public transport, services, facilities and employment.	Yes	No	No	0.7	-		Bus station do not intend to relocate from site in foreseeable future	Agree
HA11	WS10	Part oil storage depot Hempsted Lane	Housing allocation	Surrounding area subject to redevelopment. Contamination on site. Part of site housing allocation. SFRA 2 identifies part of site in flood zones 3a and 3b. Site adjacent to Newark House - listed building impact on setting and that of the conservation area designated. Site within area currently subject to an application for Neighbourhood Area designation.	Poor to fair access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-10	3.89	101	No	Planning application submitted for 101 dwellings, subject to S106 negotiations. (12/00725/OUT)	Part of site subject to flooding Proposed scheme access is off Hempsted Lane - all development proposed outside Flood plain.
HA12	KW6	Former Telecom House Great Western Road	Housing allocation	Urban area, vacant buildings and associated parking area. Allocated for magistrates court in 2002 2 nd Deposit Draft Local Plan.	Good access to public transport, services, facilities and employment.	Yes	No	6-10 11-15	0.6	25	Possible mixed use scheme with Wessex House	SHLAA panel 2012 stated best use of site was employment or mixed use in conjunction with adjacent Wessex House site. Site included in City Plan Sites Consultation 2013	Agree
HA14	-	Kingsholm Rugby Club		Urban area, occupied and functioning rugby club. SFRA flood zone 3b. Site adjacent to Worcester Street and Kingsholm Conservation Areas Subsequent to Local Plan publication the Rugby Club have declared intention to remain at the site.	Good access to public transport, services, facilities and employment.	Yes	No	No	2.6	-		Rugby club do not intend to relocate from site.	Agree
HA16	-	Greater Greyfriars inc. Gloscat main site and media site.	Housing allocation	City centre. Vacant college buildings and surrounding area. Development brief, master planning and approved planning permission for comprehensive redevelopment of the area. Listed buildings, located within City and Eastgate and St Michaels conservation areas and archaeological constraints. To be included in commitments in housing trajectory.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	7.91	254	Commercial units on Main College site and possible PCT building as part of Media Studies site	Site is subject to permission for 254 dwellings as part of a mixed use scheme including commercial Demolition undertaken and archaeological work complete on Media Studies site. First delivery of dwellings in 2014/15 monitoring period.	Agree Media Studies Site to deliver 71 units in 14/15 monitoring period Main site 91 units in 15/16 and 92 units 16/17
HA17	WN3	Greater Blackfriars	Housing allocation	City centre car parks, vacant and derelict buildings, county council offices, prison, police station, listed buildings and scheduled monument and located within Barbican and City Centre conservation areas. Multiple owners and interests. Development brief and master planning for comprehensive redevelopment of the area. Area includes the Fleece Hotel - the subject of an adopted Concept Statement (Feb 2012) Part of site within Floodzone 3a & 3b Prison is listed in part and the site of former Gloucester Castle .Area of Principal Archaeological Interest & Scheduled Monuments.	Good access to public transport, services, facilities and employment.	Yes	Yes	06-10 11-15	11.76	300	Opportunity to deliver new City centre office accommodation & assembly & leisure facilities	Site includes Quayside blocks within County Council estate. Need for a primary school in the City centre - could be accommodated on this site Site requires a comprehensive master plan approach. Prison has been vacated by Home Office since SHLAA panel 2012	Agree Delivery timescale to include years 11-15
HA18	WN6	Adj Dry Dock	Housing allocation	Dock side location adjacent to existing flats and employment uses. Setting of listed buildings and Docks conservation area, area of archaeological interest. Previous suggestion of apartment development. SFRA 2 indicates flood zone 3a & 3b. Site currently used for car parking. Wider site area may be subject to contamination	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-10	1.34	65	Possible ground floor uses with apartments/flats above	Site in ownership of Canals and Rivers Trust and adjacent to land used in association with Dry Dock by Neilson's for ship and boat repairs and refurbishment	Agree Provide more parking as part of any redevelopment
HA19	-	Westgate Quay		City centre and waterside location. Occupied by retail, office, car sales	Good access to public transport, services, facilities and employment.	Yes	No	No	2.35	-		Site not being pursued.	Agree

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				and engineering. Subsequent to Local Plan the owners have expressed an interest not to pursue redevelopment of the area for the foreseeable future. Recent improvements and extension to retail offer. Subject to draft planning brief which is on hold. Archaeological interest. SFRA flood zone 3a	facilities and employment.								
HA20	KW8	Railway Corridor: Great Western Road Sidings	Landowner	Currently underused sidings, employment / commercial uses and car parking. Site included within City Plan Sites consultation 2013 for mixed use development to include employment & residential. Noise constraints for development adjacent to railway. Development of northern triangle has opened up access to allow existing sidings on Great Western Road to be moved to southern triangle. Area of Principal Archaeological Interest	Good access to public transport, services, facilities and employment, as well as city centre.	Yes	Yes – after freight sidings have been relocated to southern triangle	0-5 6-10	4.5	150 -50	Aspiration to deliver Biomedical HIC related employment on part of the site Whole site may lend itself well to employment	Site identified by SELAA panel for mixed use development including biomedical HIC park. Biomedical aspiration still being pursued by University, NHS Trust & City Council partnership	Agree Delivery within 0-5 years considered optimistic given Network Rail ownership of land Flexibility is the key to bringing this site forward
HA20	-	Railway Corridor: Horton Rd Sidings		See SUB45 below.		-	-	-	4.26			Site continues to be built up and used for storage and screening of aggregate	
HA20	-	Railway Corridor: Northern Triangle		See SUB03 below		-	-	-	8.61			Site away for Supermarket and employment related development	Agree
HA20	-	Railway Corridor: Southern Triangle		See SUB08 below		-	-	-	4.22			Site required for operational railway purposes	Agree
HA21	-	Land between canal and Bristol Road		Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. Some areas SFRA flood zone 2 and 3b. Some areas with contamination issues. May require relocation of existing uses. Would need comprehensive development approach. Possible industrial heritage of local significance – requires survey.	Good access to public transport, services, facilities and employment.	Yes	No	11-15	23.81	600 0	Area well utilised by existing businesses. Few voids	2012 SELAA panel advised to retain as employment land for plan period. Site to be kept in SHLAA but capacity not in trajectory Site not included as a potential development opportunity in 2013 City Plan sites consultation	Market adjustment should be zero these sites lie in multiple ownerships and therefore are not available or achievable
HA23	-	Clifton Road Triangle		Vacant land allocated within Site Allocation DPD. Surrounded by commercial and residential uses. SFRA flood zone 2 and 3b.	Good access to public transport, services, facilities and employment.	Yes	No	No	0.7	-	Site subject to current application for 1600 sqm gross retail floorspace	Part of site has extant permission for car showroom & sales Restrictive covenant on site Site not being promoted for residential development Currently subject of an application for Aldi store	Agree
HA24	-	Land at Clearwater Drive	Landowner submission	See SUB18 below		-	-	-					
HA25	-	Mayos Land		See SUB32 below		-	-	-					
HA26	L2	Land at Leven Close and Paygrove Lane	Landowner submission	Greenfield site surrounded by residential uses. Access to the site is locked, therefore not public open space. Allocated for development on part of site, with remainder for public open space. Comprehensive SUDS scheme would be required as part of any development proposals.	Fair to good access to public transport, local services and facilities.	Yes	Yes	0-5	0.4	15	No - small site within a residential area	Response received. Site still being promoted and information held up-to-date. No change.	Agree Access constrains possible development of this site
HA27	-	Land at Hammond Way, Barnwood	Housing allocation	Car parking, hard standing, vacant land. Surrounded by residential, leisure and employment uses. Not promoted through SHLAA, but not further constraints to development.	Good access to public transport an local services and facilities within Barnwood.	Yes	No	No	0.22	8	Site currently used for car park - not suitable for employment	Site not being promoted.	Agree
HA28	-	Blackbridge Allotments		See SUB13 below.		-	-	-				Site now has permission subject to S.106 for resi.	
