

Strategic Housing Land Availability Assessment

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Executive Summary

This is the first Strategic Housing Land Availability Assessment (SHLAA) for Gloucester. It is a study of sites that are considered to be developable over the next 15 years and beyond.

This SHLAA has been prepared in accordance with national Planning Policy Statement 3: Housing and practice guidance published by the Government in July 2007¹. This process has involved key stakeholder participation, including panel session with the Strategic Housing Partnership. The SHLAA replaces the Gloucester City Council Urban Capacity Study June 2006.

The preparation of this SHLAA follows the stage approach set out in the Government guidance. Stages 1 and 2 refer to planning of the assessment and the scope of sites included. Stages 3, 4 and 5 identify sites from the various sources and assess them for their suitability for housing.

Stages 6 and 7 summarise the suitable sites and estimate their potential housing capacity, as well as their availability, achievability, constraints, developability and deliverability.

The Regional Spatial Strategy² sets a housing target for Gloucester City of 11,500 dwellings to be delivered between 2006 and 2026 (575 dwellings per year). Stage 8 contains a review of the assessment and sets out the land availability and deliverability against housing targets.

The SHLAA measures if enough deliverable sites are identified to meet the housing target for the first five years from adoption of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (timetabled for adoption December 2011). The SHLAA identifies adequate sites coming forward over the earlier years and it indicates that the 2,875 target (575 x 5yrs) of deliverable sites for years 1-5 from adoption of the Joint Core Strategy will be exceeded.

0-5 years	6-10 years	11-15 years
2011/12-2015/16	2016/17-2020/21	2021/22-2025/26
4037	1856	417

¹ *Strategic Housing Land Availability Assessment: Practice Guidance* (July 2007). Department for Community and Local Government

² *Draft Revised Regional Spatial Strategy for the South West incorporating the Secretary of State's Proposed Changes* (July 2008)

Introduction and Methodology

The Strategic Housing Land Availability Assessment (SHLAA) has been prepared for the administrative area covered by Gloucester City Council. This Assessment is not subject to a statutory period of consultation, however, comments can be submitted to the Council and will be considered as part of the annual review of this document.

What is the Strategic Housing Land Availability Assessment?

In 2006 the Department for Communities and Local Government published Planning Policy Statement 3: Housing, which introduced the requirement for SHLAA. The SHLAA is an important part of the evidence base to support the delivery of sufficient land for housing. It assesses the opportunities to meet Gloucester's housing requirement.

PPS3 requires Local Authorities to produce a SHLAA for their housing market area, which should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;
- Assess land availability by identifying buildings or areas of land (including previously developed land and Greenfield land) that have development potential for housing, including within mixed-use developments;
- Assess the potential level of housing that can be provided on identified land;
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
- Identify constraints that might make a particular site unsuitable for development;
- Identify what action could be taken to overcome constraints on particular sites.

PPS3 requires Local Authorities to identify sufficient specific deliverable sites to deliver housing in the first 5 years from adoption of the Core Strategy. Gloucester City Council is undertaking a Joint Core Strategy with Cheltenham and Tewkesbury Borough Councils. Each Authority is preparing a SHLAA to a common methodology which will form the evidence base for the joint work.

In addition to the 5 year supply, Local Authorities should identify in their Core Strategy a further supply of specific, developable sites to years 6-10; and, where possible, for years 11-15. This should draw on information from the SHLAA to demonstrate that there is sufficient land to meet their housing requirements.

The SHLAA does not set policy or make allocations but provides background evidence on the potential availability of land in Gloucester for housing. It is an important evidence base for plan making but in itself **does not** determine whether a site should be allocated for housing development. The Gloucester Cheltenham and Tewkesbury Joint Core Strategy will need to consider a range of policy approaches to deliver Gloucester's housing target.

How much housing is Gloucester expected to deliver?

The Draft Revised South West Regional Spatial Strategy Secretary of State Proposed Changes (July 2008) sets a target of 11,500 dwellings for Gloucester City, to be delivered between 2006-2026. This target equates to an average delivery of 575 dwellings per year. The SHLAA will provide information on sites available to deliver this target.

The table below shows how the Joint Core Strategy timescale relates to the information in this SHLAA and the housing targets as set out in the most recent version of the South West Regional Spatial Strategy.

Table 1: Joint Core Strategy timescale in relation to the SHLAA and SW RSS housing target		
Years from adoption of the Joint Core Strategy	Actual years	Housing target for period
Years 1-5	Apr 2011 – Mar 2016	2,875 (575 per year)
Years 6-10	Apr 2016 – Mar 2021	2,875 (575 per year)
Years 11-15	Apr 2021 – Mar 2026	2,875 (575 per year)

Methodology

In July 2007 DCLG published Practice Guidance for the preparation of Strategic Housing Land Availability Assessments. In accordance with this guidance Gloucester City Council published a revised methodology in June 2008. Notification of the revised methodology was sent to previous respondents, landowners, developers and agents, together with an invitation to submit sites for consideration in the assessment.

A copy of the site characteristic form that was made available can be found at Appendix 1. Copies of the pro forma were available on the Council's website and as a result 50 sites were submitted to the Council for inclusion within the Assessment. Any further submitted sites will be assessed within subsequent SHLAA annual updates.

The methodology of this SHLAA has been designed to meet the requirements of the Practice Guidance to ensure a robust and transparent assessment that meets the tests of soundness in PPS12: Local Development Frameworks³. As stated in the guidance, when the guidance is followed a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination.

³ *Planning Policy Statement 12: Local Development Frameworks* (June 2008) CLG

Stage 1 – Planning the Assessment

Identifying the geographical area

Gloucestershire's Housing Market Assessment identifies a housing market area covering the whole county, but centred around Gloucester and Cheltenham SSCTs⁴ identified in the RSS. For the purposes of demonstrating housing delivery it has been appropriate to conduct SHLAAs on a Local Authority basis.

It is appreciated that spatial planning is not expected to be constrained by administrative boundaries, however, it is made clear in PPS3 that the types of sites identified for the rolling 5 year supply are generally those that are some way through the planning process. These are within the individual Local Authority's administrative boundary and rarely for Gloucester City cross the boundary. The Joint Core Strategy allows for a co-ordinated approach for cross boundary planning.

Throughout the SHLAA process the six authorities within Gloucestershire have met on a regular basis to agree a consistent approach and methodology. This approach follows the Practice Guidance.

Gloucester City Council covers a relatively small area and, therefore, no areas have been excluded from the assessment.

Establishing the process with partners

The City Council established links with partners (e.g. other District Authorities, Environment Agency, English Heritage, developers, agents) in order to agree the methodology of the assessment. In April 2007 partners were consulted on the draft methodology and again in June 2008 on the revised methodology, following publication of the Practice Guidance.

At the same time a wide range of landowners, agents and developers were contacted in order to identify any sites that might become available for development up to 2026. This assisted the Council in the identification of sites and ensured that landowners and agents were fully engaged in the process. A copy of the site characteristic proforma can be found at Appendix 1.

A Housing Market Partnership was established to assess the sites through a panel session. This Partnership consisted of house builders, development agents and consultants, as well as Registered Social Landlords. Subsequent to the panel meeting the Housing Market Partnership has been engaged in the preparation of the document and housing trajectory.

⁴ Strategically Significant Cities and Towns (SSCT)

Stage 2 – Determining which sources of sites will be included in the Assessment

Focusing the area of search

The Practice Guidance allows for the exclusion of particular types of land from the assessment, but also states that the SHLAA should not be narrowed down by existing policies designed to constrain development, unless this is fully justified. Any reasons for excluding types of land or areas will need to be justified and agreed by the members of the partnership. It is considered that policies that are designed to constrain development would include such policies as landscape designations, Green Belt designations and restrictions on greenfield development.

In context of the above and due to the relatively small area covered by the City, no areas have been excluded from the Assessment. Advice received from the Environment Agency and English heritage in response to the methodology has been taken into consideration. The advice is outlined below, a copy of the full response from the Environment Agency and from English Heritage can be found at Appendix 2. There are however, two SSSI sites within Gloucester. Should any site fall within a SSSI area it will be determined unsuitable for development.

<p>Environment Agency</p>	<p>Constraints do not cover flood risk, this issues will be assessed in the SFRA and will be a consideration for any allocation.</p> <p>Flood Zone 3b ‘functional floodplain’ is defined in PPS25 as “land where water has to flow or to be stored in times of flood”. This may be identified as having a 1 in 20 year probability of flooding. More vulnerable use developments, such as housing should not be permitted in this zone.</p> <p>In flood zone 2 and 3a providing the proposed development passes Sequential and Exceptional Test and by adopting appropriate mitigation measures constraints could be overcome.</p>
<p>English Heritage</p>	<p>All designated historic assets should be considered together with non-designated features of local historic or architectural interest and value since these can make an important contribution to creating a sense of place and local identity. This covers buildings, and other structures and features, archaeological remains, historic open spaces and the historic character.</p> <p>Key features will include: significant known, likely archaeology including Scheduled Monuments; Historic Parks and Gardens; Conservation Areas’ Listed Buildings’ local listings’ World Heritage Sites; rural landscapes and urban townscapes.</p>

Sources of sites with potential for housing

The Practice Guidance outlines the following types of sites in the planning process that are to be considered as potential sites for housing:

- Sites allocated (or with permission) for employment or other land uses which are no longer required for those uses
- Sites allocated for housing and site development briefs

- Sites currently in the planning process that have planning permission (outline or full) but are unimplemented and sites that are under construction
- Sites not currently in the planning process, such as vacant/derelict land and buildings, surplus public sector land, car parks, urban extensions.

Sites allocated for residential use (Table 2)

There are a number of sites allocated in the Local Plan for residential development. A number of the sites have already been developed or are under construction. There are some that remain undeveloped and without planning permission.

Housing allocation sites in the Second Stage Deposit Local Plan (2002) have also been identified. Although this Local Plan did not progress to adoption the site assessments had progressed to a stage for recommendation. The Site Allocations and Core Strategy Development Plan Documents for Gloucester City had progressed to Preferred Options stage, however, they have now been incorporated into Joint Core Strategy process. For consistency and thoroughness the sites from all these documents have been included.

The principle for residential development on these sites has already been established through the Local Plan and emerging Local Development Framework process. However, the potential of these sites must be reviewed through this assessment.

