

Strategic Assessment of Land Availability (SALA)

Gloucester City Council – June 2018



Gloucester
City Council
Transforming Your City

Strategic Assessment of Land Availability – June 2018

Disclaimer

In relation to information in this report and any previous/related reports relating to Gloucester City Council's Strategic Assessment of Land Availability the Council makes the following disclaimer:

- This 2018 Strategic Assessment of Land Availability (SALA) Report forms part of the evidence base for the preparation of the Gloucester City Plan. It represents a 'snapshot' in time and draws on and updates information contained in earlier SALA, SHLAA and SELAA documents produced by the council.
- This SALA only identifies sites that may have future development potential. It does not *allocate* sites to be developed for housing or employment purposes as that is the role of the Gloucester City Plan.
- The identification of a site in the SALA as suitable, available and achievable does not imply that the Council will grant planning permission on the site. Any planning applications made prior to the adoption of the Gloucester City Plan will be assessed against the appropriate national and local policies at the time, taking into account any other material considerations that may apply.
- The inclusion of potential housing and employment sites within the study does not preclude them from being developed for other purposes.
- The information contained in the sites assessment table is based on information available at the time of writing and whilst every effort has been made to present accurate information, there may be some omissions and/or factual inaccuracies. The council does not accept liability for omissions and/or factual inaccuracies. Users of the study should appreciate that there may be additional constraints on some sites that were not identified at the time of the survey. It is therefore important to note that any future proposals will need to be assessed **on their own merits** at the time of submission rather than on the information contained in the SALA.
- Likewise, some of the identified constraints may have been removed or addressed since the assessment was compiled. Issues may arise during the course of a detailed application that could not/were not foreseen at the time of the SALA study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of planning application and not rely solely on the findings of the assessment.
- The purpose of this report is to give a broad indication of sites with housing and employment development potential. It is impossible to identify all sites that may be delivered.
- The exclusion of sites, buildings or areas from the study does not preclude the possibility of planning permission being granted for development on these sites. In Gloucester, sites will continue to come forward which will be suitable for development, and which have not been identified in this assessment.

- The SALA will be subject to annual review and will be a key evidence document in the preparation of the City Plan with regard to the supply of deliverable and developable sites within the administrative area of Gloucester City.
- The delivery of dwellings and employment land will continue to be monitored through the council's housing monitoring and employment land monitoring reports.

Contents

Abbreviations

Executive Summary

Section 1: Introduction

- *What is the Strategic Assessment of Land Availability?*
- *How much housing and employment provision is Gloucester City expected to deliver?*

Section 2: Site Assessment Process / Methodology

- *Sites submitted for consideration and assessment*
- *Sites found through further study*
- *Carrying out the survey*
- *JCS Authorities' Joint Methodology*

Section 3: Results

Section 4: Next Steps & Contacts

Appendices

Appendix 1: SALA list for Easy Reference

Appendix 2: Site Assessments – March 2018

Appendix 3: Timeframe/Trajectory of Suitable, Deliverable and Developable Housing / Employment Sites

Abbreviations

SHLAA: Strategic Housing Land Availability Assessment

SELAA: Strategic Employment Land Availability Assessment

SALA: Strategic Assessment of Land Availability

SAP: Sites Assessment Panel

AONB: Area of Outstanding Natural Beauty

LCA: Landscape Conservation Area

SSSI: Site of Special Scientific Interest

TPO: Tree Preservation Order

PDL: Previously Developed Land

JCS: Joint Core Strategy

CP: City Plan

NPPF: National Planning Policy Framework

NPPG: National Planning Practice Guidance

DCLG: Department of Communities and Local Government

SPD: Supplementary Planning Document

RSS: Regional Spatial Strategy

PAS: Planning Advisory Service

SFRA: Strategic Flood Risk Assessment

OAN: Objectively Assessed Need

Executive Summary

- This is the 2018 Strategic Assessment of Land Availability (SALA) report for housing and employment land for Gloucester City. It updates the 2017 SALA report.
- The National Planning Policy Framework (NPPF) (paragraph 47) requires local planning authorities to identify and annually update a supply of specific 'deliverable' sites to provide a five year plus 5% supply against their housing requirements; plus a supply of 'developable' sites or broad locations for growth for years 6-10 and where possible for years 11-15.
- This assessment therefore considers sites within Gloucester City that are considered potentially capable of delivering housing and/or employment within the City over the next 15 years and beyond. The assessment is part of the evidence base informing the preparation of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the Gloucester City Plan. The JCS was adopted in December 2017 but there is an immediate review of certain aspects of the plan including housing supply for Tewkesbury Borough and Gloucester City.
- The purpose of the SALA is to help the council identify specific sites that may be suitable for allocation for housing and or employment development within the administrative area of the City.
- The SALA methodology has been prepared jointly by Gloucester City, Cheltenham Borough and Tewkesbury Borough Council in accordance with the National Planning Policy Framework (2012) and the MHCLG online Planning Practice Guidance – Land Availability (ID 3-001-20140306) which requires assessments for housing and employment land to be undertaken concurrently.
- The methodology is set out in Section 2 of this report.
- Appendix 1 lists the sites for easy reference and shows (in a lilac shading) the SALA sites that have become 'commitments' i.e. that have got planning permission.
- The table in Appendix 2 provides the detailed assessment of each site.
- The 2018 SALA identifies 69 sites, 34 of which (in full or in part) are potentially suitable, available and achievable and therefore 'deliverable' within the first five years for housing and/or employment or other specialist uses e.g. for education, retail, sports uses or car parking.