HA29	BT1	Norville site Tarrington Road	Housing allocation	Vacant industrial site, identified as housing allocation in draft DPD. Not promoted through SHLAA. Surrounded by residential. Approximately 1/3 of site within flood zone 3b.	Good access to local services and facilities.	Yes	No	0-5 06-10	0.86	30	2012 SELAA panel identified as unsuitable for employment as within a residential area	2012 SELAA panel recommended redevelopment for residential Site included in City Plan Site Consultation Summer 2013	Site in private ownership and owner now looking to progress development at site
HA30	-	Former B&Q, Trier Way	Housing allocation	Bulky goods retail unit with car parking. Subject to draft DPD allocation for mixed-use development including residential. Surrounded by retail, leisure and residential. Part of the site located in flood zone 3B. The unit has now been renovated and occupied by a new bulky goods retailer (2010). Located adjacent to Barton Street and Eastgate and St Michaels Conservation Areas	Good access to public transport, services, facilities and city centre.	Yes	No	No	1.14	-	Site currently in use by bulky goods retailer	Existing unit renovated for new bulky goods retailer on a long lease.	Agree
EA01	-	Long stay car park, railway station	Employment allocation	Functioning long stay car park for railway station users. Noise issues with proximity to rail. Surrounded by employment and transport uses. Site not available – required for continued use by railway users.	Good access to public transport, services, facilities and city centre.	No	No	No	0.49	-	No	Site required by Network Rail for surface parking for customers 2012 SELAA – site unlikely to come forward in plan period.	Site unlikely to bring forward either office related development or decked car parking within the plan period
EA02	-	RMC site, Waterwells Bus Park		Vacant land surrounded by employment uses and park and ride site. Allocated for employment in Local Plan, site has planning permission for 37 office and industrial warehouse units.	Good access to public transport and employment. Poor access to education, health and leisure.	No	No	No	1.1	-	Site all consented for employment	Site has outline and reserved matters consent for employment development – partly built out – 2012 SELAA panel agreed most suitable use is employment	Agree
EA03	QF1	Land east of Waterwells Business Park		Greenfield land previously allocated for employment uses within Local Plan and draft DPD. Subject to planning brief adopted by the Council for development control purposes. Surrounded by employment, agriculture and some residential uses. Only small part of site suitable for residential development – requires full financial evaluation to demonstrate contribution to viability of wider scheme. Area of Principal archaeological Interest.	Poor access to public transport, service and facilities. Good access to employment.	Yes	No	No	15.1	150	All options at site are employment led	2012 SELAA panel agreed most suitable use is employment - this area is the City's only strategic release of employment land remaining Four options for consideration of this site included in City Plan Sites Consultation Summer 2013	Waterwells Drive is considered to be an adequate approach for either residential or employment development. Site suitable for both. The key to bringing this area forward is legal intervention with the landowners.
EA04	WS11	Land at southwest bypass (Secunda Way Industrial Estate)	See SUB37	See SUB37 below.		No	Yes	No	0.7	-	2012 SELAA panel stated most suitable use is employment – possible road side uses	2012 SELAA panel stated most suitable use is employment Site included in City Plan Site Consultation Summer 2013	Agree Shape of site might be restricting its development potential
EA05	-	Land north of Naas Lane, IIM Group	See SUB30	See SUB30 below.		-	-	-					
EA06	-	Land south junction between Eastern Ave and Barnwood Road	Employment allocation	Vacant land adjacent to roundabout, extent of employment allocation includes part of the Territorial Army site. Access and possible multiple ownership issues. Design of site may not allow development to full potential.	Good access to public transport, services, employment and facilities.	Yes	No	11-15	0.7	23	Currently constrained by access but could deliver offices	2012 SELAA panel – site needs to come forward as part of a larger redevelopment but TA has a long lease on the site – not likely to come forward in plan period. Site sold by County & now in ownership of a house builder	Agree
EA07		British Gas (Transco)	Employment allocation	Vacant land adjacent and to rear of Gas site. Surrounded by industrial and employment uses. Allocated for employment uses. Severe contamination issues. SFRA flood zone 3b.	Poor access to services and facilities, good access to local employment.	No	No	No	10.09	-	Site now in use for open storage in accordance with planning permission	Site has been remediated and bought forward for B8 open storage uses. Not suitable, available or achievable for resi.	Agree
EA08	-	BT Depot		Occupied and functioning depot and storage site. Subject to draft	Poor access to public transport and	No	No	No	3.03	-	Site currently in	Site required for operational purposes by BT.	Remove from table as site in active employment use and not being

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				allocation for employment uses. Within urban sanitary and SFRA flood zone 3b. Would require relocation of existing employment uses.	employment. Poor access to services and facilities.						employment use	2012 SELAA panel stated best use of site was employment.	promoted
EA09	-	Cedar House, Spa Road		Occupied and functioning office building. Subject to LDF draft allocation for employment uses. Surrounded by residential and office uses. Within Spa Conservation area and setting of listed buildings. Relocation of existing user required. Site not available, required for continued employment uses. TPO's on site	Good access to employment, services and facilities.	Yes	No	11-15	0.38		Site currently in employment use	Site not available, nor is it being promoted - required for continued employment uses. Resi capacity at 60dph reflecting surrounding flat developments	Remove from table as site in active employment use and not being promoted
EA10	B1	Land adj to Walls factory	Emplmt allocation	Vacant Greenfield site adjacent to industrial uses and railway line, would not create an appropriate environment for residential development. Allocated for employment use. Contamination investigation required. Access issues. Edge of site SFRA flood zone 3b. Opportunity to improve biodiversity value of site and to improve GI particularly access under railway. Site not available for residential as required for employment use. Area of Principal Archaeological Interest	Good access to employment. Fair access to public transport, services and facilities within local area.	No	No	No	5.85	-	Option in City Plan Sites consultation 2013 for employment	2012 SELAA panel stated best use of site was employment Market interest in delivering development on the site	Good site for employment despite the left in/ left out existing access arrangements