Table 2: Sites allocated for residential or mixed use development in Local Plan and Sites Allocation DPD			
SHLAA ref	Policy ref	Site name	Current status
HA01	MU2	Western Waterfront: <ul style="list-style-type: none"> • Docks Barge Arm • St Oswalds • Gloucester Quays 	<ul style="list-style-type: none"> • Permission for 84 - Complete • Permission for 619 – Under construction • Permission for 1000 Total 1,703
HA02	MU3 CA20	Bus station and Market Parade	No current application. Operational and occupied bus station, shops, offices and vacant offices.
HA03	MU5	RAF Quedgeley Kingsway	Permission for housing, employment and community facilities – much complete or under construction
HA04	MU6 SAD 29	Land at junction Barnwood Road and bypass	Permission granted subject to S106 agreement for 14 dwellings.
HA05	MU9 CA25	Land on Bristol Road	Outline permission for mixed use development.
HA06	H2.1	Part St Michael's Square	No current application. Occupied buildings and car park.
HA07	H2.2	Corner Southgate Street and Trier Way	Permission subject to S106 agreement for 49 dwellings.
HA08	H2.3 CA18	Car park Hampden Way	No current application. Operational car park.
HA09	H2.4	Land at hospital Great Western Road	Development of apartments - Complete
HA10	H2.6	Bus depot London Road	No current application. Operational bus depot, expressed intention to remain on site.
-	H2.7	Former petrol station London Road	Permission for 32 dwellings - Complete
HA11	H2.8 SAD24	Part oil storage depot Hempsted Lane	No current application. Occupied and operational premises.
-	H2.9	Land at Tuffley Lane	Permission for 27 dwellings - Complete
-	H2.10	Grange Road Infants School	Permission granted for 41 dwellings - Complete.
HA12	H2.12	Former Telecom House Great Western Road	No current application. Car park for hospital staff.
HA13	H2.13	Coney Hill Hospital	Residential redevelopment of land and clock tower - Complete
-	H2.14	Former Coney Hill Infants School	Permission granted for 33 dwellings –

			Complete
HA14	H2.15 SAD20	Kingsholm Rugby Club	No current application. Occupied and operational premiership rugby club, owner expressed intention to remain on site.
HA15	H2.16	Part Coney Hill Junior School	Permission granted for 89 dwellings. Under construction.
HA16	MU7 MU8 CA18	Greater Greyfriars including Gloscat main site and media site.	No current application. Vacant buildings, listed buildings and ancient scheduled monument. Masterplan and Development Brief being prepared.
HA17	CA19	Greater Blackfriars	No current application. Car parking, offices, occupied premises. Masterplan and Development Brief being prepared.
HA18	CA21	Adj Dry Dock	No current application. Vacant land.
HA19	CA22	Westgate Quay	No current application. Retail units and other occupied premises.
HA20	CA23	Railway Corridor: Great Western Sidings Horton Rd Sidings Northern Triangle Southern Triangle	No current application. Vacant land, former rail sidings, residential, commercial premises. Masterplan and Development Brief being prepared. Sites submitted to SHLAA.
HA21	CA24	Land btwn canal and Bristol Road	No current application. Occupied and functioning employment area.
-	CA26	Monk Meadow Trad Est	Permission granted for residential development – Under construction
HA22	CA31	Kid Zone activity centre	No current application. Vacant building
HA23	SAD21	Clifton Road Triangle	No current application. Vacant land
HA24	SAD22	Land at Clearwater Drive	No current application. Informal open space. Submitted to SHLAA for assessment.
HA25	SAD23	Mayos Land	No current application. Greenfield. Submitted to SHLAA for assessment
HA26	SAD25	Land at Leven Close and Paygrove Lane	No current application. Submitted to SHLAA for assessment.
HA27	SAD26	Land at Hammond Way, Barnwood	No current application. Vacant land.
HA28	SAD27	Blackbridge Allotments	No current application. Open space and underused allotments, submitted to SHLAA for assessment.
HA29	SAD28	Norville site Tarrington Road	No current application. Occupied and functioning employment site.
HA30	SAD30	Former B&Q, Trier Way	No current application. Vacant retail unit and car park.

Sites allocated for employment use (Table 3)

The Gloucester Local Plan identifies the need to promote investment and improve the local economy in a sustainable way. The Plan also identifies the need to protect employment sites.

The Gloucester Core Strategy Preferred Options Consultation Document 2006, states that there is a requirement to ensure enough employment land is made available to meet forecasted needs, as defined in the Draft South West Regional Spatial Strategy. The previous emerging policy referred to specific provision being made for a choice of employment sites to provide for flexibility and competition in meeting the economic needs of the City. It stated that proposed and existing employment land will be safeguarded.

In order for the SHLAA to be robust it is necessary to assess the potential of employment sites and allocations for housing potential. The Gloucester Core Strategy Preferred Options Consultation Document 2006 states that the City Council will positively encourage mixed-use developments of compatible uses in appropriate locations.

Table 3 identifies employment sites, any duplication with the housing or mixed use allocations previously listed have been removed.

Table 3: Sites allocated for employment development in Local Plan and Sites Allocation DPD			
SHLAA ref	Policy ref	Site name	Current status
EA01	E2.1	Long stay car park, railway station	No current application. Functional railway commuters car park
EA02	E2.2	RMC site, Waterwells Business Park	Current application for employment development, land being promoted for sale.
EA03	E2.5 SAD31	Land east of Waterwells Business Park	No current application. Greenfield land.
EA04	E2.4 SAD32	Land at southwest bypass (Secunda Way Industrial Estate)	No current application. Vacant land adjacent to occupied commercial premises.
EA05	E2.6 SAD33	Land north of Naas Lane, IM Group	No current application. Occupied and functioning. Site submitted to SHLAA for assessment.
EA06	E2.7 SAD34	Land south junction betwn Eastern Avenue and Barnwood Road	No current application. Vacant land, also includes part of TA centre.
EA07	CA27	British Gas (Transco)	No current application. Site submitted for consideration.
EA08	CS28	BT Depot	No current application. Occupied and functioning depot premises.
EA09	CA32	Cedar House, Spa Road	No current application. Occupied and functioning offices.
EA10	SAD35	Land adj to Walls factory	No current application. Vacant land.
EA11	SAD36	West of Tesco filling station, Quedgeley	No current application. Landsaped open space
-	CA29	Land at Netheridge	Development of open market complete . Allocation included rowing club facilities, which are yet to be developed.

Sites from other sources

National Land Use Database (Table 4)

Gloucester City Council maintains a database of previously developed land and updates this annually for the National Land Use Database (NLUD). These sites include derelict and vacant land and buildings, as well as land that is currently in use but has the potential for development.

Sites that have been previously identified through housing or employment allocations have not been repeated. Sites that have been granted planning permission and those that have been submitted to the SHLAA for consideration have also not been duplicated.

Table 4: Sites identified through NLUD			
SHLAA ref	Policy ref	Site name	Current status
NLUD01		Rear of 2 to 28 Hempsted Road	No current application. Vacant land.
NLUD02		Land at Charlwood House, Abbeymead Avenue	Development complete .

NLUD03		Land to rear of 5 to 15 Kemble Road	No current application. Vacant land.
NLUD04		Land Registry, Bruton Way	No current application. Car park for occupied and functioning office building.

Submitted Sites (Table 5)

Sites that have been submitted to Gloucester City Council for consideration within the SHLAA are listed in table 5 below. Any duplications with sites listed above will be removed.

Table 5: Sites Submitted for consideration and assessment			
SHLAA ref	Policy ref	Site name	Current status
SUB01		Joseph Rice, Hempsted Lane	No current application. Occupied and functioning distribution and logistics premises.
SUB02		GWRSA Social Club	No current application.
SUB03		Railway Triangle North	No current application. Part of Railway corridor allocation.
SUB04		Helipebs, Sisson Road	No current application. Occupied and functioning employment site.
SUB05		Land at St Oswalds	No current application. Vacant / Underused land
SUB06		Land east of Hempstead	No current application. Open space.
SUB07		Frogcastle Farm	No current application. Greenfield land
SUB08		Southern Railway Triangle	No current application. Network Rail operational land, former sidings.
SUB09		Land at The Wheatridge	No current application. Former potential school site, now informal open space.
SUB10		Hillfield House, Denmark Road	No current application. Occupied and functioning offices.
SUB11		Heathfields, Denmark Road	No current application. Occupied and functioning day centre.
SUB12		Saintbridge House, Painswick Road	No current application. Occupied and functioning care home.
SUB13	SAD27	Blackbridge Allotments	No current application. Site includes open space, sports and underused allotments
SUB14		Tuffley Library	No current application. Car park to serve local library, schools and shops.
SUB15		Tuffley Resource Centre, Grange Road	No current application. Occupied and functioning education facility.
SUB16		Podsmead Court	No current application. Occupied and functioning older persons facility.
HA17		Shire Hall	No current application. Occupied and functioning offices. Area included within Blackfriars allocation, see HA17 above.
SUB17		Fire Station, Eastern Avenue	No current application. Occupied and functioning fire station.
SUB18		Land at Clearwater Drive	No current application. Former potential school site. Informal open space. Housing allocation.
SUB19		Bohanam House, Barnwood Road	No current application. Occupied and functioning care home.
SUB20		Land at Posy Lane	Valid application for residential development – site will be assessed with commitments.
SUB21		Land at Corncroft Lane	No current application.

			Greenfield land.
SUB22		Land south of Hempsted	No current application. Greenfield land.
SUB23		Land adjacent ski centre	No current application. Greenfield land.
SUB24		Land south ski centre	No current application. Greenfield land as part of golf course.
SUB25		Manor Gardens, Barnwood	No current application. Occupied and functioning sheltered bungalows and care home.
SUB26		Land at Milton Avenue	No current application. Informal open space behind industrial sites off Bristol Road.
SUB27		Land at corner of Laurels and Percy Street	No current application. Vacant land and parking.
SUB28		Rear of former cattle market	No current application. Vacant land.
SUB29		Hare Lane car park	No current application. Functioning city centre car park.
SUB30		IM Group Distribution, Naas Lane	No current application. Occupied and functioning vehicle alteration centre, storage and distribution.
SUB31		Lynton Fields, east of Waterwells	No current application. Greenfield land.
SUB32		Mayos Land, Quedgeley	No current application Greenfield land, housing allocation.
SUB33		Land at Snow Capel farm	No current application Greenfield land.
SUB34		West Quay	No current application Occupied employment units, residential, docks and nature reserve.
SUB35		Llanthony Warehouse	No current applications. Car park for docks and National Waterways Museum.
SUB36		Travis Perkins	Current planning permission for residential development. Will be assessed within commitments.
SUB37		Secunda Way Industrial Estate	No current application. Vacant land adjacent to commercial units, employment allocation.
SUB38		Land at Griggs Timber, Bristol Road	No current application. Occupied and functioning timber merchant.
SUB39		Land Commercial Road	No current application. Vacant office building, listed building.
SUB40		The Knoll, Stroud Road	No current application. Occupied and functioning nursing home and grounds.
SUB41		Land Matson Lane	No current application. Grounds of listed building.
SUB42		Land Woods Orchard, Tuffley	No current application. Greenfield land.
SUB43		Allstone, Myers Road	No current application. Occupied and functioning waste facility, aggregate and coal merchant.
SUB44		Land south Grange Road, Tuffley	No current application. RSS area of search 3B. Greenfield land.
SUB45		Horton Road Sidings	No current application. Occupied and functioning rail maintenance facility
SUB46		277-279 Bristol Road	No current application. Occupied and functioning commercial land.

Further Sites (Table 6)

Sites that have been identified through the SHLAA process that are not covered by allocations, NLUD or submissions above are listed in Table 6 below.

Table 6: Sites identified further study			
SHLAA ref	Policy ref	Site name	Current status
FS01		Gala Club, Fairmile Gardens	No current application. Occupied and functioning social club.
FS02		Southgate Moorings and Carp Park	No current application. Functioning car park for the Docks.
FS03		Former Courts and Dunelm	No current application. Vacant retail premises.
FS04		Garden centre Painswick Road	No current application. Occupied and functioning privately owned and run commercial premises.
FS05		Royal Mail Distribution Centre, Eastern Avenue	No current application. Occupied and functioning premises.
FS06		Hucclecote Resource Centre	No current application. Occupied and functioning County Council premises.
FS07		Irish Club, Horton Road	No current application. Occupied and functioning social club.
FS08		Colwell Community Centre, Derby Road	No current application. Occupied and functioning community facility.
FS09		Rear of Smith & Choyce, Upton Street	No current application. Occupied and functioning trading estate, commercial units.