Section 1: Introduction

- 1.1 This report provides a comprehensive review of sites within Gloucester with the potential for housing and employment development.
- 1.2 The assessment has been published as part of the evidence base for the JCS and City Plan and is not subject to statutory public consultation. Any comments on this report or the methodology used will be considered during the on-going annual reviews of the SALA.

What is the Strategic Assessment of Land Availability?

- 1.3 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) published by DCLG (ID 3-001-20140306) suggests that local authorities undertake assessments of housing and employment land concurrently.
- 1.4 To that end the three JCS authorities have produced a joint methodology for the assessment of housing and employment land, with each authority undertaking its own individual assessment of sites in order to provide an evidence base for on going development plan preparation (see Appendix 1).
- 1.5 The strategic development plan for the City is the adopted JCS which will provide a strategic framework for future development across Gloucester, Cheltenham and Tewkesbury up to 2031. Gloucester's City Plan will set locally specific policies and identify housing and employment allocations within the administrative area of the City for the same plan period. The SALA will therefore help the Council to identify specific sites that may be suitable for allocation in the City Plan.
- 1.6 The definition of 'employment' for the purpose for this assessment has been informed by the NPPF and includes the traditional 'B class' uses of B1 (offices, research and development and light industry), B2 (general industry) and B8 (storage and distribution) as well as job generating uses such as retail, education, health and leisure.

How much housing and employment provision is Gloucester City expected to deliver?

- 1.7 The JCS was adopted on the 11th December 2017. Through policies: SP1 The Need for New Redevelopment and SP2: Distribution of New Development the JCS area needs to provide approximately 35,175 dwellings during the plan period. For Gloucester this means delivering 14,359 new homes up to 2031 which equates to 718 dwellings per year.
- 1.8 In terms of employment land the JCS area aims to provide a minimum of 192 ha of B-class employment land to support approximately 39,500 new jobs. Much of this will be provided at Strategic Allocations. Gloucester's contribution to the 192 ha total is c.29 ha made up of SALA sites and sites with extant permissions.
- 1.9 Following the Housing White Paper in 2017 and the consultation DCLG consultation 'Planning for the right homes in the right places' the Government is currently reviewing the

way that it calculates local housing need. Any reviews of the JCS will obviously reflect the latest Government guidance on housing need.

- 1.10 Further information on the adopted JCS and its evidence base can be found on the JCS website at www.gct-jcs.org

Section 2: Site Assessment Process / Methodology

Sources of Sites

- 2.1 In order to provide a comprehensive assessment of housing and employment potential across the City, the report considers sites (delivering 5 or more dwellings or covering 0.2 ha) from the following sources:
- Sites submitted by landowners or developers
 - Sites identified by officers
 - Sites from sources such as the National Land Use Database and other similar
 - Sites from previous SHLAA/SELAA/SALA studies
 - Expired planning permissions yielding 5 or more units
 - Sites with extant planning consents for residential uses
- 2.2 The development potential of all housing and employment and mixed use draft allocations from the LDF documents described above has been assessed. While many of the draft allocations were subject to a preferred options consultation they were not formerly subject to an examination in public and consequently not formerly adopted.
- 2.3 Draft housing sites are identified in the site table at the Sites Assessment Table, Appendix 2 with the prefix 'HA' and employment allocations as 'EMP'.

Sites submitted for consideration and assessment

- 2.4 The Council has an on going 'call' for sites that have the potential to contribute housing and employment development in the City.
- 2.5 Some older sites that have been submitted to the sites consideration process are identified with the prefix 'SUB' in the sites assessment.
- 2.6 Older sites that were previously considered in the Strategic Employment Land Availability Assessment 2012 but were not considered by the 2012 Strategic Housing Land Availability Assessment are identified with the prefix 'ED'.

Sites found through further study

- 2.7 Some SALA sites that have come to the attention of officers through internal joint working with other teams and departments within the Council. Such sites include amongst others, vacant buildings known to officers, sites that have expired planning permissions and sites known to officers with development potential. A small number of officer found sites were added to the 2016 and 2017 SALA reports. Older officer found sites are identified with the prefix 'FS'.

- 2.8 For the 2017 report and this 2018 report, a new simpler reference system is used. New sites added to SALA are now labelled e.g. 01NEW17, 03NEW18 etc. This system enables a) the quick identification of how many new sites have been added b) the identification of the year they were published in the SALA Report) The detailed site schedules will provide information about the origin of the site e.g. submitted, officer found, NLUD etc.

