

**ADDENDUM – Strategic Assessment of Land Availability
Gypsies, Travellers and Travelling Showpeople
June 2015**

1. Introduction

This report is the Addendum to the Strategic Assessment of Land Availability (SALA) and has been prepared by Gloucester City Council. It provides a further assessment of sites that could potentially accommodate Gypsies, Travellers and Travelling Showpeople.

The assessment has been published as part of the evidence base for the City Plan and is not subject to statutory public consultation. Any comments on the findings of the report or the methodology used will be considered during the ongoing annual reviews of the SALA.

2. What is the Strategic Assessment of Land Availability?

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF) and, in relation to Gypsies, Travellers and Travelling Showpeople, Planning Policy for Traveller Sites (PPTS). Both were published in March 2012.

Paragraph 47 of the NPPF requires local planning authorities to prepare Strategic Housing Land Availability Assessments to assess land availability over a plan period. The National Planning Practice Guidance (PPG) suggests that local authorities undertake assessments of housing and employment land concurrently.

Paragraph 9 of PPTS sets out that in preparing their Local Plan, local planning authorities should (a) identify and update annually, a supply of specific deliverable sites, sufficient to provide 5 years' worth of sites against their locally set targets and (b) identify a supply of specific, developable sites or broad locations for growth, for years 6 to 10 and, where possible, for years 11 – 15.

The strategic development plan for the City will be the Joint Core Strategy (JCS), which will provide a strategic framework for future development across Gloucester, Cheltenham and Tewkesbury until 2031. The City Plan will set locally specific policies and identify housing and employment allocations within the administrative area of the City for the same period. The SALA will therefore help the Council identify specific sites that may be suitable for allocation in the City Plan.

3. What are the Gypsy, Traveller and Travelling Showpeople needs arising from the Gloucester community?

The City Council worked with the other 5 Gloucestershire district authorities, with support from the County Council, in the preparation of a Gloucestershire wide 'Gypsy, Traveller and Travelling Showpeople Accommodation Assessment' (GTTSA), published in October 2013. This document sets out needs for Gypsies, Travellers and Travelling Showpeople, by local authority area, between 2013 and 2031.

The biggest community in Gloucester is Travelling Showpeople, and the assessment identifies a need for 14 plots between 2013 and 2031.

In addition, it identifies a need for 1 private pitch in years 2013 – 2017, and a further 1 private pitch requirement between 2028 and 2031.

For the JCS, these needs are identified alongside those of the other JCS authorities at Policy SD14, paragraphs 4.14.4 and Table C4. In terms of delivery, paragraphs 4.14.9 and 4.14.10 sets out the following:

'The purpose of Policy SD14 is to set out the overall numbers of pitches and plots required within the JCS area for Gypsies, Travellers and Travelling Showpeople, and to set out a criteria-based policy for use in the assessment of potential sites. Policy SA1 provides detail with regard to site provision through the JCS.'

In order to bring forward adequate numbers of sites for Gypsies, Travellers and Travelling Showpeople, it will also be necessary for site provision to come forward through smaller, non-strategic sites, particularly during the first 5-years of the plan. This will be established through the lower-tier district plans.'

4. Sources of sites

Sites in the planning process

Given the constrained nature of the City Council's administrative area, and the fact that there is a finite number of site opportunities in the City, the Council's most recently published SALA represents a comprehensive review of all opportunities. This is updated in an annual basis and informed by an ongoing 'call for sites' where further sites for assessment of development potential may be submitted and an officer review of any further opportunities that may have arisen.

With this in mind, the opportunity was taken to notify all those that have previously submitted sites for consideration through the SHLAA process to invite the submission of these sites for assessment for Gypsy, Traveller and Travelling Showpeople purposes. In addition, as part of the City Plan 'Places, Sites and City Centre Strategy' consultation, published in May 2013, further site submissions were encouraged from consultees. However, no further sites were submitted.

Call for sites

The City Council has sought to identify different sites for assessment through several different mechanisms. To date three targeted 'call for sites' have been held. The first was held between September and November 2010 and covered the JCS authorities (Gloucester City, Cheltenham Borough and Tewkesbury Borough). In total, 19 sites were submitted to this process, six located in Gloucester City, as below. Please note that the reference numbers do not always follow concurrently because some of the sites are located in other districts.