Stage 3 – Desktop review of existing information

Further identification of sites has been made through the desktop review of existing information. Site allocations not yet the subject to planning permission have been listed in tables above. Site specific development briefs have also been included within the site allocations listed above.

Sites with planning permission and those under construction can be found in the April 2009 Housing Completions Monitoring Report, where the status of each site is outlined. These housing monitoring reports have been utilised to establish development progress and build out rates.

Planning application refusals over the last couple of years have been identified for any substantial residential developments but did not aid identification of further potential sites.

Stage 4 – Sites and areas surveyed

All sites identified, including housing, employment, retail and mixed use, NLUD and submitted sites have been surveyed as part of the SHLAA process. The only sites not included from the list above are those where development has been completed and those already under construction, as these will be included within existing commitments.

The Methodology Scoping Report identified that sites would be included should they be capable of accommodating 10 or more dwellings. However, in order to identify as many sites as possible, this threshold has not been applied rigidly and all sites identified through Stages 2 and 3 have been surveyed. No areas have been omitted from the study, any constraints, such as flood zone or designations, will be identified through the survey process.

Stage 5 – Carrying out the survey

Site surveys were conducted to inform the completion of the site characteristics pro forma, a copy of which can be found at appendix 1. Particular note was taken of access, existing and surrounding land uses, character of the area, development progress as well as primary and local services. The survey informed the assessment of any physical constraints, such as access, steep slopes, potential for flooding, natural features of significance and location of pylons. Further desk based survey work has been undertaken to complete the assessment of the sites to identify flood zones, designations and any other constraints, such as conservation and land contamination.

This information has informed an initial assessment of whether the sites are suitable for residential development (see Table 7 below).

Stage 6 – Estimating housing potential

The housing potential of each identified site can be estimated in a number of ways. The Gloucester City SHLAA will use the following combination of methods:

Existing Information – where information exists as a result of a planning permission, development brief, or if the information has been included as part of a site submission.

Density multiplier – a density multiplier will be used to estimate the potential of sites in the majority of cases. This assessment will use a three-fold approach to density multipliers. Sites within the city centre area will use a multiplier of 50 dwellings per hectare. Sites in the

more rural and sub-urban areas will be subject to a multiplier of 30dph. These are, however, a starting point and the assessment process will refine capacities for all sites. The housing potential figures included within table 7 are unrestricted and do not have any sensitivity applied to them.

The density multiplier will not be appropriate on all sites but will be applicable in the majority of cases. Where a site shows potential for higher densities than those outlined, these will be explored using the urban design approach and documented in the site assessment.

When assessing the potential of sites it is essential that the land needed for the provision of infrastructure, open space and community facilities is taken into account. The density multiplier will be applied to a net developable area based on the following assumptions:

Density Multiplier Assumptions

Site size (ha)	Discounted site area	Area for housing
0 – 0.4	0	100%
0.4 – 2	17%	83%
2+	36%	63%

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
HA01	Gloucester Quays	Urban dockside development with outline permission for 1000 apartments. Will be included in commitments in housing trajectory. Listed buildings and conservation. SFRA Flood Zone 3b	Good accessibility to services, facilities and employment.	26.77	1,000
HA02	Bus station and Market Parade	Town centre, bus station, office and retail uses, subject to development brief for retail lead redevelopment of area with residential. Within area of principle archaeological interest.	Good access to services, facilities and employment.	1.8	200
HA03	RAF Quedgeley, Kingsway	Permission and Outline for comprehensive redevelopment of site for residential, employment and community uses. Much of site complete and under construction. Contamination issues been/being dealt with. Will be included in commitments in housing trajectory.	Good access to public transport and employment. Access to services and facilities in Quedgeley and to come forward on site.	139	2,650 (700 waiting full consent)
HA04	Land junction Barnwood Road and bypass	Derelict land with outline permission for hotel, commercial and residential development. Small amount of residential on part of site.	Good access to public transport and employment. Access to services within Barnwood.	1.3	14
HA05	Land on Bristol Road	Derelict and Vacant employment site. Outline permission for comprehensive redevelopment for employment and residential to rear adjacent to exiting residential area. Contamination from previous uses. Will be included with commitments in housing trajectory.	Fair to good access to public transport, services, facilities and employment.	9.1	340
HA06	Part St Michael's Square	City centre location, part of site SFRA flood zone 2, surrounding area has listed buildings and conservation area. Area of Principle Archaeological Interest.	Good access to public transport, services, facilities, employment and city centre uses/	0.1	15
HA07	Corner Southgate Street and Trier Way	Derelict land adjacent to Gloucester Quays development and Park. Permission Subject to S106. SFRA flood zone 2 and 3a	Good access to public transport, services, facilities and employment.	0.2	49
HA08	Car park Hampden Way	Occupied and functioning well used City Centre car park. SFRA flood zone 2.	Good access to public transport, services, facilities and employment.	0.2	75
HA10	Bus depot London Road	Urban location, operational bus depot for main bus route operator. Subsequent to Local Plan process the bus operator has expressed intention to remain at the site.	Good access to public transport, services, facilities and employment.	0.7	30
HA11	Part oil storage depot Hempsted Lane	Surrounding area subject to redevelopment. Contamination on site. Part of site housing allocation. SFRA Flood zone 2. Pre-application discussions suggest approximately 100 dwellings, as opposed to allocation for 30.	Good access to public transport, services, facilities and employment.	0.9	100
HA12	Former Telecom House Great Western Road	Urban area, vacant buildings and associated parking area. Allocated for magistrates court.	Good access to public transport, services, facilities and employment.	0.6	25
HA14	Kingsholm Rugby Club	Urban area, occupied and functioning rugby club.	Good access to public transport, services,	2.6	100

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
		SFRA flood zone 3b. Subsequent to Local Plan the Rugby Club have declared their intention to remain at the site.	facilities and employment.		
HA15	Part Coney Hill Junior School	School redevelopment releasing part of site for residential, permission in place and development under construction with much complete. Will be included with commitments in housing trajectory.	Access to local services and public transport	1.6	89
HA16	Greater Greyfriars inc. Gloscat main site and media site.	City centre Vacant college buildings and surrounding area. Development brief and master planning for comprehensive redevelopment of the area. Listed buildings, conservation area and archaeological constraints. Draft allocation.	Good access to public transport, services, facilities and employment.	7.91	400
HA17	Greater Blackfriars	City centre car parks, vacant and derelict buildings, county council offices, prison, police station, listed buildings and ancient scheduled monument. Multiple owners and interests.	Good access to public transport, services, facilities and employment.	11.76	300
HA18	Adj Dry Dock	Dock side location adjacent to existing flats and employment uses. Setting of listed buildings and conservation area, area of archaeological interest. Previous suggestion of apartment development. SFRA flood zone 3b.	Good access to public transport, services, facilities and employment.	0.82	65
HA19	Westgate Quay	City centre and waterside location. Occupied by retail, office, car sales and engineering. Subsequent to Local Plan the owners have expressed an interest not to pursue redevelopment of the area for the time being. The area has self-generated recently and the development brief is subsequently on hold. Archaeological interest. SFRA flood zone 3a	Good access to public transport, services, facilities and employment.	2.15	170
HA20	Railway Corridor: Great Western Sidings	Currently underused sidings, employment / commercial uses and car parking. Area included within the Railway Corridor development brief and GHURC masterplan. Indicated for mixed use development to include employment, residential and community uses / facilities. Contributions to rail underpass required. Noise constraints for development adjacent to railway.	Good access to public transport, services, facilities and employment, as well as city centre.	4.5	150
HA20	Railway Corridor: Horton Rd Sidings	See SUB45 below.		4.26	
HA20	Railway Corridor: Northern Triangle	See SUB03 below		8.61	
HA20	Railway Corridor: Southern Triangle	See SUB08 below		4.22	
HA21	Land between canal and	Industrial and commercial land along canal side with accesses	Good access to public transport, services,	23.81	200

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
	Bristol Road	from Bristol Road. Numerous land owners and tenants in place. Some areas SFRA flood zone 2 and 3b. Some areas with contamination issues. Site allocated within draft DPD and highlighted as GHURC site for redevelopment. Requires removal of redundant railway bridge.	facilities and employment.		
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.	0.7	65
HA24	Land at Clearwater Drive	See SUB18 below			
HA25	Mayos Land	See SUB32 below			
HA26	Land at Leven Close and Paygrove Lane	Greenfield site surrounded by residential uses, allocated for neighbourhood park. Access to the site is locked, therefore not public open space. Allocated for development on part of site, with remainder for public open space.	Fair to good access to public transport, local services and facilities.	0.4	15
HA27	Land at Hammond Way, Barnwood	Car parking, hard standing, vacant land. Surrounded by residential, leisure and employment uses.	Fair to good access to public transport and local services and facilities within Barnwood.	0.22	10
HA28	Blackbridge Allotments	See SUB13 below.			
HA29	Norville site Tarrington Road	Occupied and functioning industrial site, identified as housing allocation in draft SPD. Surrounded by residential. Part of site within flood zone 3b of SFRA.	Good access to local services and facilities.	0.86	30
HA30	Former B&Q, Trier Way	Vacant former bulky goods retail store and car park. Surrounded by retail, leisure and residential. Identified as housing allocation within draft SPD. Part of site SFAR flood zone 3B.	Good access to public transport, services, facilities and city centre.	1.14	40
EA01	Long stay car park, railway station	Functioning long stay car park for railway station users. Noise issues with proximity to rail. Surrounded by employment and transport uses.	Good access to public transport, services, facilities and city centre.	0.49	16
EA02	RMC site, Waterwells Bus Park	Vacant land surrounded by commercial employment uses and park and ride site. Allocated for employment uses 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.	1.1	32
EA03	Land east of Waterwells Business Park	Greenfield land allocated for employment uses within Local Plan and draft SPD. Surrounded by employment, agriculture and some residential uses. Only small part of site suitable for residential development.	Poor access to public transport, service and facilities. Good access to employment.	15.1	50
EA04	Land at southwest bypass (Secunda Way Industrial Estate)	See SUB37 below.			
EA05	Land north of Naas Lane,	See SUB30 below.			