Carrying out the survey

- 2.10 Where sites have been previously assessed the findings have been reviewed in order to ensure accuracy.
- 2.11 The Council's GIS mapping system is interrogated in order to ascertain constraints such as flooding and heritage assets.

2.12 JCS Authorities' Joint Methodology

Supply component	Approach
Assessment sites from a range of sources:	Existing/draft/emerging development plan site allocations
	Submitted sites
	Officer-identified sites
(NB: From 2013 onwards sites that could deliver 5 or more dwellings or covering 0.2 ha are included in the assessment)	Assessment sites from previous years SALA/SHLAA/SELAA studies
	Expired planning permissions yielding 5 or more units from 2011/12 monitoring period onwards
Criteria	
Suitability	<p>A site is considered suitable if it offers 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 available evidence. To reflect the fact that development plans are being reviewed, existing Local Plan policies which restrict the use of a site or area are not, in general, employed at this stage of the assessment. The key exceptions to this approach are designated Green Belt areas and the Cotswold Area of Outstanding Natural Beauty (AONB). The approach to sites in these areas is also set out below.</p> <p>Assessment of the suitability of a site for development is also informed by local evidence including the existence of any relevant pre-application discussions, planning applications, Development Briefs, Supplementary Planning Documents etc. and evidence gathered from site assessment panels.</p>
Availability	<p>A site is considered available for development where 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 landowner has expressed an intention to sell.</p> <p>Where such constraints exist, a site may be considered available where the local authority considers that constraints can be overcome in a timely manner.</p>

Achievability	<p>A site is assessed as achievable where it is considered deliverable and viable and there is reasonable prospect of it being available at a point in time. This is essentially a judgment about the economic viability of a site and also its deliverability in relation to current and emerging planning policies where appropriate.</p> <p>It is the role of the Sites Assessment Panel to help advise on the viability of sites. This may be supplemented by the use of viability assessment tools such as the Planning Advisory Service (PAS) viability toolkit.</p> <p>A site cannot be considered deliverable if it is identified as unavailable or unsuitable. Sites require a timescale for delivery where suitable, available and achievable, namely 1-5, 6-10, 11-15 years or 16-20 years.</p>
Suitability for residential development	
<i>Green Belt</i>	A Green Belt site may be considered suitable where it is located within an area of Green Belt proposed to be removed by the emerging development plan document. Areas of land proposed to be removed from the Green Belt but safeguarded for future development needs may be considered as suitable for longer term development needs.
Cotswolds AONB	A site may be considered suitable where it is sustainably located and is not in an area of 'high' landscape sensitivity (see landscape section below). However, in the absence of an evidence base relating to the landscape sensitivity of sites within the AONB a precautionary approach will be taken for the purpose of this assessment and sites will generally considered unsuitable.
Physical constraint: Flood Risk	<p>A site is assessed as unsuitable if entirely within flood zone 3a/b. This is informed by the Environment Agency Flood Zone Map, Strategic Flood Risk Assessment Level 1 (2008), Level 2 (2010) and Level 2 Additional Assessments (2013). A site's capacity will be adjusted where part of the site falls within flood zone 3a or 3b.</p> <p>Consideration will be given to whether the site includes a watercourse, culverted watercourse or planned scheme to mitigate flood risk.</p>
Physical constraint: Access	A site is not suitable if not physically accessible and constraints cannot be overcome within the achievability considerations.
Physical constraint: Topography	A site is not suitable if the topography of the site is steeply sloping or deemed a physical constraint on development. A site's capacity will

	be adjusted where part of the site is physically constrained by topography.
Evidence: Landscape	<p>The Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis are used to assess landscape sensitivity around the JCS Broad Locations (2011). In general, a site is considered unsuitable where it is assessed as being of 'high' landscape sensitivity. It is accepted that this does not cover the entire JCS area, where other landscape designations exist these will be noted but will not necessarily affect suitability.</p> <p>Where local landscape analysis exists, this will also be used to inform assessments.</p> <p>Gloucester City uses additional outputs from the WSP Landscape report commissioned as City Plan evidence to inform site assessment panel capacities. Tewkesbury Borough is using additional outputs from the Landscape Assessment for the Tewkesbury Borough Plan.</p> <p>Cheltenham published a landscape character, sensitivity and capacity assessment of Cotswold AONB within the Cheltenham Borough administrative boundary in April 2015. This document assesses suitability of a site in terms of its potential level of capacity. A site is considered unsuitable where it is assessed as being of 'low overall' 'resulting landscape capacity'.</p>
Cordon Sanitaire	<p>A site is unsuitable if it falls within an identified cordon sanitaire.</p> <p>Nb. For Cheltenham areas of cordon sanitaire are identified within the adopted Local Plan as a Development Exclusion Zone. Para 4.6.22 of the JCS states there is potential for the zone to be reduced in size, however this work is on-going and will be assessed through the JCS examination.</p>
Contamination	The existence, or likely existence, or contamination will be considered in determining the suitability of the site. Where contamination is known to exist on a small site this may affect viability for residential use.
Suitability for economic development and other uses	
Employment development	<p>Sites are considered in accordance with the same criteria as residential development. The suitability of the site with regard to infrastructure requirements is also taken into consideration.</p> <p>A site can be considered suitable for both residential and employment uses.</p>