- GTSUB-01: 40 Sims Lane
- GTSUB-02: Former Town Ham Allotments
- GTSUB-03: Port Ham Sidings
- GTSUB-04: Land adjacent to Hempsted Recycling Centre
- GTSUB-05: Land at Hempsted Meadows
- GTSUB-06: Land off South West Bypass, Gloucester

All of the sites were subject to assessment and the results of this can be found in the December 2011 Strategic Housing Land Availability Assessment (SHLAA), which can be downloaded from the City Council's website.

More recently, a further call for sites has been held, in response to the needs identified in the 2013 update to the GTAA. This was undertaken on a county-wide basis and resulted in

- GTSUB-17: Land adjacent to Riverside Health and Fitness Club (Westgate park and boating lake)
- GTSUB-18: Land south of A417 (Over Causeway)
- GTSUB-20: Land at Naas Lane, East of Waterwells Business Park

As part of both of these processes, significant efforts were made to raise awareness and encourage as many submissions as possible. This included for example notices in Gypsy, Traveller and Travelling Showpeople publications, notification of relevant community organisations and a press release.

Sites in City Council ownership

As part of this process, a review of City Council owned sites has been undertaken. This has revealed that, at this time, the only site that is available is the former Town Ham Allotments.

Most sites in City Council ownership are public open spaces, car parks, allotments or playing fields and at the time of writing are unavailable for any alternative form of development. In the case of the Open Space Strategy however, the associated action plan includes an 'action point' to identify any underused open spaces for alternative use or disposal. This process has yet to be undertaken but if any potential disposal sites are identified, these will be factored into the next update to this SALA.

In addition, the Council is currently in the process of preparing a Playing Pitch Strategy. Whilst unlikely, there is the possibility that surplus sites are identified through this process and, once again, if this is the case, these will be factored into the next update to this SALA.

5. Methodology

The assessment methodology is the same as that for the SALA – that is, each site has been assessed to establish its suitability, availability and achievability. Further detail in relation to this is set out below.

Suitability

Sites have been considered suitable where they offer a suitable location for development and would contribute to the creation of sustainable, mixed communities.

The assessment focuses on the existence of physical and environmental constraints based on the available evidence and includes, for example, flood risk, impact to landscape features, and location within the Cordon Sanitaire. It is undertaken on a planning policy neutral basis.

Availability

Sites have been considered available for development where there is confidence there are no legal or ownership problems, the land is owned by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where constraints do exist a site may be considered available where the local authority considers constraints can be overcome in a timely manner.

Achievability

Sites are considered achievable where they are suitable and available and there is a reasonable prospect that they will be delivered at a certain point in time. Where a site had been considered achievable for development, an assessment has been made of when the site could come forward. The period of achievability is identified within a 5-year segment from the date of publication of this report.

Sites cannot be considered achievable in the first 5-years if they have been identified as unsuitable or unavailable. Where a site may be available beyond 5 years and is suitable an estimate is provided of when it may be achievable.

6. Assessment conclusions

The assessment has confirmed that most submissions have to be discounted on the basis of insurmountable constraints and/or because the site is unavailable.

However, given identified need in Gloucester and the lack of development opportunities for the community, the City Council is currently progressing assessments of GTSUB-02 'Former Town Ham Allotments', to understand of constraints relating to contamination, land stability and the presence of a high-pressure gas main can be overcome.

Site assessment schedules are provided at Appendix 1 and a site location plan is provided at Appendix 2 (separate download).

Appendix 1 – Site assessment matrix

Site name and address	40 Sims Lane, Quedgeley
Site reference	GSUB-01
OS Reference	E: 381058 N: 215296
Area (hectares)	0.07
Greenfield/Brownfield	Brownfield
Current land-use	Gypsy/Traveller site (temporary planning permission)
Surrounding land-uses	Predominantly residential on all sides
Character of surrounding area	Suburban
Submitter status	Landowner
Planning history relevant to SALA	Temporary planning permission granted for the stationing of a static caravan and a touring caravan for one Gypsy family.