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
	IM Group				
EA06	Land south junction between Eastern Ave and Barnwood Road	Vacant land adjacent to roundabout, extent of employment allocation includes part of the Territorial Army site. Design of site may not allow development of full potential of 20.	Good access to public transport, services, employment and facilities.	0.7	10
EA07	British Gas (Transco)	Vacant land adjacent and to rear of Gas site. Surrounded by industrial and employment uses. Allocated for employment uses. Contamination issues. SFRA flood zone 3b.	Good access to public transport and employment. Poor access to services and facilities.	10.09	225
EA08	BT Depot	Occupied and functioning depot and storage site. Allocated for employment uses. Within cordon sanitaire and SFRA flood zone 3b.	Access to public transport and employment. Poor access to services and facilities.	3.03	67
EA09	Cedar House, Spa Road	Occupied and functioning office building. Allocated for employment use, surrounded by residential and office uses. Within conservation area. Relocation of existing user required.	Good access to employment, services and facilities.	0.38	12
EA10	Land adj to Walls factory	Vacant Greenfield site adjacent to industrial uses and railway line. Allocated for employment use. Contamination investigation required. Access issues. Edge of site SFFA flood zone 3b.	Good access to employment. Fair access to public transport, services and facilities within local area.	5.85	140
EA11	West of Tesco filling station, Quedgeley	Infill site currently open space along footpath and side of road and retail development. Allocated for an extension to Quedgeley district centre. Surrounded by retail and medical centre uses.	Good access to public transport, employment, services and facilities.	0.84	25
NLUD01	Rear of 2 to 28 Hempsted Road	Vacant Greenfield land. Surrounded by employment, industrial uses, electric sub station and land fill site. SFRA flood zone 3b.	Good access to public transport and employment. Fair Access to facilities and services in city centre and Hempsted village.	2.54	64
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.	Fair access to public transport, local services and facilities. Fair access to employment beyond local area.	0.27	6
NLUD04	Land Registry, Bruton Way	Occupied and functioning B1 office building. Surrounded by road links.	Good access to public transport, employment, services, facilities and city centre.	0.27	8
SUB01	Joseph Rice, 26 Hempsted Lane	Occupied and functioning haulage yard. Surrounded by industrial employment land and land fill site, some residential. SFRA flood zone 3b	Fair to good access to public transport, employment, services and facilities.	1.14	38
SUB02	GWRSA Social Club	Vacant building and car parking area. Surrounded by employment uses, residential, hospital and railway uses.	Good access to public transport, employment, services and facilities.	0.4	20
SUB03	Railway Triangle North	Currently inaccessible vacant land, surrounded by railway lines and raised road and embankment. Industrial and residential uses beyond. Noise, access and contamination issues.	No access to the site at present. Employment, recreation and school facilities nearby. Access and linkages need to be resolved.	8.61	334
SUB04	Helipebs, Sisson Road	Occupied and functioning industrial site. Contamination issues.	Access to public transport, employment,	1.6	70

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
		Surrounded by industrial, rail and residential uses.	services and facilities in the wider area.		
SUB05	Land at St Oswalds	Greenfield site, surrounded by open countryside and residential uses. New highways access would be required. SFRA flood zone 2.	Good access to public transport, employment, services and facilities.	1.0	40
SUB06	Land east of Hempstead	Greenfield open space. Surrounded by playing field and residential uses. Within Landscape Conservation Area and prime biodiversity area. Would impact on setting listed buildings.	Good access to public transport, employment, services and facilities.	3.42	45
SUB07	Frogcastle Farm	Greenfield site, surrounded by open countryside and residential uses. Access issues. Within Landscape and Nature Conservation Area. SFRA flood zone 3b	Poor access to transport, employment, services and facilities/	3.12	68
SUB08	Southern Railway Triangle	Required to be retained for operational purposes by Network Rail.	No access to the site.	3.24	81
SUB09	Land at The Wheatridge	Greenfield vacant land, surplus school site. Surrounded by residential development	Fair to good access to public transport, local services and facilities. Access to employment in wider area.	2.28	65
SUB10	Hillfield House, Denmark Road	Occupied and functioning County Council office building. Listed building over looking public open space and gardens.	Good access to public transport and city centre facilities and services.	0.23	6
SUB11	Heathfields, Denmark Road	Occupied and functioning County Council office building for education and social care facilities. Surrounded by residential. Impact upon conservation area.	Good access to public transport and city centre facilities and services.	0.16	4
SUB12	Saintbridge House, Painswick Road	Occupied and functioning elderly persons care home. Surrounded by residential. Impact on heritage. Issues for relocation of existing use.	Fair access to public transport and city centre facilities and services.	0.43	12
SUB13	Blackbridge Allotments	Public open play space and under used allotments. Surrounded by residential, open space and railway uses. Access issues. Part of area housing allocation in Local Plan.	Good access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	8.68	220
SUB14	Tuffley Library	Car park for local library. Surrounded by public open space, school, local shops and residential uses.	Fair access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	0.2	8
SUB15	Tuffley Resource Centre, Grange Road	Occupied and functioning education facility. Surrounded by residential uses and open countryside and edge of city development.	Fair access to public transport to enable access to services, facilities and employment beyond.	0.6	18
SUB16	Podsmead Court	Occupied and functioning elderly persons residential facility. Surrounded by residential and public open play space. Issues with relocating current use and residents. Redevelopment of existing housing would result in no net gain.	Fair access to public transport, services, facilities and employment.	0.41	No net gain
HA17	Shire Hall	Occupied and functioning County Council Offices. Included as part of Greater Blackfriars area HA17 above.	See HA17 above		

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
SUB17	Fire Station, Eastern Avenue	Occupied and functioning fire station. Surrounded by retail, commercial and employment uses. Panel opinion that it is not a desirable location for residential development.	Good access to employment, retail and local services. Access to public transport within the area.	0.55	38
SUB18	Land at Clearwater Drive	Greenfield land, surplus school site. Surrounded by residential development and canal. Half of site SFRA flood zone 2.	Good access to public transport, local services, facilities and employment in the Quedgeley area.	2.09	30
SUB19	Bohanam House, Barnwood Road	Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Development of site would impact on setting listed building.	Good access to public transport. Access to local services, facilities and city centre.	1.15	38
SUB20	Land at Posy Lane	Greenfield vacant land surrounded by residential development. Outline planning permission for 10 residential units. Will be included with commitments in housing trajectory.	Good access to public transport. Access to local services, facilities and city centre.	0.68	10
SUB21	Land at Corncroft Lane	Greenfield agricultural land and farm. Within landscape conservation area, development would impact on heritage.	Poor access to public transport, local services or facilities.	8.82	195
SUB22	Land south of Hempsted	Greenfield agricultural land, within landscape conservation area and prime biodiversity area. Area overlooking sewage works and effected by cordon sanitaire. Part of site SFRA flood zone 3b and 2.	Fair to good access to public transport, local services and employment in wider area and city centre.	12.2	270
SUB23	Land adjacent ski centre	Part Greenfield , some hard standing. Poor steep access to steeply sloping, prominent site. Development would impact on setting of listed building and heritage features. In area of Landscape Conservation. Difficult and costly to develop.	Fair access to public transport, local services and facilities.	2.16	48
SUB24	Land south ski centre	Greenfield site with poor access, steeply sloping, prominent site. Development would impact on setting of listed building and is within area of Landscape Conservation. Difficult and costly to develop.	Fair access to public transport, local services and facilities.	4.0	88
SUB25	Manor Gardens, Barnwood	Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Development would impact on setting of listed building. Part of site in SFRA flood zone 2. Redevelopment of existing housing resulting in no net gain.	Good access to public transport. Access to services and facilities within local area and employment beyond.	1.91	No net gain
SUB26	Land at Milton Avenue	Vacant land between industrial and residential development. Severe concerns regarding contamination.	Fair access to employment, services and facilities in wider area.	2.08	45
SUB27	Land at corner of Laurels and Percy Street	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/	0.05	2
SUB28	Rear of former cattle market	Vacant land surrounded by retail development. Permission for residential development, some under construction. Could form progression of these developments.	Good access to public transport and employment. Access to services and facilities and city centre.	2.5	65

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
SUB29	Hare Lane car park	Functioning city centre car park, surrounded by retail, cathedral, residential, education and city centre uses.	Good access to public transport, employment, services and facilities within city centre.	0.32	12
SUB30	IM Group Distribution, Naas Lane	Occupied and functioning vehicle storage and alteration premises. Surrounded by agricultural land, railway line residential. Kingsway development to north and west will encroach on site. Site identified as employment allocation. Contamination issues on site.	Poor access to public transport, local services or facilities. Good access to employment.	8.1	180
SUB31	Lynton Fields, east of Waterwells	Greenfield, agricultural / small holding. Surrounded by open agricultural land, employment development and some residential. Site identified for employment allocation, with travelling show persons site allocation adjacent. Included within land east of Waterwells allocation.	Poor access to public transport, local services or facilities. Good access to employment.	1.91	57
SUB32	Mayos Land, Quedgeley	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.	Fair access to public transport, local services and facilities, with access to reemployment beyond.	1.9	70
SUB33	Land at Snow Capel farm	Greenfield sites adjacent M5, within Landscape Conservation Area. Site includes an ancient scheduled monument, therefore impacts on heritage. Site is remote from any existing development.	Poor access to public transport and any services and facilities.	20.26	446
SUB34	West Quay	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.			
SUB35	Land adjacent Llanthony Warehouse	Area included within above submission. Currently car parking for museum. Development would affect heritage and listed buildings. SFRA flood zone 3b.	Good access to public transport, and city centre facilities and services.	0.75	24
SUB36	Travis Perkins	Former timber merchant yard, surrounded by housing development, housing development currently under construction and canal. Planning permission subject to S106 agreement for 142 dwellings. Will be included with commitments in housing trajectory.	Fair to good access to public transport, services, facilities and city centre.	6.6	142
SUB37	Secunda Way Industrial Estate	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.	Fair to good access to public transport, employment, local services and facilities.	0.5	12
SUB38	Land at Griggs Timber, Bristol Road	Occupied and functioning timber merchant site, part of site submitted. Access issues, due to potential ransom strip between site and Bristol Road. SFRA Flood zone 3b.	Fair to good access to public transport, services, facilities and employment.	0.5	12
SUB39	Land Commercial Road	Currently vacant office, surrounded by offices, some residential and city centre uses. Conversion of building would impact on heritage.	Good access to public transport, services, facilities and employment.	0.01	3

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
SUB40	The Knoll, Stroud Road	Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Within Landscape Conservation Area. Development would impact on setting of listed building. Steeply sloping land. Only 1.5 hectares of the site indicated as developable by proposer.	Fair to good access to public transport. Access to services and facilities within Tuffley area and employment beyond.	4.5	99
SUB41	Land Matson Lane	School buildings and grounds. Within landscape conservation area and nature conservation area, also area of principle archaeological interest and a listed building.	Fair access to local services and facilities. Access to public transport in the wider area and employment beyond.	2.2	48
SUB42	Land Woods Orchard, Tuffley	Greenfield agricultural land, steeply sloping, within landscape conservation area.	Fair access to public transport, local services and facilities.	2.82	62
SUB43	Allstone, Myers Road	Occupied and functioning aggregate and waste facility. Surrounded by industry / employment, residential, railway line and public open space. Noise issues and contaminated land.	Good access to public transport, local services and facilities.	6.49	165
SUB44	Land south Grange Road, Tuffley	Greenfield agricultural land. Part of larger submitted to Stroud DC. Landscape conservation area. Part of site SFRA flood zone 3b.	Fair access to public transport, services and facilities.	16.41	220
SUB45	Horton Road Sidings	Proposer of site requires it to be retained for operation purposes.	Good access to public transport, and city centre services and facilities.	4.34	95
SUB46	277-279 Bristol Road	Occupied and functioning employment land, surrounded by industrial, employment and commercial uses. Land contamination issues, SFRA flood zone 3b with known flood events.	Good access to public transport and employment. Poor access to local services and facilities.	1.0	35
FS01	GALA Club, Fairmile Gardens	Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	Fair to good access to public transport, services and facilities.	1.89	55
FS02	Southgate Moorings and Car Park	Utilised car park within the Docks. Interest to develop for office use.	Good access to public transport, services and facilities in city centre.		
FS03	Former Courts and Dunelm	Vacant retail units adjacent to railway, conservation requirement to retain Dunelm building.	Good access to public transport, services and facilities in city centre.		
FS04	Garden centre Painswick Road	Privately owned garden centre, fully functioning. Site within flood zone 3b.	Fair to good access to public transport, employment and local services.		
FS05	Royal Mail Distribution Centre, Eastern Avenue	Occupied and functioning Royal Mail sorting office and distribution centre.	Good access to public transport and employment. Poor access to local services.		
FS06	Hucclecote Resource Centre	Occupied and functioning Local Education Authority premises. Not submitted with other County Council premises, intentions to remain on site.	Fair to good access to public transport and local services. Access to employment in wider area.		
FS07	Irish Club, Horton Road	Occupied and functioning social club, community facility. In multiple ownership, with intentions to remain on site.	Good access to public transport, employment, local services and city centre.		
FS08	Colwell Community Centre, Derby Road	Occupied and functioning community facility.	Good access to public transport, employment, local services and city		

Table 7: Survey results					
Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential
			centre.		
FS09	Rear of Smith & Choyce, Upton Street	Occupied and functioning employment premises. Not promoted to SHLAA.	Good access to public transport, employment, local services and city centre.		