Other uses	Sites may be considered for other uses where appropriate to inform their development plans.												
Capacity considerations													
Market adjustments to existing consents	For sites with planning consent, housing development capacities may be adjusted, taking into account any planning applications, local delivery evidence and the views of the site assessment panel where the existing planning consent is considered unviable or undeliverable under current market conditions.												
Density assumptions - residential	<p>The NPPF encourages local planning authorities to set their own approach to housing density to reflect local circumstances.</p> <p>Site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information.</p> <p>Where evidence is unavailable, for Cheltenham and Gloucester, 40-50dph is generally used for the urban area and 30-40dph for areas outside of this. For Tewkesbury, 30-40dph is used for urban areas and 30dph for other areas.</p> <p>To account for a proportion of the site that will be taken up by infrastructure and landscaping, a density multiplier is applied to achieve a net developable area based on the following assumptions:</p> <p>Density Multiplier Assumptions</p> <table><tr><th>Site Size (ha)</th><th>Discounted site area</th><th>Area for housing</th></tr><tr><td>0-0.4</td><td>10%</td><td>90%</td></tr><tr><td>0.4-2</td><td>17%</td><td>83%</td></tr><tr><td>2+</td><td>37%</td><td>63%</td></tr></table>	Site Size (ha)	Discounted site area	Area for housing	0-0.4	10%	90%	0.4-2	17%	83%	2+	37%	63%
Site Size (ha)	Discounted site area	Area for housing											
0-0.4	10%	90%											
0.4-2	17%	83%											
2+	37%	63%											
Density assumptions - employment	<p>Site capacity is expressed as a developable area in hectares. Where necessary this can be used to calculate floor space and jobs capacity using guidance on densities.</p> <p>It is for the plan making process to identify locations for specific types of employment development.</p>												

Cotswold AONB	When assigning development capacities to sites within the AONB, regard will be had to NPPF paragraph 116 which states that 'planning permission should be refused for major developments in these areas except in exceptional circumstances'.
Evidence: Conservation	<p>Heritage is identified as a potential constraint on capacity and where a listed building or scheduled ancient monument exists figures may be adjusted accordingly.</p> <p>Gloucester undertook a review of all sites with regard to impact on heritage constraints for 2012 and 2013. Additional Historic Site Assessment to inform the SALA is currently being undertaken – where this has been completed for sites it has been incorporated into the SALA review for 2016 and 2017.</p> <p>Additional heritage work to inform the SALA and site allocations in the emerging Cheltenham Plan has begun but will not be completed in time for the 2016 SALA panel, this data will be considered in future reviews of SALA once the work is complete.</p>
Evidence: JCS Wildlife/Biodiversity	JCS Biodiversity Evidence is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.
Evidence: Green Infrastructure	Green Infrastructure is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.
Contamination	Contamination is identified as a potential constraint on capacity but figures are not adjusted at this stage.
Involvement of local communities	
Community involvement	<p>Community involvement includes any 'call for sites' carried out by a local authority as well as public consultation carried out as part of development plan preparation (for example the Gloucester City Plan sites consultation).</p> <p>Sites emerging from Neighbourhood Plan work will be incorporated into future SALA assessments.</p>
Residential site phasing	

Purpose	To inform plan making and to provide evidence for the NPPF requirement for local authorities to produce housing trajectories and to maintain a 5 year supply of deliverable sites.
Time period	20 years.
First five year period	Commences in 2015-16.
Role of phasing	To give an indication of when dwellings on achievable development sites could be delivered, particularly during the first 5 years.
Small sites	The phasing of housing development on small sites will reflect the approach employed for the emerging Joint Core Strategy.
Green Belt sites	Where a site is proposed to be removed from the Green Belt by the emerging Joint Core Strategy it will not be included within the first 5 years unless evidence identifies progress has been made in bringing the site forward.
Greenfield sites	All potential greenfield sites have been included within residential sites phasing against appropriate delivery times. A greenfield site can be included in the first 5 years against realistic delivery rates where some progress has been made in bringing the site forward.
Lapse rate	A lapse rate may be applied to extant planning permissions - to be justified by local authorities based on local circumstances.
Windfalls	For the purpose of the housing trajectory an assumption about windfall development will be made in addition to the supply from planning consents and assessment sites. This relies on the windfall analysis undertaken in support of the JCS which projects past delivery trends forward for windfall sites of 0-4 dwellings, recognising that the majority of larger scale development will come forward through sites identified by Local Plans. The period of analysis was ten years to encompass the economic cycle (2003 to 2013). Windfall development occurring on garden land has been excluded from the figure in accordance with NPPF Paragraph 48. The windfall allowance is phased in following the first two years of the analysis period to ensure that double counting of extant permissions does not occur.
Assessment Matrix conformity	<p>A site should only be identified to deliver within the first 5 years if it is considered 'deliverable' – i.e. suitable, available and achievable</p> <p>A site should be included within years 5+ where it is identified as developable in the longer term but not in the first 5 years. Delivery after the first five years is assigned to the time periods 6-10, 11-15</p>

	and 16-20 years.
Delivery rates	<p>Delivery rates are justified based on local circumstances and evidence including that provided by developers. Where no developer update on residential sites phasing has been provided the following assumption is made:</p> <p>25 dwellings in the first year and 50 dwellings per annum per developer thereafter.</p>
Lead-in periods	<p>For sites of less than 100 dwellings there is a 1 year lead-in from planning consent to completion of the first houses.</p> <p>For sites over 100 dwellings there is an 18 months lead-in period from planning consent to completion of the first houses.</p>