EA11	-	West of Tesco filling station, Quedgeley		Open space along footpath, road and retail development. Allocated for an extension to Quedgeley district centre. Surrounded by retail and medical centre uses. Site not available, required for extension to retail development.	Good access to public transport, employment, services and facilities.	No	No	No	0.84	-		Extension to car park and Tesco store now complete – site no longer available	Agree
NLUD01	-	Rear of 2 to 28 Hempsted Road	NLUD site	Surrounded by employment and industrial uses, electric sub station and land fill site. Part of site SFRA flood zone 3b. Access and ownership issues to overcome. Setting of Hempsted Conservation Area and impact on Newark House Listed Building.	Poor to fair access to facilities and services.	No	No	No	2.54	-	Whole site suitable for employment related development	2012 SELLA panel identified site as most suitable for employment. Site now coming forward for employment permissions Historic outline permission for use of site for employment Hobbs Oils Consent to relocate to site	Agree
NLUD03	-	Land to rear of 5 to 15 Kemble Road		Garages and vacant land to rear of residential properties. Surrounded by residential. Difficult shape to develop, multiple ownership with multiple access rights.	Poor to fair access to public transport, local services, employment and facilities.	Yes	Yes	0-5	0.27		Site within a residential area not suitable for employment	City Council site with residential development potential site constrained by its shape	Configuration of the site means it is unlikely to yield the 5 dwellings required to be a SHLAA site - remove from table
NLUD04	-	Land Registry, Bruton Way	NLUD site	Occupied and functioning B1 office building. Surrounded by road links and city centre uses. Not available, required for continued employment use. Adjacent to Eastgate and St Michaels Conservation Area Area of Principle Archaeological Interest.	Good access to public transport, employment, services, facilities and city centre.	Yes	No	11-15	1.27	40	Site currently in employment use	Existing use is for employment – change of use would need to be justified against policy Land registry have long lease on site – redevelopment potential could yield office and residential accommodation in a sustainable central location. Site not being promoted	Try to retain this as a long term mixed use development opportunity site
SUB01	-	Joseph Rice, 26 Hempsted Lane	Landowner	Surrounded by industrial employment and landfill site. SFRA flood zone 3b. Potential contamination issues. Setting of Hempsted Conservation Area and impact on Newark House Listed Building.	Poor to fair access to public transport, employment, services and facilities.	No	No	No	1.14	-	Site currently in employment use	2012 SELLA panel agreed most suitable use to be employment	Agree
SUB02	-	GWRS Social Club	Agent Submission	Building on the site occupied by a church and land managed as car parking areas. Surrounded by employment uses, residential, hospital and railway line at an elevated level. Change in levels is a constraint. Area of Principal Archaeological Interest.	Good access to public transport, employment, services and facilities. Area of Primary Archaeological Interest	Yes	No	6-10	0.4	30	Site could yield a mixed use development given its sustainable location	Site now occupied by a church and land used for car parking Site currently not being promoted to City Council. Site not included in City Plan Sites Consultation 2013.	Active community use and adjacent to railway. Site could come forward for higher density flats/apartments
SUB03	-	Railway Triangle North	Agent Submission	Site surrounded by railway lines, raised road and embankment. Industrial and residential uses beyond. Noise, access and contamination issues. Subject to draft planning brief for mixed-use development. Morrisons now delivered and new access to the site.	General area has good access to employment, services and facilities.	No	No	No	8.61	-	Yes	Morrisons store and petrol station delivered and now trading at the site and new access provided from Metz Way. Rest of site to come forward for employment	Agree
SUB04	E2	Helpebs, Sisson Road	Agent Submission	Occupied and functioning industrial site. Contamination issues. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy. Impact on local industrial heritage.	Good access to public transport, employment, services and facilities in the wider area.	Yes	Yes	0-5	1.6	53	Site lies within a residential area – most suitable redevelopment would be residential	2012 SELLA panel agreed most suitable use to be residential Site included in City Plan Site Consultation Summer 2013	Agree
SUB05 (not SUB28)	-	Land at St Oswalds	Agent Submission	Greenfield site, surrounded by open countryside and residential uses. New highways access would be required. Most of site affected by floodzone 3 rendering access unachievable	Poor to fair access to public transport, employment, services and facilities.	No	No	No	1			Verbal update at SHLAA panel required Site not being promoted & not included in City Plan 2013 Sites consultation owing to flooding constraints	Remove from table & as a source of housing supply
SUB06	WS12	Land east of Hempsted	Agent Submission	Greenfield open countryside. Surrounded by playing field and residential uses. Landscape sensitivity, prime biodiversity area, old orchard and good ridge and furrow. Landscape constraints need to be addressed. Would impact on setting of listed buildings . and setting of Hempsted Conservation Area see section 9.2 Management recommendations, Section 9.2 of Hempsted CAA&MP refers to the above and applies, including section on important views - adopted Sept 2007 as SPD for DC purposes. Site included in 2013 City Plan Sites consultation City Council Landscape Report (Dec 2013) indicates that part of site is suitable for development	Fair to poor access to public transport, employment, services and facilities.	Yes	Yes	0-5	1.26	40 (at 35dph)	Site located within a residential area	Current evidence shows the site is subject to landscape sensitivity and this needs to be carefully addressed through any potential scheme in consultation with the local community. Site identified as potential development opportunity site in 2013 City Plan sites consultation 2013 landscape evidence reduces the developable area of the site Site within area submitted as an application for designation as a Neighbourhood Area Planning application for residential development submitted to City Council.	Suggested a 90% developable area given reduced site area from landscape evidence.