Stage 7 – Assessing when and whether sites are likely to be developed

Determining the suitability, availability and achievability of sites will provide the information on which the judgement in the plan making can be made as to whether a site can be considered deliverable, developable or not currently developable for housing. Consideration must be given to:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

Where it is unknown when a site could be developed, then it should be regarded as not currently developable. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.

Stage 7a – Assessing suitability for housing

A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Guidance stipulates that the following factors should be considered to assess a site's suitability for housing, now and in the future:

- **policy constraints** – such as designations, protected areas, existing planning policy and corporate, or community strategy policy
- **physical problems or limitations** – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- **potential impacts** – including effect upon landscape features and conservation
- **environmental conditions** – which would be experienced by prospective residents

Stage 7b – Assessing availability for housing

A site is considered available for development when there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. The land is controlled by a developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. Where problems have been identified then an assessment will need to be made as to how and when they can realistically be overcome.

Stage 7c – Assessing achievability for housing

A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- **market factors** – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)
- **cost factors** – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations,

prospect of funding or investment to address identified constraints or assist development.

- **Delivery factors** – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Stage 7d – Overcoming constraints

Where constraints have been identified, the assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy within currently constraining housing development.

Stages 7a to 7d are addressed in Table 8 below. The suitability, availability and achievability of sites has been informed through the previous stages and comments received from the Housing Partnership panel. Copies of the completed site characteristic forms can be found at Appendix 3.

Table 8 – Suitability, Availability, Achievability					
SHLAA ref	Site	Suitable	Available	Achievable	Overcome constraints
HA01	Gloucester Quays	✓	✓	0-5 6-10	Outline permission in place. Included in housing trajectory within commitments.
HA02	Bus station and Market Parade	✓	✓	0-5 6-10	Multiple ownerships, would need comprehensive regeneration of area.
HA03	RAF Quedgeley, Kingsway	✓	✓	0-5 6-10	Outline and full permissions in place. Timetabled with commitments and remainder with SHLAA sites.
HA04	Land junction Barnwood Road and bypass	✓	✓	0-5	Outline permission in place. Included in housing trajectory within commitments.
HA05	Land on Bristol Road	✓	✓	0-5	Outline permission in place. Included within commitments.
HA06	Part St Michael’s Square	✗	✗	✗	Land not available for development.
HA07	Corner Southgate Street and Trier Way	✓	✓	0-5	Permission expired.
HA08	Car park Hampden Way	✓	✗	6-10	Need to replace parking facility in order to develop.
HA10	Bus depot London Road	✓	✗	✗	Can not be overcome. Required for operational purposes.
HA11	Part oil storage depot Hempsted Lane	✓	✓	0-5 6-10	Need to relocate current user and address contamination.
HA12	Former Telecom House Great Western Road	✓	✗	11-15	Required by County Council for Magistrates Court. If not developed for Court facility could become residential.
HA14	Kingsholm Rugby Club	✓	✗	✗	Can not be overcome. Required by current owner and community.
HA15	Part Coney Hill Junior School	✓	✓	0-5	Site has planning permission and is under construction. Included within commitments.
HA16	Greater Greyfriars inc. Goscat main site and media site.	✓	✓	0-5 6-10 11-15	Multiple ownerships, working in partnership to achieve comprehensive regeneration.
HA17	Greater Blackfriars	✓	✗	0-5 6-10	Multiple ownerships, partner working in place for regeneration of area.

Table 8 – Suitability, Availability, Achievability					
SHLAA ref	Site	Suitable	Available	Achievable	Overcome constraints
HA18	Adj Dry Dock	✓	✓	0-5	Requires Environment Agency approval. Conservation and design issues to be overcome.
HA19	Westgate Quay	✓	✓	11-15	Requires relocation of current users. Requires Environment Agency approval. Conservation and design issues to be overcome.
HA20	Railway Corridor: Great Western	✓	✓	0-5 6-10	Comprehensive redevelopment required, sidings to move to southern triangle to release land.
HA21	Land between canal and Bristol Road	✓	✗	6-10 11-15	Multiple owners, relocations may be required. Needs comprehensive development plan.
HA22	Kid Zone activity centre	✗	✗	✗	Site redeveloped for community church facility.
HA23	Clifton Road Triangle	✓	✓	0-5	No constraints.
HA26	Land at Leven Close and Paygrove Lane	✓	✓	0-5	No constraints.
HA27	Land at Hammond Way, Barnwood	✓	✗	0-5	Site was not proposed to SHLAA, but there are no further constraints to development.
HA29	Norville site Tarrington Road	✓	✗	11-15	Site not promoted to SHLAA, relocation of existing user needs to occur.
HA30	Former B&Q, Trier Way	✓	✓	0-5	No constraints.
EA01	Long stay car park, railway station	✗	✗	✗	Site not available, required for continued success of railway use.
EA02	RMC site, Waterwells Bus Park	✗	✗	✗	Employment development site, within employment area. Potential for careful design to incorporate some housing.
EA03	Land east of Waterwells Business Park	✓	✓	6-10	Development brief for the area includes an element of residential, requires full financial evaluation to demonstrate contribution to viability of whole scheme.
EA06	Land south junction betwn Eastern Ave and Barnwood Road	✓	✗	11-15	Access and possible multiple ownership issues need to be resolved.
EA07	British Gas (Transco)	✗	✗	✗	Severe contamination concerns, industrial site remote from housing and services.
EA08	BT Depot	✗	✗	✗	Flood zone 3b. Relocation of existing use required.
EA09	Cedar House, Spa Road	✗	✗	✗	Site not available, required for employment use
EA10	Land adj to Walls factory	✗	✗	✗	Site not available, poor access and required for employment use.
EA11	West of Tesco filling station, Quedgeley	✗	✗	✗	Site not available and required for extension to retail development.
NLUD01	Rear of 2 to 28 Hempsted Road	✗	✗	✗	Flood zone 3b. Access and ownership issues to overcome.
NLUD03	Land to rear of 5 to 15 Kemble Road	✓	✗	6-10	Multiple ownership and access rights to overcome.
NLUD04	Land Registry, Bruton Way	✗	✗	✗	Site not available and required for successful future employment use.
SUB01	Joseph Rice, 26 Hempsted Lane	✗	✗	✗	Flood zone 3b and land contamination issues.
SUB02	GWRSA Social Club	✓	✓	0-5	No constraints.
SUB03	Railway Triangle North	✗	✓	0-5 6-10	Access, noise and contamination issues to overcome. Masterplan in

Table 8 – Suitability, Availability, Achievability					
SHLAA ref	Site	Suitable	Available	Achievable	Overcome constraints
					progress for comprehensive development of area.
SUB04	Helipebs, Sisson Road	✓	✓	0-5 6-10	Land contamination issues.
SUB05	Land at St Oswalds	✓	✓	0-5	Flood zone 2 constraints to overcome. Could come forward as extension to existing development.
SUB06	Land east of Hempstead	✗	✗	✗	Landscape constraints can no be over come.
SUB07	Frogcastle Farm	✗	✓	✗	Flood zone 3b, remote location in landscape conservation area. Constraints cannot be overcome.
SUB08	Southern Railway Triangle	✗	✗	✗	Land required for operational purposes and is not developable.
SUB09	Land at The Wheatridge	✓	✓	0-5	No constraints.
SUB10	Hillfield House, Denmark Road	✓	✓	0-5	Listed building and design issues require addressing.
SUB11	Heathfields, Denmark Road	✓	✓	0-5	Conservation area and design issues require addressing.
SUB12	Saintbridge House, Painswick Road	✓	✓	0-5	Existing use requires relocating.
SUB13	Blackbridge Allotments	✓	✓	0-5 6-10	Sports and play space provision contribution required.
SUB14	Tuffley Library	✗	✗	✗	Parking area well utilised for local shopping and two schools, entrance acts as roundabout for junction. Would need complete re-design, for few housing units.
SUB15	Tuffley Resource Centre, Grange Road	✓	✓	0-5	Existing use would need to be relocated.
SUB16	Podsmead Court	✗	✗	✗	Existing use would require relocating. No net gain of dwellings.
SUB17	Fire Station, Eastern Avenue	✓	✓	6-10	Industrial, commercial area, detached from other residential uses, land contamination. Possible consideration in future.
SUB18	Land at Clearwater Drive	✓	✓	0-5	Wildlife and nature considerations.
SUB19	Bohanam House, Barnwood Road	✓	✓	6-10	Existing use requires relocating.
SUB20	Land at Posy Lane	✓	✓	0-5	No constraints. In panning system, scheduled under commitments.
SUB21	Land at Corncroft Lane	✗	✗	✗	Environmental, landscape and biodiversity issues cannot be overcome.
SUB22	Land south of Hempsted	✗	✗	✗	Environmental, landscape and biodiversity issues cannot be overcome. Within cordon sanitaire. Sloping land makes development of site prominent.
SUB23	Land adjacent ski centre	✗	✓	✗	Environmental, landscape and biodiversity issues cannot be overcome. Sloping land makes development of site prominent.
SUB24	Land south ski centre	✗	✓	✗	Environmental, landscape and biodiversity issues cannot be overcome. Sloping land makes development of site prominent.
SUB25	Manor Gardens, Barnwood	✗	✓	✗	Listed building constraints. No net gain of dwellings with redevelopment of residential site.
SUB26	Land at Milton Avenue	✗	✓	✗	Sever contamination.
SUB27	Land at corner of Laurels	✓	✓	0-5	No constraints.