Section 3: Results

- 3.1 The headline SALA figures are set out in Table 1 below and the detail is available at Appendix 2.

Table 1: 2018 SALA Results Table

Category	Capacity
Potential dwelling delivery in years 0-5 (sites without planning permission)	1,670 dwellings *This includes Land at Corncroft Lane (09NEW18 aka Little Winnycroft) which is a JCS Strategic Allocation and thus its capacity is already counted.
Potential dwelling delivery in years 6-10, 11-15 or later (sites without planning permission)	183 dwellings
Potential employment land (sites without planning permission)	7.32 ha gross Made up of: Secunda Way Industrial Estate = 0.7 ha Part of Land East of Waterwells = 2.4 ha Southern Railway Triangle = 4.22 ha
Note: Where there is a range on a site, the low estimate has been used e.g. for Greater Blackfriars.	

- 3.2 Please note that some sites in the table in Appendix 2 are identified as being suitable for mixed use and therefore could deliver an amount of residential as well as employment development therefore some double counting may occur.
- 3.3 For details of delivery of dwellings and the existing level of commitments in the City please refer to the City Council's annual housing monitoring report which can be found at <http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/Monitoring.aspx>
- 3.4 As indicated by Table 1 above, 7.32 ha gross is considered to be 'deliverable' for employment purposes.

Section 4: Next Steps and Contacts

- 4.1 This document is not subject to a statutory consultation period.
- 4.2 Further information can be obtained from:

Planning Policy, Gloucester City Council, Herbert Warehouse, The Docks
Gloucester, GL1 2EQ. Tel: 01452 396861

Appendix 1: SALA List for Easy Reference (Lilac shading shows commitments & Sl. No shows number of sites remaining in this 2018 SALA Report)

Sl. No	SALA Ref	Site Name	Notes	Suitable	Available in 0-5	Achievable 0-5 6-10 11-15 16-20
1	HA02	Kings Quarter	The bus station is a commitment (17/00622/FUL)	Yes	Yes – the residential element is counted in supply as City Plan potential.	0-5 for bus station and probably for the other elements of the scheme as well
/	HA05	Contract Chemicals & Bristol Rd Sites	Commitment Former St Gobain / Wellman Graham (07/00472/OUT / 15/00286/REM) Former Contract Chemicals (07/00474/OUT / 15/00287/REM)	/	/	/
2	HA08	Hampden Way Car Park	No new information	Yes	No – still in use as a car park	Uncertain, 11-15 or later (do not include figure)
/	HA11	MOD Site (Oil Storage, Hempsted)	Commitment (12/00725/OUT / 18/00086/PREAPP)	/	/	/
/	HA12	Former Telecom House, Great Western Road	Car park: Commitment (16/00303/FUL)	/	/	/
3	HA17	Greater Blackfriars	Student accommodation on Barbican – phase 1 building out,	Yes	Yes	0-5 or 6-10

			phase 2 pending Housing Zone			
	HA18	Land Adjacent to Dry Dock	Commitment (16/01543/FUL)	/	/	/
4	HA20A	Railway Corridor – Great Western Road Sidings		Yes	Yes	0-5 or 6-10
5	HA20B	Railway Corridor – Southern Railway Triangle		Yes for employment	No, not in 0-5 years but potentially later	6-10 or 11-15
6	HA21	Land between Canal & Bristol Road	New area in this SALA minus a. The Peel Centre and Madleaze Industrial Estate & b. Mill Place	Yes for employment, see detailed schedule	No	Uncertain
7	HA26	Land rear of College Fields (formerly Land at Leven Close)		Yes	No	Not known
/	HA29	Norville site, Tarrington Road	Commitment	/	/	/
8	EA01	Long stay car park, Railway Station	No knew information	Yes	Yes	0-5 or 6-10
9	EA03	Land east of Waterwells Business Park	Application in at Marconi Drive	Yes	Yes	0-5
10	EA04	Secunda Way Industrial	Proposed City Plan Allocation	Yes, for employment	Yes	0-5