SUB07	-	Frogcastle Farm	Agent submission	Greenfield site, surrounded by open countryside and residential uses. Access issues. Remote location. Nature Conservation Area with two key wildlife sites plus other biodiversity rich habitats. Medium to low landscape sensitivity. SFRA flood zone 3a & b precludes conventional development. Constraints cannot be overcome. Part of strategic GI corridor of the Severn and its washlands.	Fair access to transport, employment, services and facilities/	No	Yes	No	3.12	-	-		Site floods – unsuitable for residential or employmentdevelopment - remove from table
SUB08	-	Southern Railway Triangle		Required to be retained for operational purposes by Network Rail and site is not developable.	No access to the site at present. General area has good access to employment, services and facilities.	No	No	No	3.24	-	-	Site required for operational purposes by Network Rail, is not suitable, available or achievable Access to site has been provided by northern triangle development	Agree
SUB09	A2	Land at The Wheatridge	Owner submission	Greenfield vacant land, surplus school site. Surrounded by residential development. Site included in 2013 City Plan Sites consultation	Fair access to public transport, local services and facilities. Access to employment in wider area.	Yes	Yes (Subject to release by County)	0-5 6-10	2.28	50	No - Site located within a residential area	City Council Draft Open Space Strategy identifies a shortfall of public open space in Abbey ward Site included in 2013 City Plan Sites consultation to include POS & residential development	Agreed that site would be best allocated for residential development & POS
SUB10		Hillfield House, Denmark Road	Owner Submission	Occupied and functioning office building. Listed building over looking public open space and gardens, within London Road conservation area. Trading standards service has relocated from this site which is now vacant. Area of Principal Archaeological Interest.	Good access to public transport and city centre facilities and services.	Yes	Yes	0-5	0.23	6	Site could be reused as offices – no net gain	Vacant office building Response received. Site still being promoted and information held up-to-date. No change. Existing office could be converted to flats plus scope for a possible new build for flats.	Agree
SUB11		Heathfields, Denmark Road	Owner Submission	Occupied and functioning office building for education and social care facilities. Surrounded by residential. Within Denmark Road Conservation Area, identified as a positive focal building.	Good access to public transport and city centre facilities and services.	No	No	-	0.16	-		Site no longer owned by GCC	Agree

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				3 self contained flats completed 11/12 and noted in April 2012 housing monitoring report.								Permission for 3 flats has been implemented.	
SUB12		Saintbridge House, Painswick Road	Owner Submission	Existing use (care home) has ceased and site is now vacant. Surrounded by residential. Saintbridge House is a listed building.	Fair access to public transport and city centre facilities and services.	Yes	No	-	0.43	-	In use as a care facility	Site no longer owned by GCC – sold to a care provider – no longer being promoted	Agree
SUB13		Blackbridge Allotments	Owner Submission	Public open play space and under used allotments. Surrounded by residential, open space and railway line. Access issues. Part of area housing allocation in Local Plan. Sports and play space provision required. Biodiversity value along line of old railway. Potential to provide betterment for surface water runoff downstream. Site included in commitments	Fair to poor access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	Yes	Yes	0-5	8.68	14	No - Site located within a residential area	Part of site subject to extant permission for resi for 14 dwellings Subject to S.106	Agree
SUB14		Car park at Tuffley Library	Owner Submission	Car park for local library, shops and schools. Surrounded by public open space, school, local shops and residential uses. Entrance acts as roundabout for junction, would need complete redesign of access to bring site forward.	Good access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	Yes	No	6-10	0.2	7	No - Site located within residential area	Site still available	Agree
SUB15		Tuffley Resource Centre, Grange Road	Owner Submission	Occupied and functioning education facility. Surrounded by residential uses and open countryside and edge of city development. Would require relocation of existing use. Loss of existing community use would need to be justified against policy. Part of site in floodzone 3	Fair to poor access to public transport to enable access to services, facilities and employment beyond.	Yes	No	6-10	0.6	20	No - Site located within residential area	Site is still operational and availability is dependant on re-provision of existing education services. Response received. Site still being promoted and information held up-to-date. No change.	Agree
SUB17	B3	Fire Station, Eastern Avenue	Owner Submission	Former fire station site now vacant. Surrounded by retail, commercial and employment uses. Panel opinion that it is not a desirable location for residential development – detached from other residential uses. Loss of employment land would need to be justified against policy. Vehicular access is a potential constraint at this site	Fair to poor access to employment, retail and local services. Access to public transport within the area.	Yes	No	6-10 11-15	0.55	18	Site well located for employment uses	Operational Fire Station has relocated to Shepherd Road. Pre-app in Summer 2012 for possible use by police. 2012 SELLA panel considered site should be allocated for employment purposes. Site now in ownership of Gloucestershire Constabulary	Site could be bought forward for either residential or employment development
SUB18	QSV1	Land at Clearwater Drive	Owner Submission	Greenfield land, surplus school site. Surrounded by residential development and canal. Half of site SFRA flood zone 2. Wildlife and nature conservation considerations to north west of site. Gloucestershire County Council confirm the site is no longer required for educational uses and the site is therefore available.	Fair to good access to public transport, local services, facilities and employment in the Quedgeley area.	Yes	Yes	0-5 6-10	2.09	30	No - Site located within a residential area	Site included in City Plan Sites Consultation 2013 Site to bring forward POS as well as residential development Site already identified by County Council as surplus to requirements	Panel suggested extent of floodzone at site be determined in order to ascertain residential capacity
SUB19	E1	Bohanam House & adjoining Eimscroft Community Centre Barnwood Road	Owner Submission	Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Development of site would impact on setting of listed building. Existing use would require relocating and would need to be justified against planning policy.	Good access to public transport. Access to local services, facilities and city centre.	Yes	No	6-11	1.15	38	No - Site located within a residential area	Release of site dependent on County Elderly Care Strategy - which is still to be finalised. Site included in City Plan Sites Consultation 2013	Site already used for employment - if redevelopment possible it should be for resi purposes
SUB20		Land at Posy Lane		Greenfield vacant land surrounded by residential development. Dwellings to be included with commitments in housing trajectory.	Good access to public transport. Access to local services, facilities and city centre.	Yes	Yes	Yes	0.68	15		Site complete	Agree
SUB21	MR1	Land at Comcroft Lane	Agent submission	Greenfield agricultural land and farm. Site has a complex of listed buildings, setting issues will require consideration. Possible key wildlife site with mosaic of biodiverse habitats including historic orchards. Landscape character of medium sensitivity. Site has been identified to assist flooding further downstream in draft surface water management plan by provision of a balancing structure. Improvements to GI to Cotswolds AONB to east required. Tree Preservation Orders at site. Area of Principle Archaeological Interest. Urban fringe location. Site bounded by M5 to east - noise issues	Access to public transport, local services & facilities.	Yes	Yes	0-5	4.04	145 (@ 40dph)	No - site located adjacent to residential area	Site subject of pre-app by owner & developer Site included in City Plan Sites Consultation 2013 Landscape Report December 2013 identifies further non developable area at site. Extant permission on farm building complex. A better indication of true developable area and potential capacity of site will be achieved through masterplanning work. Urban fringe location may require a lower density than JCS methodology. Site should be masterplanned inconjunction with site to south - Land at Winneycroft Lane SUB53	Potential housing capacity to be revisited with a higher multiplier owing to discounting required for landscape and flood attenuation work. Multiplier of 90% used for purpose of SALA.