Table 8 – Suitability, Availability, Achievability					
SHLAA ref	Site	Suitable	vailable	Achievable	Overcome constraints
	and Percy Street				
SUB28	Rear of former cattle market	✓	✓	6-10	Comprehensive design required to compliment committed development.
SUB29	Hare Lane car park	✓	✓	11-15	Need to balance against requirement for city centre parking provision.
SUB30	IM Group Distribution, Naas Lane	✓	✓	6-10 11-15	Relocation of existing use required. With Kingsway development site may be suitable in the future, with progression of Kingsway development. Contamination requires investigation.
SUB31	Lynton Fields, east of Waterwells	✓	✓	6-11	Included within land east of Waterwells allocation.
SUB32	Mayos Land, Quedgeley	✓	✓	0-5 6-10	No constraints.
SUB33	Land at Snow Capel farm	✗	✗	✗	Isolated and remote, landscape, environmental and biodiversity issues together make the site unsuitable.
SUB35	Land adjacent Llanthony Warehouse	✓	✓	0-5	Flood zone 3b, has been overcome for other dockside development.
SUB36	Travis Perkins	✓	✓	0-5	Constraints can be overcome, planning permission currently subject to S106 agreement.
SUB37	Secunda Way Industrial Estate	✓	✓	0-5	Need to demonstrate not required for employment use.
SUB38	Land at Griggs Timber, Bristol Road	✓	✗	✗	Site inaccessible. Included within broader area of Bristol Road and Canal Corridor.
SUB39	Land Commercial Road	✓	✓	0-5	Listed buildings and design constraints require resolution.
SUB40	The Knoll, Stroud Road	✗	✓	✗	Environmental, landscape and biodiversity issues cannot be overcome. Sloping land makes development of site prominent.
SUB41	Land Matson Lane	✗	✗	✗	Protected for landscape conservation, important view to Robinswood Hill, playing area and listed building.
SUB42	Land Woods Orchard, Tuffley	✗	✓	✗	Environmental, landscape and biodiversity issues cannot be overcome. Sloping land makes development of site prominent.
SUB43	Allstone, Myers Road	✓	✗	6-10 11-15	Land contamination and noise issues require resolution. Relocation of current use to appropriate site required.
SUB44	Land south Grange Road, Tuffley	✗	✓	✗	Landscape, access and proximity to employment and services make the site inappropriate.
SUB45	Horton Road Sidings	✗	✗	✗	Land required for operational purposes and is not developable.
SUB46	277-279 Bristol Road	✗	✓	✗	Contamination issues and remote from residential and services make the site unsuitable.
FS01	GALA Club, Fairmile Gardens	✓	✗	✗	Not promoted to SHLAA. Loss of sports facility and social club would need to be balanced against development.

Table 8 – Suitability, Availability, Achievability					
SHLAA ref	Site	Suitable	Available	Achievable	Overcome constraints
FS02	Southgate Moorings	✓	✗	✗	Pre-application enquiries regarding office development.
FS03	Former Courts and Dunelm buildings	✗	✗	✗	Requirement for retention of building prohibits residential development.
FS04	Garden Centre Painswick Road	✗	✗	✗	Flood zone 3b, privately owned and functioning business premises.
FS05	Royal Mail Distribution Centre	✗	✗	✗	Occupied and functioning premises required for operational purposes.
FS06	Hucclecote Resource Centre	✓	✗	✗	Required for LEA operational purposes.
FS07	Irish Club, Horton Road	✓	✗	✗	Occupied and functioning community social facility.
FS08	Colwell Community Centre	✓	✗	✗	Occupied and functioning community social facility.
FS09	Rear Smith & Choyce, Upton Street	✗	✗	✗	Occupied and functioning business premises.

Stage 8 – Review of the Assessment

This initial survey of sites and the assessment of their deliverability/developability can inform the housing potential of all sites to produce an indicative housing trajectory that sets out how much housing can be provided and at what point in the future.

The information gathered from the steps above together with existing commitments (planning permissions that have not yet been started or are under construction) has been used to create the indicative housing trajectory on the following pages. The distribution of site delivery has been informed from development briefs, masterplans, developer and officer input and build out rate information. Comments received from the Strategic Housing Market Partnership at the panel assessment meeting have also been taken into consideration, and have provided a great deal of information on the industry's views for the suitability and deliverability of sites.

For clarity and transparency all existing commitments have been individually accounted for. These have been timetabled to allow for all dwellings that were under construction to be complete within the first two years and those that had not started to follow.

Sensitivity

In order to achieve a realistic housing trajectory that is robust and sound sensitivity testing has been applied to the data.

The number of flats to be delivered through city centre schemes has been reduced due to the current economic climate and the reduced interest in flat developments, this reflects evidence from the development industry to re-design or re-submit schemes to include more traditional houses and fewer apartment units.

The housing trajectory also includes a reduction for lapses in planning permission. The figure has been increased for the first two years of the trajectory period to reflect the reduction in building activity in the current economic climate and the likelihood that Section 106 Agreements may not be finalised. This rate later reduces to the average lapse rate for Gloucester.

Build out rates across the trajectory have been reduced to reflect the current conditions and will be reassessed with SHLAA updates in line with annual housing monitoring data.

Outcome

The housing trajectory demonstrates that Gloucester City can identify an over supply for the first 5 years. When added to the identified sites for the following 5 years, Gloucester can identify 10 years of housing land supply.

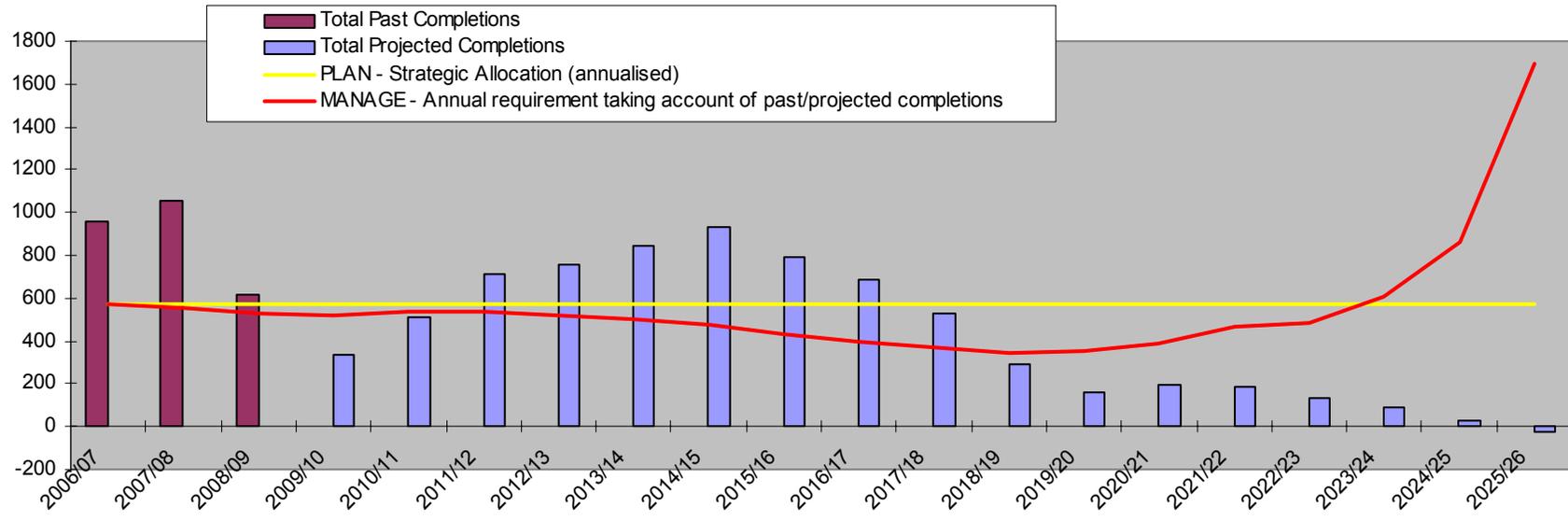
The housing trajectory demonstrates that over the plan period (2006 to 2026) Gloucester City is only 1,685 short of meeting the total target of 11,500.

This shortfall may be addressed in subsequent reviews when housing potential of particular sites is revisited as the economic climate recovers.

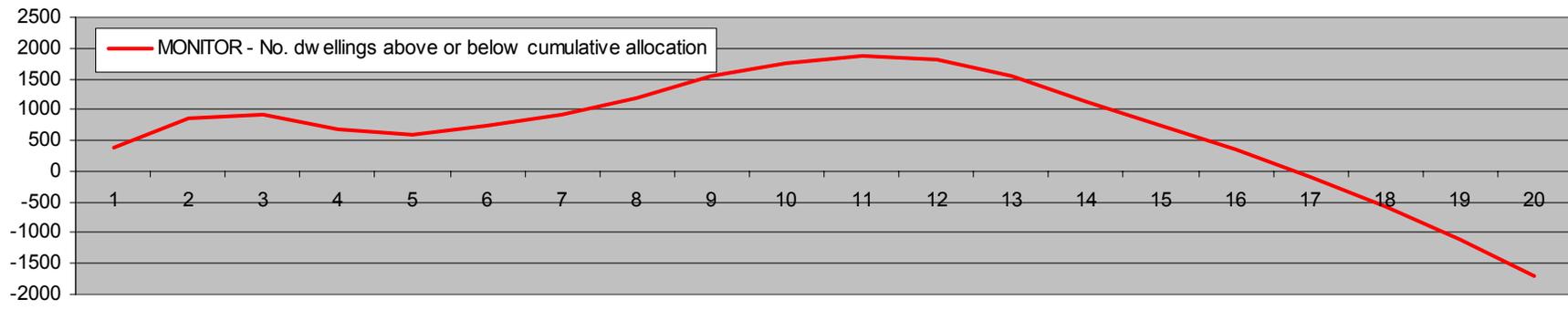
Gloucester Trajectory

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	
Past Completions - Allocated Sites	420	734	300																		1454	
Past Completions - Unallocated Sites	542	319	318																			1179
Projections				335	507	716	758	840	928	795	687	528	292	158	191	190	133	88	28	-22		7152
Total Past Completions	962	1053	618																			2633
Total Projected Completions				335	507	716	758	840	928	795	687	528	292	158	191	190	133	88	28	-22		7152
Cumulative Completions	962	2015	2633	2968	3475	4191	4949	5789	6717	7512	8199	8727	9019	9177	9368	9558	9691	9779	9807	9785		
PLAN - Strategic Allocation (annualised)	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	11500
MONITOR - No. dwellings above or below cumulative allocation	387	865	908	668	600	741	924	1189	1542	1762	1874	1827	1544	1127	743	358	-84	-571	-1118	-1715		
MANAGE - Annual requirement taking account of past/projected completions	575	555	527	522	533	535	522	504	476	435	399	367	347	354	387	465	486	603	861	1693		

Gloucester Housing Trajectory



Number of dwellings above/below cumulative allocation for Gloucester City



Background Site Information for Gloucester City Housing Trajectory

Source			First 5 year period					Second 5 year period					Third 5 year period					Totals
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Commitments																		
Land off Awebridge Way	10																	10
Land Adjoining Springfield 2 And Paget Cottage			15															15
32-34 Shergar Close			4															4
Part of Coney Hill Primary School	6																	6
133-135 Barnwood Road		1																1
5 Coney Hill Parade		1																1
Land Rear of Echoes Youth Centre	4	10																14
British Energy	15	40	35															90
52 York Road	1																	1
Land at Barnwood Park			14															14
47 Painswick Road Gloucester		2																2
1A Stanway Road		1																1
108 High Street		1																1
87 Ryecroft Street	2																	2
64 Brook Street		1																1
Land adj. to 48 Falkner Street		2																2
2 Ryecroft Street		1																1
19A Conduit Street		1																1
156A Barton Street	5																	5
Former Public Conveniences 55-59 High Street	3																	3
178A-180 Barton Street	3																	3
51 Derby Road		2																2
306 - 310 Barton Street		5	5															10
Land Adjacent 36 Bishopstone Road	1																	1
Land Between 5 & 11 Dinely Street		2																2
Mill Place Hatherley Rd Tredworth	3																	3
Land At 8 Howard Street		2																2
Ye Old Robinhood Inn Hopewell Street	4																	4
1 - 3 Park End Road		7	7															14