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	No
Is the site subject to contamination?	No
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	No
Other	Located within the Cordon Sanitaire (Netheridge Sewage Treatment Works)

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

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

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

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

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

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

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

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

Suitable	No. The site is well located in terms of access to infrastructure and shops, services and facilities.
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	However, it is located within the Cordon Sanitaire (appeal to time limited consent dismissed, Cordon Sanitaire position upheld).
Available	Yes. The landowners have submitted the site for consideration and there are no other issues that would affect the availability of the site.
Achievable	Yes. There are no major issues or constraints that have been identified that would adversely affect the achievability of the site.
Overcome constraints	Not applicable.

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

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The site is elevated from the surrounding area and is therefore not located in a flood zone
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	No
Is the site subject to contamination?	Yes – resulting from use as a former landfill. Remediation would be required to enable the site to be used for residential purposes.
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	No
Other	Yes – the site is unstable and would require compacting. Also, a high-pressure gas pipe cuts through the southern area of the site.

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

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

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

The surrounding highway network is suitable for larger vehicles.

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

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

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

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

Suitable	Uncertain. The site is well located in terms of access to infrastructure and shops, services and facilities. However, the site is subject to a number of significant constraints, namely access, significant land contamination, land stability and the presence of a high-pressure gas pipe running through the southern area of the site.
Available	Yes
Achievable	Uncertain. The site is subject to significant constraints that would need to be addressed in order for the site to be developed for residential purposes. Costs likely high.
Overcome constraints	Uncertain.

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

SITE CHARACTERISTICS

Is the site subject to the following constraints?

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

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

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

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

The surrounding highway network would be suitable for larger vehicles.

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

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

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

Water supply / Drainage / Electricity / Gas	No
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ASSESSMENT

Suitable	No. The site and access are located within flood zones 3A and 3B. Land located within these zones is not suitable for residential development.
Available	Unknown
Achievable	Not applicable
Overcome constraints	Not applicable

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

SITE CHARACTERISTICS

Is the site subject to the following constraints?

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

Other	Potential odour emissions from the landfill and recycling centre.
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How is the site located with respect to...?

Vehicular access and access to strategic transport infrastructure? (e.g. main trunk roads)	The site is located in close proximity to the south west bypass. The road adjacent to the site is utilised by large vehicles using the landfill and recycling centre.
Public transport services?	High frequency bus routes utilise the south west bypass though a bus stop isn't within easy walking distance.
Pedestrian and cycle links?	There are pedestrian pavements along the road between the site and the south west bypass. It is quite peripheral from the main built up area of the city.

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

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

Primary school	The site is located in close proximity to primary schools, the nearest being located at Hempsted.
Secondary School	The site is located in close proximity to secondary schools.
GP Surgery and other health services e.g. dentist	The site is located within close proximity to GP surgeries and other health services, though not within walking distance.
Local shops / post office	Located fairly close to local shops and services (corner shop off Hempsted Lane, Sainsbury's supermarket), though not within walking distance.
Community facilities	The site is located within fairly close proximity to community facilities, located at Hempsted

	and also the city centre.
Gloucestershire County Council accessibility information	20% most accessible

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

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

Suitable	No. The site is located within 250m of the Hempsted Landfill site and there are inherent environmental constraints including odour, dust and noise, including a high volume of HGV highways traffic. The site is also subject to flood risk being located in Flood Zone 2 and 3B.
Available	No
Achievable	Not applicable
Overcome constraints	No

Site name and address	Land at Hempsted Meadows, Off Secunda Way
Site reference	GTSUB-05
OS Reference	E: 381598 N: 215971
Area (hectares)	2.27
Greenfield/Brownfield	Greenfield
Current land-use	Car boot sales and other events
Surrounding land-uses	Hempsted Meadows car boot sale area is located to the west, with the south west bypass and agricultural land beyond. Industrial uses to the north, east and south. Bounded by the Gloucester-Sharpness canal to the east and south.
Character of surrounding area	Urban fringe
Submitter status	Speculative
Planning history relevant to SALA	None

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The entirety of the site is located in Flood Zone 3B.
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	Site located within a Landscape Conservation Area.
Is the site subject to contamination?	No
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	No
Other	Located with the Cordon Sanitaire (Netheridge Sewage Treatment Works)

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

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

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

The surrounding highway network is suitable for larger vehicles.

