

Note for Inspector
Gloucester City housing and employment land requirements
19th May 2021

- 1.1 The Inspector of the Gloucester City Plan (GCP) has asked the City Council to confirm the role of the GCP in delivering housing and employment land. This is explained below.

HOUSING

- 1.2 Table SP2a of the Adopted JCS sets out the different sources of supply for Gloucester City housing need across the plan period, as of the adoption of the JCS. For ease of reference this is replicated below.

Gloucester City	
Completions	2,962
Commitments	2,460
Windfall allowance	832
Gloucester City Plan (further potential)	1,518
Strategic allocations (Gloucester City)	620
Urban extensions (Tewkesbury Borough)	4,895
Total supply	13,287

Table SP2a: Sources of housing supply in the JCS area

- 1.3 Table SP2b further confirms the apportionment of strategic allocation sites and district capacity. For ease of reference, this is also replicated below.

Area	Authority Area	Housing supply
Gloucester City Urban Capacity	GCC	7,772
Winnycroft Urban Extension	GCC	620
Innsworth and Twigworth Urban extension	TBC	2,295
South Churchdown Urban Extension	TBC	1,100
North Brockworth Urban Extension	TBC	1,500

Table SP2b: Apportionment of strategic allocation sites and district capacity

- 1.4 The 'Gloucester City Urban Capacity' of 7,772 includes completions, commitments, windfall allowance and Gloucester City Plan (further potential) figures. This therefore represents the overall figure for housing that should be delivered in Gloucester City's administrative area. The role of the City Plan is to identify sites to contribute to this need.
- 1.5 As of the monitoring period up to the end of March 2021, the sources of supply within the administrative area of Gloucester City is as follows:

Source of supply	Number of dwellings
Completions	5,070
Non-strategic commitments*	1,894
Small site windfall allowance**	512
City Plan allocations***	780
Other supply****	92
TOTAL	8,348

Sources of housing supply in Gloucester City as of end of March 2021

*Excludes Winnycroft strategic allocation commitments

**64 dwellings from small-scale sites per year (1 – 4 dwellings) between 2022/23 and the end of the plan-period. For years 2021/22 and 2022/23 there is no windfall allowance as small-scale commitments are recorded.

***Capacity taken from Pre-Submission GCP. Those with planning permission are included as commitments (SA02 Land at Barnwood Manor, SA08 Land at Kings Quarter and SA12 Land at Rea Lane).

****Former Oil Storage Depot

- 1.6 Overall supply is therefore 576 dwellings above the capacity identified in the JCS.
- 1.7 Please note this does not include any of the additional site capacity discussed under Matter 10.

EMPLOYMENT

- 1.8 The employment land requirement of 192 hectares of land is attributable to the JCS as a whole. The role of the GCP is to contribute to this figure. The JCS Economic Update Note (Submission Document EE004) identifies an additional employment land capacity for consideration through the GCP of 7 hectares. Overall the GCP makes allocations for 15.3 hectares of employment land, albeit in some cases as part of mixed-use allocations.
- 1.9 In its response to Question 92 of the MIQs (Matter 12), the Council has set out how employment land requirements have been met across the JCS strategic allocations, and non-strategic allocations in the Gloucester City Plan, Cheltenham Borough Plan and Tewkesbury Borough Plan. For ease of reference, this is provided below.

Total cumulative employment land allocations

- 1.10 In total, across the Adopted JCS, Tewkesbury Borough Plan, Cheltenham Plan and Gloucester City Plan, the following employment land is allocated/in supply:

Development Plan Document	Employment land (ha)
Joint Core Strategy	89.5
Tewkesbury Borough Plan	86.6
Cheltenham Plan	6.0
Gloucester City Plan	15.3
Gloucester City extant consents	16.1
TOTAL	213.5

JCS/Local Authority breakdown of allocations

Joint Core Strategy strategic allocations

- 1.11 The following strategic employment site allocations are made in the Adopted Joint Core Strategy (2017).