Source	First 5 year period							Second 5 year period					Third 5 year period					Totals
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
132 - 134 Barton Street			5															5
73 Falkner Street		2																2
2 Furlong Road		1																1
Land Adjoining 40 Salisbury Road		1																1
79 Park End Road		3																3
45 Regent Street Gloucester			6															6
119 Tredworth Road	1																	1
Land adj. to 44 Sandyleaze	1																	1
52 Barnwood Road			3															3
Land At Rear Of 114 Elmbridge Road		1																1
24 Argyll Road		1																1
71 Elmbridge Road				11														11
Croft Villa			2															2
LAT 61 Elmleaze			1															1
LAT 119 Elmleaze			1															1
2 Oakleaze	1																	1
Land At 1/2 Shepherd Road				12														12
Land Adjacent to 121 Thoresby Avenue		1																1
2 Glencairn Avenue		1																1
LRO 91 - 93 Grange Road			2															2
Land Adjacent 36 Larkhay Road				7														7
19 Hucclecote Road			3															3
117 Hucclecote Road	1																	1
26 Carisbrooke Road		1																1
Land Off Posy Lane/Lansdown Road			5	5														10
Land Adjacent 21 North Road			1															1
27 Heathville Road			4															4
12 Alvin Street		2																2
24 & 26 Denmark Road		48																48
143 Deans Way			4															4
Flat 2 4 Wellington Parade		1																1
7 Oxford Terrace			2															2
63 Great Western Road			2															2

Source	First 5 year period						Second 5 year period					Third 5 year period					Totals	
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		25/26
24 Kingsholm Road		2																2
7 Oxford Street			2															2
		2																2
Finale Rivermead Close		1																1
55 Swan Road			2															2
55 Worcester Street			2															2
16 Newland Street			4															4
				6														6
Land Rear of/Side of Kingsholm Close			1															1
Tartaglias of Gloucester Ltd			1															1
69A London Road				6														6
r/o 81 Longford Lane		1																1
54 Church Road		1																1
Site Of 179 Cheltenham Road	4	1																5
80 Church Road		1																1
65 Oxstalls Way	1																	1
11 Little Normans		1																
Land adj 349 Painswick Road		1																1
Site of 34 and LRO 24-38 Cotteswold Road	2																	2
Snow Capel Farm																		
Former Texaco Filling Station 254 Painswick Road				5														11
Saintbridge House																		10
10 Weald Close		1																1
12 Sneedhams Road	2																	
9 Red Well Road		1																1
Resort	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
LAT Ramada Hotel and Resort	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
75 Underhill Road			1															1
LAT 60 St Peters Road			1															1
4 Winnycroft Cottages		1																1
		1																1
21 Underhill Road	1																	1
Tyndale Mission Hall And 98A Painswick Road			4	4														8
St Hilda's Church Hall				6														12

Source			First 5 year period					Second 5 year period					Third 5 year period					Totals
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Redwell Road																		
Land at Junction of Bloomfield Terrace and Balfour Road			6	10	7													23
49-51 Seymour Road			4															4
23 Sydenham Terrace		1																1
St. Aldwyn Garage St Aldwyn Road Tredworth		1																1
18 - 24 Stroud Road	13																	13
25 Stroud Road	2																	2
11 Henley Place	2																	2
10 St Pauls Road		1																1
Land Adj 217 Stroud Road		1																1
49 St Aldwyn Road		1																1
68 Weston Road			7	7														14
54 Tredworth Road			4															4
53A Calton Road	5																	5
38 Seymour Road	2																	2
62 Tredworth Road	1																	1
Land rear of 315 Stroud Road																		0
84 Robinhood Street																		0
Land to rear of 87 Stroud Road			6															6
71 St Pauls Road		2																2
91 Bristol Road	5																	5
199 Linden Road				5	5													10
LAT 8 Milton Avenue		2																2
20 Podsmead Road		1																1
Jet & Whittle			10	20	10													40
LAT 152 Tuffley Avenue			1															1
St Gobain Former Wellman Graham Contract Chem			36	50	50	50												186
Former Contract Chemicals Site Bristol Road				30	40	39												109
Fmwk 2/3 Parcel A1 Kingsway	4	3																7
Fmwk 2/3 Parcel A1 Kingsway	4	3																7
Fmwk 2/3 Area B1 Kingsway	5	15	15	7														42

Source			First 5 year period					Second 5 year period					Third 5 year period					Totals
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Fmwk 2/3 Area B1 Kingsway	5	15	15	6														41
Framework 2/3 Area A2		10	15	8														33
Framework 2/3 Area A2		10	15	6														31
RAF Quedgeley Fmwk 2/3 Area A3		10	15	15	9													49
RAF Quedgeley Fmwk 2/3 Area A3		10	15	15	9													49
RAF Quedgeley Fmwk 2/3 Area B2	8	10	15	15	8													56
RAF Quedgeley Fmwk 2/3 Area B2	7	10	15	15	8													55
RAF Quedgeley Fmwk 2/3 Area B4	15	15	15	15	6													66
RAF Quedgeley Fmwk 2/3 Area B4	15	15	15	15	6													66
RAF Quedgeley Fmwk 2/3 Area B3	3	10	15	18														46
RAF Quedgeley Fmwk 2/3 Area B4	3	10	15	17														45
Framework 1 Area 3A	4																	4
Framework 1 Area 3A	4																	4
Land Adjacent To The Friar Tuck	1	1																2
10 Field Court Gardens		1																1
Stoke Leigh & Stanley Dene	2																	2
25 Squirrel close Gquedgeley			2															2
Bodiam Avenue	6																	6
Land Off Bodiam Avenue	10																	10
r/o 246 248 250 & 252 Stroud Road			9															9
Coach House The Knoll				1														1
land adj 198 Reservoir Road			1															1
15 Enborne Close			2															2
Newsham House Nursing Home			2															2
5 Woods Orchard		1																1
170 Reservoir Road			2															2
LAT 7 Westbury Road		1																1
163-165 Southgate Street				12														12
Land south of Monk	25	35	40	40	21													161

Source			First 5 year period					Second 5 year period					Third 5 year period					Totals
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Meadow			2															2
27 Spa Road			60	60	60	60	60	60	30									450
Cattle Market	60	60		15	19													34
104 Northgate Street																		
Land Adjacent To 2 Hemmingsdale Road			4															4
Former Kwik Save Site					20	40	38											98
Site Between Nos 2 And 4 Wellington St				8														8
37 Wellington Street																		0
106 Eastgate Street			2															2
66 Westgate Street			1															1
47 Westgate Street			4															4
184 Southgate Street	3																	3
47 Wellington Street	4																	4
2 Clarence Street			2															2
55 Brunswick Road			2															2
52-56 Southgate Street			14															14
County Chambers			4															4
21 - 23A Worcester Street	7																	7
1-3 Wellington Street			19															19
25 Northgate Street			4															4
Gloucester Quays			70	80	80	80	80	80	80	50	50	50						700
Land At Bakers Quay	15																	15
53 Wellington Street		3																3
Curzon House			14															14
LAT 4 Cromwell Street			6															6
5 - 7 Brunswick Road			14															14
9 Arthur Street		2																2
107V Eastgate Street			2															2
136 - 138 Southgate Street		2																2
136 - 138 Southgate Street			7															7
Lock Warehouse				26														26
Land West of St Oswalds Road (care village)	56	113																169
15 St Johns Lane			4															4
17 17A And 19 St Johns Lane			12															12
166 Southgate Street	5																	5
146 Hempsted Lane	1																	1
44 Southgate Street			10															10

Source			First 5 year period					Second 5 year period					Third 5 year period					Totals
	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Subbrooke House Llanthony Road	2																	2
Brunswick House 28A Brunswick Square		12																12
Flat 1 Old Custom House The Quay																		0
13-15 Cromwell Street			4															4
113-115 Southgate Street		1																1
Oak Cottage Rea Lane		1																1
Travis Perkins Site				30	45	45												120
3-5 Worcester Street		1																1
SHLAA Sites (those with permission will be covered above and are not repeated below)																		
Bus station and market parade	HA02					30	50	50	50	20								200
RAF Quedgeley remaining capacity	HA03				100	150	150	150	100	50								700
Corner Southgate Street and Trier Way	HA07				20	29												49
Car park Hampden Way	HA08									10	30	35						75
Part oil storage depot Hempsted Lane	HA11					20	25	30	25									100
Former Telecom House Great Western Road	HA12												10	15				25
Greater Greyfriars inc. Gloscat main site and media site.	HA16		20	50	60	60	60	60	60	15								385
Greater Blackfriars	HA17				50	60	65	65	60									300
Adj Dry Dock	HA18					30	35											65
Westgate Quay	HA19												50	50	50	20		170
Railway Corridor:Great Western Rd sidings	HA20				30	40	40	40										150
Land between canal and Bristol Road	HA21											20	50	50	50	30		200
Clifton Road Triangle	HA23				10	25	25	5										65
Land Leven Close and Paygrove Lane	HA26				5	10												15
Land at Hammond Way, Barnwood	HA27				5	5												10
Norville site Tarrington Road	HA29												10	10	10			30
Former B&Q, Trier Way	HA30				10	15	15											40
Land east of Waterwells Business Park	EA03								25	25								50

	09/10	10/11	First 5 year period					Second 5 year period					Third 5 year period					Totals
			12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26		
Land south junction betwn Eastern Ave and Barnwood Road	EA06												10					10
Land to rear of 5 to 15 Kemble Road	NLUD03									6								6
GWRSA Social Club	SUB02		10	10														20
Railway Triangle North	SUB03		60	70	70	70	64											334
Helipebs, Sisson Road	SUB04				10	25	25	10										70
Land at St Oswalds	SUB05				20	20												40
Land at The Wheatridge	SUB09		10	25	25	5												65
Hillfield House, Denmark Road	SUB10			6														6
Heathfields, Denmark Road	SUB11			4														4
Saintbridge House, Painswick Road	SUB12				12													12
Blackbridge Allotments	SUB13				15	50	50	50	50	5								220
Tuffley Resource Centre, Grange Road	SUB15				9	9												18
Fire Station, Eastern Avenue	SUB17									10	20	8						38
Land at Clearwater Drive	SUB18		10	20														30
Bohanam House, Barnwood Road	SUB19						10	20	8									38
Land at corner of Laurels and Percy Street	SUB27		2															2
Rear of former cattle market	SUB28							20	40	5								65
Hare Lane car park	SUB29																	12
IM Group Distribution, Naas Lane	SUB30							20	40	50	50	20						180
Mayos Land, Quedgeley	SUB32					10	30	30										70
Land adjacent Llanthony Warehouse	SUB35				10	14												24
Secunda Way Industrial Estate	SUB37				6	6												12
Land Commercial Road	SUB39			3														3
Allstone, Myers Road	SUB43								15	20	50	50	30					165
Lapse rate	50	40	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	
Total	335	507	716	758	840	928	795	687	528	292	158	191	190	133	88	28	-22	7152
	842		4037					1856					417					

Addressing shortfall

Guidance states that should insufficient sites be identified then it will be necessary to investigate how this shortfall should best be planned for. This can be done through identifying broad locations for future housing growth and/or the use of a windfall allowance.