		Estate		use		
11	EA06	Land south junction between Eastern Ave and Barnwood Road	No new information	Yes	No	Not known
/	EA10	Land adjacent to Walls factory	Commitment	/	/	/
/	NLUD01	Spinnaker Park	Commitment	/	/	/
/	NLUD03	Land to rear of 5 to 15 Kemble Road	Commitment	/	/	/
12	SUB02	GW RSA Social Club	Not available	Yes	No	Not known
13	SUB04	Helipebs, Sisson Road	City Plan Allocation & Pre-app	Yes	Yes	0-5
/	SUB06	Land east of Hempsted Lane	Commitment	/	/	/
14	SUB09	Land at The Wheatridge	City Plan Allocation	Yes	Yes	0-5
15	SUB14	Car Park at Tuffley Library		Yes	No	6-10
/	SUB15	Tuffley Resource Centre, Grange Road	Commitment	/	/	/
/	SUB17	Fire Station, Eastern Avenue	Commitment	/	/	/

16	SUB18	Land at Clearwater Drive	City Plan Allocation for a school or alternatively residential development	Yes	Yes	0-5
17	SUB19	Bohanam House & adjoining Community Centre, Barnwood Road	No new information	Yes	No	6-10 or 11-15
18	SUB24	Land south of Ski Centre	No new information	No	Yes	Not suitable so not achievable
19	SUB25	Manor Gardens, Barnwood	City Plan Allocation	Yes	Yes	0-5
20	SUB28	Land at St Oswalds (Rear of former Cattle Market)	City Plan Allocation	Yes	Yes	0-5
21	SUB29	Hare Lane Car Park	No new information	Yes	No	6-10
22	SUB33	Land at Snow Capel farm	No new information	No	Yes	Not suitable so not achievable
23	SUB38	Griggs Timber, Bristol Road	No new information	Yes	No	11-15
24	SUB40	The Knoll, Stroud Road	No new information	No	No	Not suitable so not achievable
25	SUB41	Former Selwyn School Site	No new information	No	No	Not suitable so not achievable
26	SUB42	Northern part of Land East of Forest View Road,	No new information	No	Yes	Not suitable so not

		Tuffley				achievable
/	SUB43/45	Allstone Site, Myers Road (incorporating what was Horton Road Sidings)	Commitment	/	/	/
/	SUB44	Land south of Grange Road, Tuffley	Commitment	/	/	/
27	SUB46	277-279 Bristol Road	Change to flood risk status	For employment	Uncertain – formal confirmation required	Not known
28	SUB48	Warehouse, Great Weston Road	No new information	For employment	No	Uncertain, 6-10 or later
29	SUB49	Gospel Hall, Matson Lane	No new information	No	No	Not suitable so not achievable
/	SUB50	Site of former Bishops College, Oxstalls	Commitment	/	/	/
30	SUB51	Wessex House	City Plan Allocation	Yes	Yes	0-5
31	SUB52	Former Civil Service Sports Club Estcourt Road	City Plan Allocation & Application in	Yes	Yes	0-5
32	SUB54	Land at Rea Lane	City Plan Allocation & Application in	Yes	Yes	0-5
33	SUB56	Gloucester Mail Centre, Eastern Avenue	City Plan Allocation	Yes, for employment use	Yes	0-5
/	SUB57	Newark Farm, Hempsted	Commitment	/	/	/

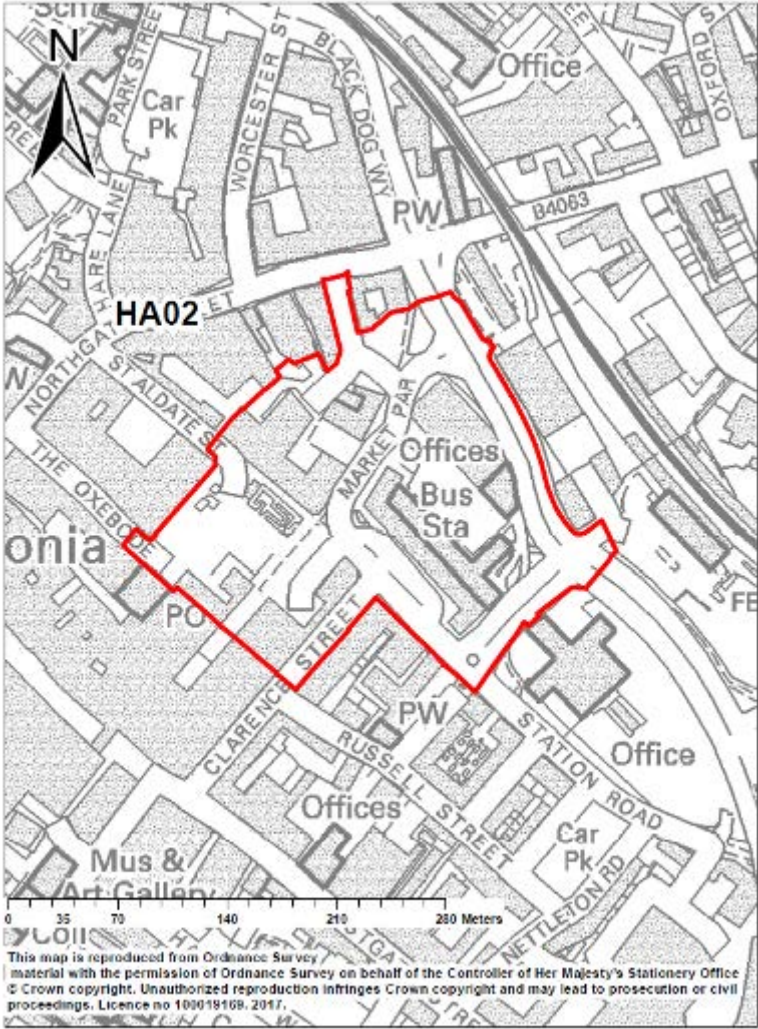
34	SUB58	30 St Catherine Street	No new information	Yes	Yes	0-5
35	SUB59	9-11 St Catherine Street	No new information	Yes	Yes	0-5
36	FS01	GALA Club, Fairmile Gardens	No new information	Yes	No	11-15 – but no information
37	FS02	Southgate Moorings	City Plan Allocation	Yes	No	A level of uncertainty - more like 6-10 or 11-15
38	FS08	Colwell Arts Centre , Derby Road	County owned site	Yes	No	Uncertain, potentially 6-10 or 11-15
39	FS09	Rear of Smith & Choyce, Upton Street	No new information	Yes	No	6-10 or 11-15
40	FS10	104 Northgate Street	City Plan Allocation	Yes	Yes	0-5
41	FS11	Kemble Close	No new information	Yes	No	6-10 or 11-15
/	FS12	Land adjacent to St James Close	Commitment (16/00811/FUL)	/	/	/
/	FS13	Land adjacent to St Aldates church	Commitment	/	/	/
42	FS14	Mead Road		Yes	Yes	0-5