SUB22		Land south of Hempsted	Agent submission	Greenfield agricultural land, with little biodiversity interest – potential for enhancement along black ditch. Medium to low landscape character. SFRA zone 3 along immediate brook corridor. Adjacent strategic GI of Severn corridor and wash lands. Overlooking sewage works and effected by cordon sanitaire. Sloping land makes development of site prominent.	Poor access to public transport, local services and employment in wider area and city centre.	No	Yes	No	12.2		No	Site not suitable or achievable. City Landscape Report 2013 identifies developable area at site but whole site included in Cordon Sanitaire so not suitable for development	Agree
SUB23		Land adjacent ski centre	Agent submission	Part greenfield, some hard standing. Poor steep access to steeply sloping, prominent site. Development would impact on setting of listed building and heritage features. Area of Principal Archaeological Interest. 2 good ponds and veteran trees, great crested newts and other amphibians on site. Good habitat of Robinswood Hill adjacent. High landscape character sensitivity. Adjacent to Robinswood Hill strategic GI asset. Difficult and costly to develop.	Fair to poor access to public transport, local services and facilities.	No	Yes	No	2.16	-	No	Response received. Site still being promoted and information held up-to-date. No change. Site not suitable or achievable. Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013	Agree
SUB24		Land south ski centre	Agent submission	Greenfield site with poor access, steeply sloping, prominent site. Development would impact on setting of listed building, landscape sensitivity. Difficult and costly to develop. Area of Principal Archaeological Interest. Predominantly mown grassland, some woodland but no standing water, adjacent to Matson Wood key wildlife site. High to medium landscape sensitivity. Close to Robinswood Hill strategic GI asset.	Poor access to public transport, local services and facilities.	No	Yes	No	4	-	No	Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013. Site not suitable or achievable	Agree
SUB25		Manor Gardens, Barnwood	Agent submission	Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Development within curtilage of listed building and would impact on setting of listed building. Part of site in SFRA flood zone 2. Redevelopment of existing housing resulting in no net gain.	Fair access to public transport. Access to services and facilities within local area and employment beyond.	Yes	Yes	Yes	1.91	No net gain	No - Residential area		Agree
SUB26		Land at Milton Avenue	Owner submission	Vacant land between industrial and residential development. Severe concerns regarding contamination.	Poor access to employment, services and facilities in wider area.	No	Yes	No	2.08	-	No - Residential area	Site included in City Plan Sites Consultation Summer 2013	Agree

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2013 Update	2013 Panel comments
SUB27		Land at corner of Laurels and Percy Street	Owner Submission	Vacant land used for car parking for local shops. Surrounded by residential and local retail uses.	Good access to public transport, local services and facilities, with employment beyond and in city centre/	Yes	Yes	0-5	0.05	2	No - Residential area	City Council owned site Below SHLAA site threshold size	Agree
SUB28		Rear of former cattle market	Owner Submission	Vacant land surrounded by retail development. Residential development under construction adjacent to site. Could form continuation of these developments.	Fair to poor access to public transport and employment. Good access to services and facilities and city centre.	Yes	Yes	0-5	2.5	65	Site has potential for assisted living or B1/B8 uses	City Council jointly own part of site Part of site to be used as compound for Tesco extension	Site could bring forward either employment or residential uses
SUB29	WN5	Hare Lane car park	Owner Submission	Functioning city centre car park, surrounded by retail, cathedral, residential, education and city centre uses. Need to balance against requirement for city centre car parking provision. Area of Principal Archaeological Interest	Good access to public transport, employment, services and facilities within city centre.	Yes	No	6-11	0.32	12	No site is too small	City Council owned site City Council Release of site dependent on preparation of City Council Car parking Strategy	Potential of site determined by intensity of its use as a car park.
SUB30		IM Group Distribution, Naas Lane	Agent Submission	Surrounded by agricultural land, railway line and some residential. Kingsway development to north and west will encroach on site. Site identified as employment allocation. Contamination issues on site. Currently in use for employment. Loss of employment land would need to be justified against policy. Area of Principal Archaeological Interest	Poor access to public transport, local services or facilities. Good access to employment.	Yes	No	11-15	8.1	-	Site is in current use as empty land	An existing employment site. Site no longer being promoted by new owner	Site has potential as both an employment or residential site however contamination will affect the viability of the site for residential purposes.