Strategic allocation	Employment land (ha) (JCS allocation)
A1: Innsworth and Twigworth	9.1
A2: South Churchdown	17.4
A3: North Brockworth	3

A4: North West Cheltenham	15* (23.4)
A5: Ashchurch	0** (14.3)
A6: Winnycroft	0
A7: West Cheltenham	45
Total	89.5 (112.2)

*A4 North West Cheltenham – through application/masterplanning process employment land reduced

**A5 Ashchurch – site has planning consent for Retail Outlet Centre and Garden Centre

Tewkesbury Borough Plan allocations

1.12 The following employment site allocations are proposed in the Submitted Tewkesbury Borough Plan (2020)

Reference	Site	Area
Bishops Cleeve Site 3	Land at Cleeve Business Park, Bishops Cleeve	5.4
Bishops Cleeve Site 4	Land at Malvern View Business Park, Bishops Cleeve	2.5
Bishops Cleeve Site 8	GE Aviation, Bishops Cleeve	1.6
M5 Central Site 5	Land at Meteor Business Park (adj Glos airport)	0.2
M5 Central Site 12	Land adjacent to Ashville Business Park (adj Glos airport)	3.8
M5 Central Site 15	Land at Meteor Business Park (adj Glos airport)	0.6
M5 North Site 9	Land at Tewkesbury Industrial Estate, Tewkesbury	0.4
M5 North Site 10	Land at Tewkesbury Industrial Estate, Tewkesbury	0.7
M5 North Site 11	Land at Tewkesbury Industrial Estate, Tewkesbury	0.3
M5 North Site 12	Land at Tewkesbury Industrial Estate, Tewkesbury	0.3
M5 North Site 13	Land at Tewkesbury Industrial Estate, Tewkesbury	0.5
M5 South Site 2	Land at Gloucester Business Park, Brockworth	6.8
M5 South Site 3	Land at Gloucester Business Park, Brockworth	3.6
M5 South Site 6	Land at Gloucester Business Park, Brockworth	0.6
M5 South Site 7	Land at Gloucester Business Park, Brockworth	15.7
A38 North Site 1	Brockeridge Farm Business Centre, Twyning	0.5
A38 North Site 4	Land adjacent to Duddage Manor Business Park, Twyning	0.5
A38 North Site 5	Brockeridge Farm Business Centre, Twyning	3.5
A38 South Site 1	Land adjacent to Highnam Business Centre, Highnam	1.9
A38 South Site 6	Land adjacent to Highfield Business Centre, Deerhurst	3.3
A38 South Site 7	Land adjacent to Knightsbridge Business Centre, Coombe Hill	2.1
Bishops Cleeve Site 1	Homelands Farm, Bishops Cleeve	1.7
Bishops Cleeve Site 2	Land adjacent to Malvern View Business Park, Bishops Cleeve	2.2
M5 Central Site 7	Land adjacent to Ashville Business Park (adj Glos airport)	3.5
M5 Central Site 8	Land east of Meteor Business Park (adj Glos airport)	1.6
M5 Central Site 9	Land south-west of Bamfurlong Industrial Park	3.5
Winchcombe Site 1	Land adjacent to Orchard Industrial Estate, Toddington	3.8
Winchcombe Site 4	Land adjacent to Orchard Industrial Estate, Toddington	1.8
Winchcombe Site 5	Land adjacent to Orchard Industrial Estate, Toddington	1
Winchcombe Site 7	Land adjacent to Isbourne Business Centre, Greet	1.9
Winchcombe Site 8	Park Farm Industrial Estate, Gretton	1.3
Winchcombe Site 9	Withytrees Farm, Greet	1.0
TBC	Land at Gloucestershire Airport	8.5
	TOTAL	86.6

Cheltenham Plan allocations

- 1.13 The following employment site allocations are made in the Adopted Cheltenham Plan (2020).

Allocation	Employment land (ha)
E1: Land south of Jessop Avenue	0.3
E2: Land adjacent to B&Q	0.9
E3: Land north-west of Grovefield Way	4.1
E4: Land at Chelt Walk	0.7
Total	6.0

Gloucester City Plan allocations

- 1.14 The following employment site allocations are proposed in the Submitted Gloucester City Plan (2020).

Allocation	Employment land (ha)
SA07: Lynton Fields	2
SA08: King's Quarter (mixed-use)	4.5
SA09: Former Quayside House	1.6
SA10: Former Fleece Hotel / Longsmith Street Car Park (mixed-use)	1.6
SA17: Land south of Triangle Park	4.2
SA21: Part of West Quay, The Docks	0.7
SA22: Land adjacent to Secunda Way Industrial Estate	0.7
	15.3

Gloucester City extant consents (allocations in previous plans)

- 1.15 In addition to the above, the following site are allocations from previous plans, that have extant consent for employment land.

Consent	Employment land (ha)
Spinnaker Park	7.5
Land at Barnwood Park	5.7
Waterwells Business Park	1
Triangle Park	1.9
	16.1