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

Primary school	The site is located in close proximity to primary schools, the nearest being located at Hempsted.
Secondary School	The site is located in close proximity to a variety of secondary schools.
GP Surgery and other health services e.g. dentist	The site is located in close proximity to GP surgeries and other health services.
Local shops / post office	There are shops, services and facilities located in close proximity to the site at Hempsted, Quedgeley, along Bristol Road and at Gloucester City Centre.
Community facilities	There are community facilities located in close proximity to the site at Hempsted, Quedgeley, along Bristol Road at Gloucester City Centre.
Gloucestershire County Council accessibility information	Less accessible.

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

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

Suitable	No – location with Cordon Sanitaire and Flood Risk.
Available	No
Achievable	Not applicable.
Overcome constraints	No

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

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The majority of the site and all of the access road is located in Flood Zone 1. A small area to the north west of the submitted site is

	located in Flood Zone 2.
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	Located within a Landscape Conservation Area and proposed Prime Biodiversity Area.
Is the site subject to contamination?	Potential contamination concerns with regard to adjacent sewage works.
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	No
Other	Located within the Cordon Sanitaire (Netheridge Sewage Treatment Works).

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

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

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

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

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

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

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

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

Suitable	No. The site is located within the Cordon Sanitaire and directly adjacent to the Netheridge Sewage Treatment Works.
Available	No
Achievable	Not applicable
Overcome constraints	No

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

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	The entirety of the site is in Flood Zone 3B.
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	No
Is the site subject to contamination?	No
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	No
Other	No

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

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

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

The surrounding highway network is suitable for larger vehicles.

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

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

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

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

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

Suitable	No – site located in Flood Zone 3B and Public Open Space.
Available	No
Achievable	Not applicable
Overcome constraints	No

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

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	Flood zones 3B and 3A
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	Located within a Landscape Conservation Area
Is the site subject to contamination?	No
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	No
Other	No

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

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

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

The surrounding highway network would be suitable for larger vehicles.

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

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

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

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

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

Overcome constraints	No
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Site name and address	Land at Naas Lane, East of Waterwells Business Park
Site reference	GTSUB-20
OS Reference	E: 381927 N: 212502
Area (hectares)	2.8
Greenfield/Brownfield	Brownfield
Current land-use	Open storage of vehicles, utilised for business purposes by the adjacent International Motors Group.
Surrounding land-uses	International Motors Group employment use to the north, green field to the south, railway line with green open space to the east (Stroud District Council administrative area), Waterwells Business Park to the west.
Character of surrounding area	Urban periphery.
Submitter status	Speculative.
Planning history relevant to SALA	Site previously identified in the emerging Local Development Framework in 2006/07 as a draft allocation for Travelling Showpeople residential development. However, the landowner confirmed the land was not available for this use and subsequently not taken forward.

SITE CHARACTERISTICS

Is the site subject to the following constraints?

Does the site fall within the Green Belt?	No
Does the site fall within an area of Flood Risk?	No
Does the site within an Area of Outstanding Natural Beauty?	No
Does the site fall within any landscape designations? (e.g. AONB, SSSI, SPA)	No
Is the site subject to contamination?	No
Are there any historic environment constraints? (e.g. Listed Buildings, Conservation Areas, Scheduled Monuments)	Proximity of listed villas.
Other	Proximity to railway line requiring buffer to

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

Vehicular access and access to strategic transport infrastructure? (e.g. main trunk roads)	Very good access, being located adjacent to Waterwells Business Park, which has high quality industrial strength roads. The access adjacent to the north west of the site.
Public transport services?	Very good – in close proximity to Waterwells Park and Ride, and strategic residential developments at Kingsway to the north and Hunts Grove to the south.
Pedestrian and cycle links?	Very good – see above.

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

Very good – see above.

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

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

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

Water supply / Drainage / Electricity / Gas	Assumed access can be provided given proximity to built development.
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ASSESSMENT

Suitable	Yes
Available	No – landowner confirmed through call for sites sites that this site isn't available and is to be developed as an extension to International Motor's current operation to the north.
Achievable	N/A
Overcome constraints	N/A

Appendix 2 – Site location plan

See separate download.