43	FS15	Former Redcliffe College, Horton Road	New information, not available	No	No	Not suitable so not achievable
44	FS16	Land adj. Eastgate Shopping Centre & City Council Indoor Market	City Plan Allocation	Yes	Yes	0-5
/	FS19	Double Gloucester Public House, Cheltenham Road	Commitment	/	/	/
45	FS20	Former Lansons, 12-16 Quay Street	Housing Zone site	Yes (part of site)	Yes	0-5
46	FS21	Cathedral Coaches, 18 Quay Street	Housing Zone site	No	Not known	Not suitable so not achievable
/	ED011	Former Kwiksave Site	Commitment	/	/	/
47	ED012	Industrial Units, Alvin Street	No new information	Yes	No	Not known but potentially 6-10 or 11-15
48	ED013NEW	Peel Centre & Madleaze Industrial Estate	New Info	For existing uses and employment – see detailed schedule	Part of site	Part of site 0-5, part of site 6-10 or later
/	ED033	Keyway Site, Barnwood Point	Commitment	Yes	Yes – counted in supply as a commitment/completion	Commitment/completion
49	ED036	Gloucester Retail Park	No new information	Yes for employment	No, currently well used/occupied	Not known but potentially 6-10 or 11-15

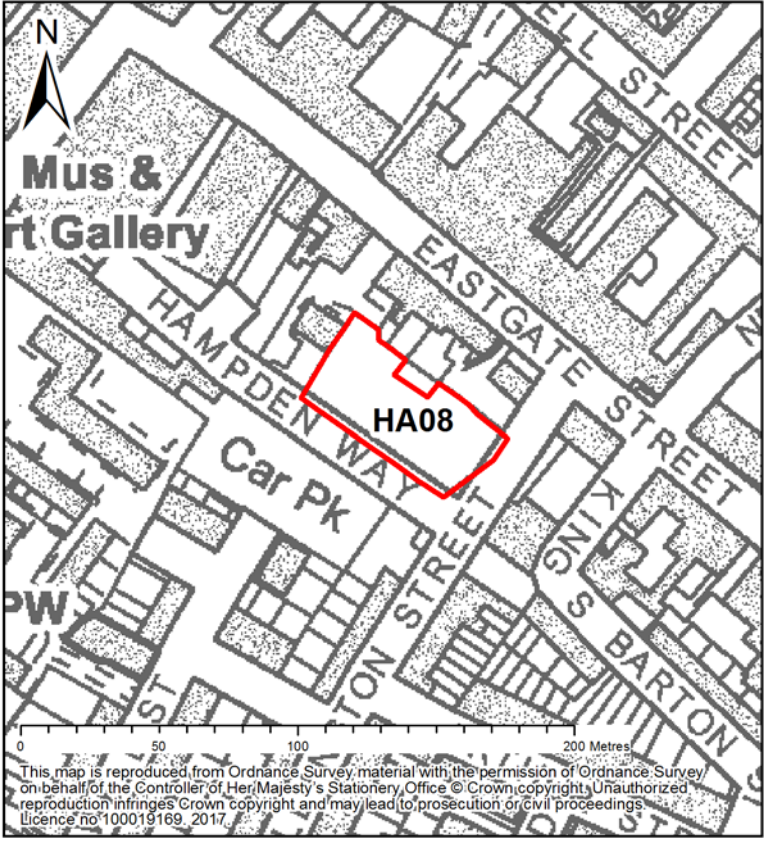
50	ED044	67-69 London Road	City Plan Allocation	Yes	Yes	0-5
/	LAP1	Hallmark Hotel, Matson	Commitment	Yes	Yes – counted in supply as a commitment/completion	Commitment/completion
51	LAP2	37-39 Worcester Street (Tanners Hall)	Housing Zone site	Yes, some parts of site	Yes	0-5
52	01NEW17	Blackbridge Sports Hub		Yes	Yes	0-5
53	02NEW17	Former Town Ham Allotments		No	Yes	Not suitable so not achievable
54	03NEW17	Land at Blackbridge		Yes	Yes	0-5
55	04NEW17	Land off Rudloe Drive		For employment – but see detailed schedule	Yes	0-5 or 6-10
56	05NEW17	Land off Eastgate Street		Yes	No	6-10
57	06NEW17	Land East of Winnycroft Lane		No	Yes	Not suitable so not achievable
58	07NEW17	Land East of Sneedhams Road		Yes	Yes	0-5 or 6-10
59	08NEW17	43-49 and 51-53 St Catherine Street		Yes	Yes	0-5 or 6-10
60	10NEW17	Mill Place, Bristol Road		Yes, for employment, but see detailed schedule	Yes, but see comments on detailed schedule	6-10 or 11-15