Stage 9 – Identifying and assessing the housing potential of broad locations

Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged. It is acknowledged as a proactive approach to planning, which reflects positive choices about the direction of future housing development, rather than a reactive approach to development opportunities as they arise.

The boundary of Gloucester City is tightly drawn around the developed area and there is no potential to identify locations adjoining settlements. The city centre has been identified for the focus for development and regeneration. It is an area with the potential for housing development and where development can be encouraged. It is an area where site surveys at this time were unable to identify more specific sites, but is considered that there is greater housing potential.

Determining housing potential within the city centre is difficult. Many sites have been identified already within the Assessment, these sites are also referred to within the South West Regional Spatial Strategy. However, the city centre offers further potential in the future for housing delivery.

Stage 10 – Determining the housing potential of windfall

The Assessment includes a wide source of sites and has determined that Gloucester City will have a shortfall of 1,685. Due to the tightly drawn boundary it is difficult to identify broad locations for development other than the city centre, where it is challenging to identify the housing potential.

Due to the nature of development within cities such as Gloucester it may be more appropriate to justify a windfall allowance. Guidance states that a windfall allowance should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development.

Gloucester's housing delivery has consistently included a substantial element from windfall. This has generated from subdivision of dwellings, garden infill development and through unanticipated redevelopment of employment premises. Analysis of completion data for the previous two years shows the following completions from various windfall sources:

The data in the table below is a very conservative representation of data. It does not include any allocated site or large sites identified for development. For example, it does not include two schools sites that unexpectedly became available for development.

	2007/8	2008/9
Residential subdivision	3	24
Residential redevelopment	29	47
Change of use	43	15
Other redevelopment	123	42
Infill		98
Total	282	226

If a cautious 50% reduction were applied to these figures it would allow for the delivery of over 100 dwellings through windfall per annum.

Due to the current economic climate and the amount of current planning permissions in place, it would appropriate to apply this windfall figure to the third 5 year periods.

As it is not possible to identify broad locations within Gloucester City, other than the city centre it may be more appropriate to allow for a windfall allowance across the city area. Applying this to the latter 5 years of the period would help Gloucester demonstrate adequate housing land supply up to 2026.

Next Steps

While this document is not subject to a statutory consultation period, comments may be submitted to the Council. Information and evidence received will be used to update subsequent Assessments.

In April 2010 the latest housing monitoring data will be available for Gloucester City. This information will be used to update the SHLAA, housing trajectory and 5 year land supply.

Should you wish to submit comments or supply evidence to support a site's position within the SHLAA, housing trajectory and/or 5 year land supply please contact:

Spatial Planning and Environment

Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Tel: 01452 396848

Email: SpatialPlanning@gloucester.gov.uk

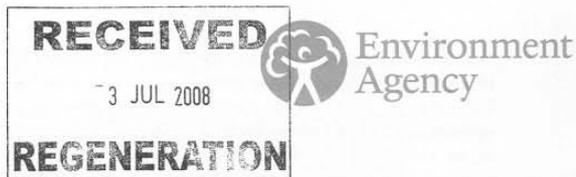
Appendix 1

Site Characteristics		
Site name		
OS reference		
Area (Ha)		
Greenfield / Brownfield and Type		
Current land use(s)		
Surrounding land use(s)		
Character of surrounding area		
Current Policy / Physical Constraints		
	Yes	No
Is the site in an urban area?		
Does the site fall within the greenbelt?		
Does the site fall within the flood plain? (zone 2 or 3)		
Is the site within the AONB?		
Is the site within a Special Landscape Area?		
Is the site within an area of Local Landscape Value?		
Is the site within a SSSI?		
Does the site impact on cultural heritage? (listed buildings, conservation area)		
Is there any known contamination in site?		
Any other adopted / draft policy constraints?		
Accessibility		
Public transport accessibility (range of means of transport and frequency of service)		
Access to primary services, facilities and jobs (employment, retail, leisure)		
Access to key local services and facilities (post office, health, primary school, village hall, pub, general store)		
Infrastructure		
Water supply		
Drainage		
Electricity		
School places		
Strategic transport infrastructure		
Future residential environment		
Suitable density		
Potential yield		
Consultation / Front loading		
Discussed with officers		
Discussed with owners		
Discussed with local community		
Discussed with development industry		
Conclusion		
Suitability		
Deliverability		
Developability		

Contact Name	
Email address	
Address	
Telephone number	

Appendix 2

creating a better place



Ms Georgina Wood
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
Gloucestershire
GL1 2EQ

Our ref: Gloucester HLAA
Your ref: SHLAA/06/08
Date: 11 June 2008

Dear Georgina Wood

Strategic Housing Land Availability Assessment, Land for Housing, Gloucester

Thank you for consulting us on the Revised Methodology for Gloucester Housing Land Availability Assessment (HLAA), June 2008. We have previously been consulted on the Scoping Report for HLAA (March 2007) and have provided our comments related to flood risk, groundwater and contaminated land, water quality etc. (see letter Ref. Gloucester HLAA Scoping dated on 23 April 2007). Therefore, this letter seeks the opportunity to ensure our previous comments were taken on board and to provide additional comments where necessary. See below.

We are pleased you have incorporated Flood risk, contamination water supply and drainage related questions in your Checklist of Site Details (Annex 1). However, we would recommend dividing the drainage question into two and establish whether it is foul drainage or surface water drainage.

In relation to comments about constraints (see section 2.2) we would advise you to make it clear in the HLAA that these constraints do not cover flood risk and that this issue will be assessed in the Strategic Flood Risk Assessment (SFRA) and will be a consideration for any allocations.

Stage 5 Section 3.13 mentions certain characteristics which will be recorded for the site survey. We would like to highlight that the SFRA has not been completed yet and therefore it is difficult to establish potential flood risk locations in the Gloucestershire County.

Although Section 3.27 mentions that constraints can be overcome, it is not necessarily the case in terms of flood risk. Flood zone 3b 'functional

floodplain' is defined in Planning Policy Statement 25: Development and Flood Risk "as land where water has to flow or to be stored in times of flood". This may be identified as having a 1 in 20 year probability of flooding. More vulnerable use developments such housing should not be permitted in this zone. However, in Flood zone 2 and 3a providing the proposed development passes Sequential and Exceptional Test and by adopting appropriate mitigation measures for example increasing floor levels flood risk constraints could be overcome.

I hope our comments are of use. Please do not hesitate to contact us if you have any queries.

Yours sincerely

PP

Miss Catrin Jones
Planning Liaison Officer

Direct dial 01684 8643812
Direct e-mail catrin.jones@environment-agency.gov.uk

Appendix 2



Ms G Wood
Planning Officer
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

Our ref: GCJA 5226
Your ref: ENGLJ01828
Telephone: 0117 975 0667
Fax: 0117 975 0701

11 September 2008

Dear Ms Wood
Gloucester City Council
Strategic Housing Land Availability Assessment (SHLAA)

My apologies for not responding to your letter on the above matter sooner. However, we have already sent out a letter concerning SHLAA preparation to all District Councils in the South West. (See our letter of the 28th April 2008). For reference I simply repeat the advice contained in that previous letter.

We are sending this letter to all Local Authorities in the Region who are, or will be, preparing SHLAAs to inform emerging Local Development Frameworks.

Our recent involvement, as a statutory body, with various local authorities across the country has indicated there is an opportunity to provide generic advice to inform capacity judgements by guiding how best to identify suitable, deliverable and developable potential sites for housing development and how to shape future 'places' in Wiltshire County Council through an efficient process.

CLG SHLAA Practice Guidance, July 2007, provides the broad basis by which these studies should be carried out. This letter will help clarify the application of CLG advice in respect of the historic environment and demonstrate how consideration of it needs to shape judgements and decision making during the SHLAA process.

We hope our advice will also help to ensure your SHLAA is technically sound in accordance with government planning policy, such as PG15 and 16, and can be used as robust evidence in support of any Local Development Document.

An initial sifting of sources of sites with potential for housing (stage 2 of the CLG Practice Guide) provides the opportunity to exclude certain "clear cut designations" from the SHLAA. These could include, for example, Scheduled Monuments, Historic Parks and Gardens and World Heritage Sites.

By the proper consideration of a site/areas historic environment and contextual features (at stage 5 and 6 of the SHLAA (CLG practice guide, 2007)), where character and physical constraints are assessed, greater certainty of housing supply and more reasonably accurate capacity assumptions will be established. This will also help ensure spaces and places are created that maintain and improve local character (PPS3 Housing).

Also at stage 7a of the SHLAA and with reference to paragraph 38 of the CLG practice guide, it is clear that one needs to consider the historic environment as a determining factor in the process of establishing when and whether sites are likely to be developed i.e. their suitability.

The extent to which the historic environment affects the principle of deliverability will depend on the particular characteristic of the site/area in question e.g. a modest appropriate infill development in a conservation area may have greater potential (deliverability) than a suggested development within a designated historic park and garden. Therefore our advice should not necessarily be seen as a constraint on the delivery of more homes but as means to provide greater certainty, clearly identifying at an early stage the likely deliverability of the estimations you may suggest.

The setting of designated heritage features, from known Scheduled Monuments to Listed Buildings, is a key component of their character and importance and needs to be considered as part of the site identification process. The development of a site near to a designated feature may have a considerable negative impact on its setting and may exclude the site at an early stage in the SHLAA process.

To determine what aspects of the historic environment should be considered in the assessment of a sites potential, the use of the following description might be helpful.

- All designated historic assets should be considered together with non-designated features of local historic or architectural interest and value since these can make an important contribution to creating a sense of place and local identity. This covers buildings, and other structures and features, archaeological remains, historic open spaces and the historic character of the Districts' rural landscapes and townscapes.
- Key features will include: significant known, likely archaeology including Scheduled Monuments; Historic Parks and Gardens; Conservation Areas; Listed Buildings; local listings; World Heritage Sites; rural landscapes and urban townscapes.

Environmental analysis should look beyond specific designations and consider the wider landscape and townscape impact of housing development.

We strongly advise that you engage conservation, archaeology and urban design colleagues at the local and or county level to ensure you are aware of all the relevant features of the historic environment and that the historic environment is effectively and efficiently considered as part of the SHLAA. They will be able to provide you with the Historic Environment Records for the area including any 'characterisation' study, and ensure a joined-up and robust approach is undertaken (Para 12 CLG practice guide, July 2007).

Whilst it is appreciated that the SHLAA cannot in itself determine whether a site should be allocated for housing development or not, we hope our recommendations help to ensure your estimations of housing potential are reasonably accurate having due regard to the important determining factors such as the influence of the historic context. (Stage 6, CLG practice guide, 2007).

If you require further assistance in respect of the consideration of the historic environment in the preparation of your SHLAA please do not hesitate to contact us.

Yours sincerely

Caroline Power
Historic Environment Adviser
South West England

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Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.

Appendix 3

Please refer to separate Appendix 3 document

Planning Policy
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