SUB31		Lynton Fields, east of Waterwells – Cross ref with land east of Waterwells	Agent Submission	Greenfield, agricultural / small holding. Surrounded by open agricultural land, employment development and some residential. Included within land east of Waterwells allocation. Site subject to a planning brief that has been adopted by the Council for development control purposes. Currently subject to employment allocation, justification for the loss of allocated employment land would be required against policy.	Poor access to public transport, local services or facilities. Good access to employment.	-	-	-	1.91	-		Double counting with land east of Waterwells employment allocation	Agree
SUB32		Mayos Land, Quedgeley	Agent Submission	Greenfield site, surrounded by residential and road network. Allocation for housing in Local Plan and LDF. Other half of site submitted to Stroud DC SHLAA. Firm commitments will be included in housing trajectory	Fair access to public transport, local services and facilities, with access to reemployment beyond.	Yes	Yes	0-5	1.9	49		Permission granted for 49 dwellings subject to S.106	Agree
SUB33		Land at Snow Capel farm	Agent Submission	Greenfield site adjacent M5, with high to medium Landscape sensitivity. Traditional semi improved grassland with good hedges and good isolated standard trees. Betterment for flooding issues downstream may be required. Site includes a scheduled monument, therefore impacts on heritage. Site is remote from any existing development. Landscape, environmental, sustainability and biodiversity together make the site unsuitable. Area of Principal Archaeological Interest	Poor access to public transport and any services and facilities.	No	Yes	No	20.26	-	Not suitable	City Landscape report identifies part of site as unsuitable for development on landscape grounds Site is also distant from services and facilities and does not relate well to existing residential areas	Agree
SUB34		West Quay	Agent Submission	Area of land submitted includes warehouses, the dock basin, dockside, car park and nature reserve. Development would impact on heritage and listed buildings. SFRA flood zone 3b Area also covered by SUB35 and HA18.	Fair to good access to services, facilities and employment.	No	Yes	No	7.19	-	Yes in any redevelopment	Lock Warehouse has come forward in 2012. Warehouses currently used for employment with additional capacity for more employment to come forward in any redevelopment SUB35 & HA18 included in site	Site in ownership of British Waterways
SUB35	WN6	Land adjacent Llanthony Warehouse	Agent Submission	Area included within above submission. Currently car parking for museum. Development would impact upon Docks conservation area and listed buildings. SFRA flood zone 3b – though this has been overcome for other dockside developments. Area of Principal Archaeological Interest	Good access to public transport, and city centre facilities and services.	No	Yes	No	0.75	-	No - now an important public open space	2012 SELLA panel stated site required for operational car parking for The Docks Site not suitable or achievable Area also used as an external performance & market space during Quays festivals	Agree
SUB36		Travis Perkins	Agent Submission	Former timber merchant yard, surrounded by housing development and canal. Planning permission granted for 104 dwellings to be included in commitments in housing trajectory.	Fair to poor access to public transport, services, facilities and city centre.	Yes	Yes	0-5	6.6	101		Planning permission granted for 104 residential dwellings - site under construction	Agree
SUB37	WS11	Secunda Way Industrial Estate	Agent Submission	Vacant land within curtilage of small development of employment units. Surrounded by residential, public open space and employment uses. Allocated in Local Plan for employment use – would need to demonstrate not required for this use.	Fair to poor access to public transport, employment, local services and facilities.	No	Yes	No	-	-	Yes	2012 SELAA panel stated most suitable use was for employment – possible roadside use	Duplicate of EA04
SUB38		Land at Griggs Timber, Bristol Road	Agent Submission	Existing timber merchant site, part of site submitted. Access issues, due to potential ransom strip between site and Bristol Road. SFRA Flood zone 3B. Loss of employment would need to be justified against policy Should be cross referenced with HA21 as site lies within this area.	Good access to public transport, services, facilities and employment.	Yes	No	11-15	0.5	16	Existing employment site	2012 SELAA panel stated most suitable use was for whole area was for employment purposes	Agree
SUB39		Land at Commercial Road	Agent Submission	Currently vacant office, surrounded by offices, some residential and city centre uses, backing onto the Docks Conservation Area. Listed building and design constraints require resolution.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	0.01	3		Building could be converted to provide 3 dwellings units Below methodology site size threshold	Remove from table
SUB40		The Knoll, Stroud Road	Agent Submission	Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Grassland and good supply of mature and veteran trees adjacent Robinswood Hill key wildlife site pond. Within high landscape sensitivity area. Development would impact on setting of listed building. Steeply sloping land. Only 1.5 hectares of the site indicated as developable by proposer. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent. Area of Principal Archaeological Interest	Poor access to public transport. Access to services and facilities within Tuffley area and employment beyond.	No	No	No	1.5	15	No - Unsuitable topography and residential location Site already in employment use as a care home	Site not suitable or achievable. JCS landscape evidence states site within area of 'High' landscape value	It was suggested that a residential capacity reflecting conversion of existing building or redevelopment of the brownfield site be considered
SUB41		Former Selwyn School Site Land Matson Lane	Agent Submission	Occupied and functioning school buildings and grounds. Traditional landscape conservation area. Small ornamental pond and good mature tree structures for biodiversity. Also an area of principle archaeological interest and a listed building with formal garden within grounds of house.	Poor access to local services and facilities. Access to public transport in the wider area and employment beyond.	No	No	No	2.2	-	Site already used for care home purposes	Site is no longer used as a school but for care purposes. Site not suitable or achievable.	Site could be reused for alternative care purposes
SUB42		Land Woods Orchard, Tuffley	Owner submission	Greenfield agricultural land improved grassland with good ridge and furrow adjacent to Robinswood Hill, steeply sloping, with high landscape sensitivity. Surrounded by open countryside, country park school and some residential. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Poor access to public transport, local services and facilities.	No	Yes	No	2.82	-	No - residential location & poor access	Site not suitable or achievable JCS landscape evidence states site within area of 'High' landscape value	Agree
SUB43		Allstone, Myers Road	Agent submission	Occupied and functioning aggregate and waste facility. Surrounded by industry / employment, residential, railway line and public open space. Noise issues and contaminated land require resolution. Relocation of	Good access to public transport, local services and facilities.	Yes	No	15-20	6.49	164	Existing employment site	Possible contamination issues require further investigation	Site would be suitable for residential development as not suitable for employment

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2013 Update	2013 Panel comments
				existing uses to an appropriate alternative site required to make the site available for development. Area of Principal Archaeological Interest									owing to poor access. Contamination may affect viability
SUB44		Land south Grange Road, Tuffley	Developer submission	Greenfield agricultural land – improved grassland, generally poor biodiversity value. Medium to low landscape character. Betterment will be sought in terms of surface water management for Whaddon Brook. Part of a larger site submitted to Stroud DC. Part of site SFRA flood zone 3b.	Fair to poor access to public transport, services and facilities.	Yes	Yes	0-5	6.27	198 (@35dph)	Green field site not well located to strategic arterial highway network in City	City Plan Landscape report 2013 reduces developable area owing to landscape constraints	It was suggested that a higher density multiplier be used given site area to be reduced owing to landscape work. 90% multiplier used
SUB45		Horton Road Sidings	Owner submission	Site being used for screening, crushing and storage of aggregate	Good access to city centre services and facilities.	Yes	No	15-20	4.34	109	Existing employment site	Possible contamination issues require further investigation	Site would be suitable for residential development as not suitable for employment owing to poor access. Contamination may affect viability
SUB46		277-279 Bristol Road	Owner submission	Occupied and functioning employment land, surrounded by industrial, employment and commercial uses. Land contamination issues, SFRA flood zone 3b with known flood events.	Poor access to local services and facilities.	No	Yes	No	1	-	Existing employment site	2012 SELLA panel recommended site be retained for employment purposes	Panel agreed that site should be retained for employment purposes - not suitable for residential
SUB47		Gardner Denver site, Barton Street	Owner submission	Recently vacated employment site, surrounded by residential uses and bounded to the east by a railway line. (Not in commitments as permission granted after April 2012 – in trajectory)	Good access to services, facilities and employment.	Yes	Yes	0-5	1.83	82		Planning permission submitted for 82 dwellings. Site being built out	Agree
SUB48	KW7	Warehouse, Great Western Road (former Pickfords)	Agent submission	Access to site through commercial development. Surrounded by offices, railway lines and parking. Needs to be considered in wider masterplan process.	Good access to services, facilities and employment.	No	No	No	0.55	-	Currently used for warehousing	2012 SELAA panel recommended site could come forward as part of a wider redevelopment	Site not available on long lease as a warehouse
SUB49		Gospel Hall, Matson Lane	Owner submission	Functioning place of worship with parking, surrounded by golf course, open countryside and some residential. Within landscape sensitivity, nature conservation area and located at prominent viewpoint. Would need careful design and layout following relocation of occupier. Area of Principal Archaeological Interest	Poor access to public transport, services and employment.	No	Yes	No	1.3	-		JCS landscape evidence states site within area of 'High' landscape value Functioning community facility	Agree
SUB50	L1	Site of former Bishops College, Oxtalls	Owner submission	Mixed greenfield/brownfield site located towards the northern periphery of Gloucester. Loss of playing field and education facility would need to be justified against policy.	Good access to services, facilities and employment.	Yes	Yes	0-5	3	108	No - site not attractive for employment purposes - residential area	New site submitted by Gloucestershire County Council Part of temporary wider Plock Court provision for sports facilities in the City. Residential development possible on brownfield part of site subject to overcoming any access constraints County undertaking options appraisals at the site Site included in City Plan Sites consultation summer 2013	Need to look at capacity carefully as site includes playing fields. 90% multiplier used Playing fields and sports hall currently managed by Aspire Trust at Plock Court. Brownfield area comprises approx 3Ha.
SUB51	KW5	Wessex House	Owner submission	Vacant / former electrical wholesalers, Gloucestershire Royal Hospital to north, Telecom House to east and Gloucester station to south. Identified in Railway Corridor Development Brief adopted March 2011. Area of Principal Archaeological Interest	Central location very close to public transport interchanges, shops and services.	Yes	No	06-10	0.3	20	Yes - as part of a mixed use scheme	2012 SHLAA panel identified that site could come forward with Telecom House site for a possible mixed use empty/resi scheme that might include key worker accommodation. Site included in City Plan consultation summer 2013	Agree
SUB52	KW1	Civil Service Sports Club, Estcourt Road	Developer submission	Former sports club including social club buildings, playing pitch & bowling green. Site is bounded by Denmark Road & Kingsholm Conservation Area to west, south and east.	Good access to services, facilities and employment. Use for residential will need to be justified against private playing field policy.	Yes	Yes	0-5	3.6	60	No - in a residential area	Potential housing yield based on identified need for POS in wider area. City Council revised playing pitch strategy will inform any development at the site	Panel agreed site was not suitable for employment
SUB53	MR2	Land at Winneycroft Farm	Agent submission	Greenfield agricultural land. Medium landscape sensitivity. Improvements to GI to Cotswolds AONB to east required. Mosaic of biodiverse habitats. Site identified as of medium to high landscape value in JCS Landscape evidence. Area of Principal Archaeological Interest with Scheduled Monument lying to south of site. Tree Preservation Orders and network of historic hedges on site Site could accommodate flood attenuation structures to improve down stream flooding. Site bounded by M5 to east - noise issues	Poor access to public transport, local services or facilities.	Yes	Yes	0-5	7.17	258 (@40dph)	No - Site not well located to strategic highway network	Capacity based on SHLAA submission City Landscape Report 2013 constrains developable area owing to landscape constraints Site included in City Plan sites consultation 2013 A better indication of true developable area and potential capacity of site will be achieved through masterplanning work. Urban fringe location may require a lower density than JCS methodology. Site should be masterplanned in conjunction with site to north - Land at Corncroft Lane SUB21	Panel agreed site was not suitable for employment - suggested that density multiplier was revisited owing to discounting required for landscape. 90% multiplier used for SALA purposes
SUB54	WS14	Land at Rea Lane	Agent submission	Site on southern western edge of Hempsted village. Agricultural improved grassland bounded by species poor hedge. High to medium landscape sensitivity. Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area. Topography of site constrains development.	Poor access to public transport, services and facilities.	Yes	Yes	0-5 6-10	1.2	35 (@35dph)	No - Site not well located to strategic highway network	New site submitted 2011/12 Site included in City Plan sites consultation 2013 Site considered by City Council Landscape report which slightly constrains the developable area.	Capacity should be reduced owing to the access constraints at this site.
SUB55		Rectory Lane Hempsted	Agent submission	Site on southern western edge of Hempsted village. Site with former agricultural buildings and hardstanding, now overgrown, dwellings to north, open land on other sides, surrounded by nature hedges. High to medium landscape sensitivity. Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area.	Poor access to public transport, services and facilities.	Yes	Yes	44136	0.2	4		New site submitted 2011/12 Capacity constrained owing to shape of site Site potential yielding below site threshold capacity	Agree
SUB57		Newark Farm Hempsted	Agent submission	Site lies in Hempsted village on the western fringe and is accessed from Hempsted Lane. Archaeological and landscape constraints affect the site.	Fair to poor access to public transport, services and facilities.	Yes	Yes	0-5	1.6	48 (@35 dph)	No - Site not well located to strategic highway network & adjacent to residential area	2013 Landscape Report identifies developable area.	Panel suggested reducing density to 30 dph or less owing to surrounding urban form - confirmed that site is not suitable for employment
SUB58		30 St Catherine Street	Agent submission	Site lies adjacent to Worcester Street Conservation Area. Half of site covered by Floodzone 2. Employment to north and predominantly residential to south	Good access to public transport, services and facilities in city centre.	Yes	Yes	0-5	0.05	5	Not a strategic employment site although comprises part of employment land supply in central area	New small site located in central area & submitted during the year - only yielded 5 dwellings if bought forward at very high density. Flood constraints would need to be adequately addressed	Agree
SUB59		9-11 St. Catherine Street	Agent submission	Site partly affected by floodzone 2. Railway lies to south of site. Employment to north and predominantly residential to the west	Good access to public transport, services and facilities in city centre.	Yes	Yes	0-5	0.06	6	Not a strategic employment site although comprises part of employment land supply in central area	New small site located in central area & submitted during the year - only yielded 5 dwellings if bought forward at very high density.	Agree
FS01		GALA Club, Fairmile Gardens	Officer found site	Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	Poor access to public transport, services and facilities.	Yes	No	No	1.89		No - site adjacent to residential area	Flood constraints would need to be adequately addressed	Panel suggested revisiting capacity given site is a private playing field & also queried whether the site was required for community purposes.

SHLAA Ref	City Plan Ref	Site	Source	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential (Market adjustment)	Employment Potential	2013 Update	2013 Panel comments
FS02	WN6	Southgate Moorings and Car Park	Officer found site	Utilised car park within the Docks. Interest to develop for office use. Not promoted to SHLAA. Subject to a draft allocation for employment uses. Loss of draft allocation for employment uses would need to be justified against policy. Located in Southgate Street Conservation Area and setting of numerous listed buildings. Area of Principal Archaeological Interest	Good access to public transport, services and facilities in city centre.	Yes	Yes	0-5 6-10	0.5	40 (@80 dph)	City Council aspiration to deliver offices on the site Yes - site suitable for a mixed use scheme	2012 SELAA panel recommended site be retained for employment purposes Site is well located for employment and would help redress employment/resi mix in the Docks	Site currently used for car parking by City Council Site is suitable for a mixed use scheme including car parking 80dph used owing to central location and adjacent apartment development
FS03		Former Courts and Dunelm		Both these buildings have been renovated for office purposes and are now occupied	Good access to public transport, services and facilities in city centre.	No	No	No	0.56	-		Sites are now occupied for employment purposes and should be retained as such.	Agree
FS04		Garden centre Painswick Road		Privately owned garden centre, fully functioning. Site within flood zone 3B. Surrounded by residential. Not promoted to SHLAA.	Fair access to public transport, employment and local services.	No	No	No	0.28	-		Site not being promoted and is not available.	Agree
FS05/SUB56	B2	Royal Mail Distribution Centre, Eastern Avenue	Agent submission	Currently occupied and functioning Royal Mail sorting office and distribution centre with recent announcement of closure. Surrounded by employment uses and railway line. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy. No connectivity to existing residential communities.	Fair access to public transport, employment and local services.	No	Yes	No	2.25	-	Existing employment site with good potential for re-use or redevelopment for employment	Site would result in a poor residential environment & has little connectivity to other residential areas	Panel agreed that site should be retained for employment purposes - not suitable for residential
FS06	H1	Hucclecote Resource Centre	Officer found site	Adjacent to existing residential development, possible archaeological constraints and shortage of POS in ward. Dwelling numbers to be included in commitments.	Fair to poor access to public transport and local services. Access to employment in wider area.	Yes	Yes	0-5	2.45	53		Site has outline permission for resi subject to S.106. Commitment to be included in housing trajectory. Site being marketed by County	Agree
FS07		Irish Club, Horton Road		Occupied and functioning social club, community facility. In multiple ownership, with intentions to remain on site. Not promoted to SHLAA.	Good access to public transport, employment, local services and city centre.	Yes	No	11-15	0.13	4		Site is not available Site below threshold therefore removed	Agree
FS08		Colwell Community Centre, Derby Road	Officer found site	Occupied and functioning community facility. Not promoted to SHLAA. Loss of existing community use would need to be justified against policy.	Good access to public transport, employment, local services and city centre.	Yes	No	No	0.17		No - not suitable as within a residential area	Site is not available currently required by County Council for operational purposes	Agree
FS09		Rear of Smith & Choyce, Upton Street	Officer found site	Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	Good access to public transport, employment, local services and city centre.	Yes	No	No	0.54	-	Best use of site is local employment related uses	Site is not available	Agree
FS10		104 Northgate Street	Officer found site	Vacant/derelict site located in Gloucester City Centre. Subject to an extant planning permission for residential development. Located within London Road Conservation Area and adjacent to Listed Building. Area of Principal Archaeological Interest	Excellent, located in Gloucester City Centre.	Yes	No	6-10	0.16	20	Possible commercial use on ground floor in any redevelopment	Site subject to expired planning permission. Now officer identified site through SHLAA.	Reduce capacity figure as site is small. Capacity of site reduced to reflect inner city flated scheme.
FS11		Kemble Close	Officer found site	Site situated in residential area opposite a local centre in south of City. Site currently Public Open Space. Loss of site would need to be justified against policy.	Fair access to public transport, employment and local services.	Yes	Yes	0-5	0.55	18	No - Predominantly a residential area	New site in City Council ownership	Site would seem to be suitable for residential purposes
FS12		St. James' Close	Officer found site	Located adjacent to existing sheltered housing and to south of Quedgeley District Centre. Site lies adjacent to Listed Building of The Old Rectory.	Good access to shops and services in Quedgeley District Centre and to public transport	Yes	Yes	0-5	0.56	18	No - Predominantly a residential area	New site in City Council ownership	Site would seem to be suitable for residential purposes
FS13		Land adj St. Aldates	Officer found site	Adjacent to Grade II* Listed Building. Loss of existing community facility to be assessed against policy.	Site lies on bus route but not immediately adjacent to shops, services or local facilities.	Yes	Yes	0-5	0.5	16	No - Predominantly a residential area	Site subject to developer interest	Site would seem to be suitable for residential purposes
FS14		Mead Road	Officer found site	Site adjacent to existing residential, POS, and Abbeymead local centre at Mead Road	Adjacent to local centre and to Abbeymead Avenue for bus route to Brockworth District Centre and Gloucester City Centre	Yes	Yes	0-5	0.23	8	No - Predominantly a residential area	New site in City Council ownership	Site would seem to be suitable for residential purposes