61	01NEW18	Winneycroft Farm Buildings		No	Yes	Not suitable so not achievable
62	02NEW18	Jordans Brook House		Yes	Yes	0-5
63	03NEW18	Land off Myers Road (Cheltenham Surfacing)		Yes	No	6-10
64	04NEW18	Land at Gloucester Golf Club		No	Yes	Not suitable so not achievable
65	05NEW18	Southern Part of Land East of Forest View Road, Tuffley		No	Yes	Not suitable so not achievable
66	06NEW18	Colwell Youth & Community Centre		Yes	No – no contact with owner	Potentially 6-10 or 11-15
67	07NEW18	Westgate Island		Yes	Yes	0-5
68	08NEW18	Westgate Car Park		Yes	Yes	0-5
69	09NEW18	Land at Corncroft Lane		Yes	Yes	0-5

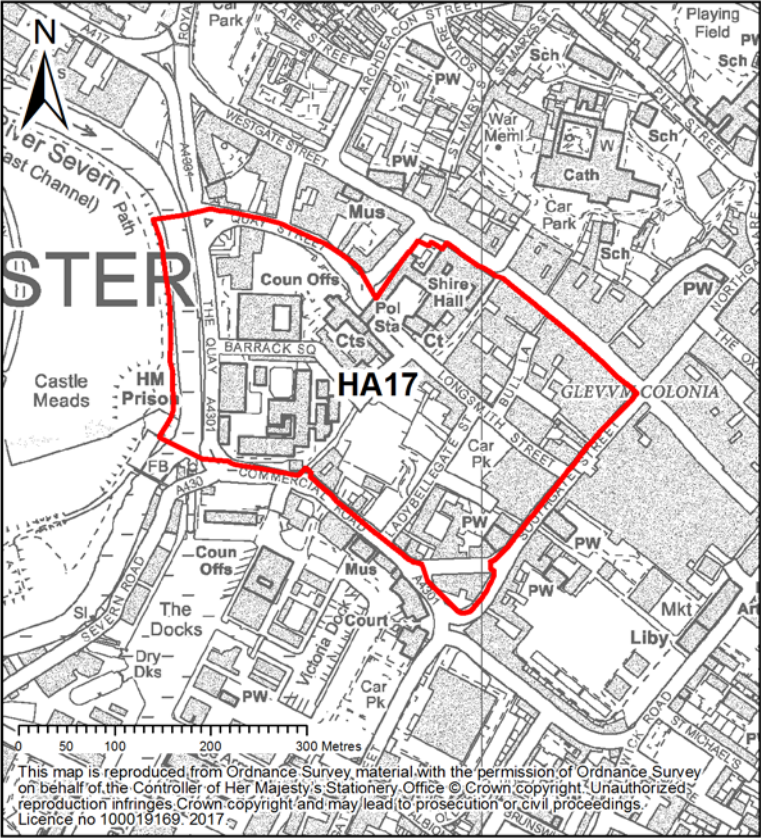
Appendix 2: Site Assessments – March 2018 (Not including commitments - sites with planning permission)

Site Name Kings Quarter.	SALA Reference HA02.	City Plan Reference SA15 (in 2017) If allocated a new reference will be given for the Regulation 19 consultation.	
Source of Site Housing allocation MU.3 in 2 nd Stage Deposit Local Plan (2002). Mixed use allocation in emerging City Plan.	Current Site Use and Character Town centre, bus station, office and retail use. Subject to Development Brief & Concept Statement for retail led development with areas of residential.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 72% of the site is within FZ1, with the remainder in FZ2 & FZ3 The primary source of flood risk is from the River Twyver and development should be avoided in highly vulnerable areas. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Partly within City Centre Conservation Area and adjacent to London Road Conservation Area. Potentially significant Roman and other archaeological interest in this area. Scheduled Monument of Whitefriars within site area. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> This is not an industrial site but further investigation will be needed through the allocation	

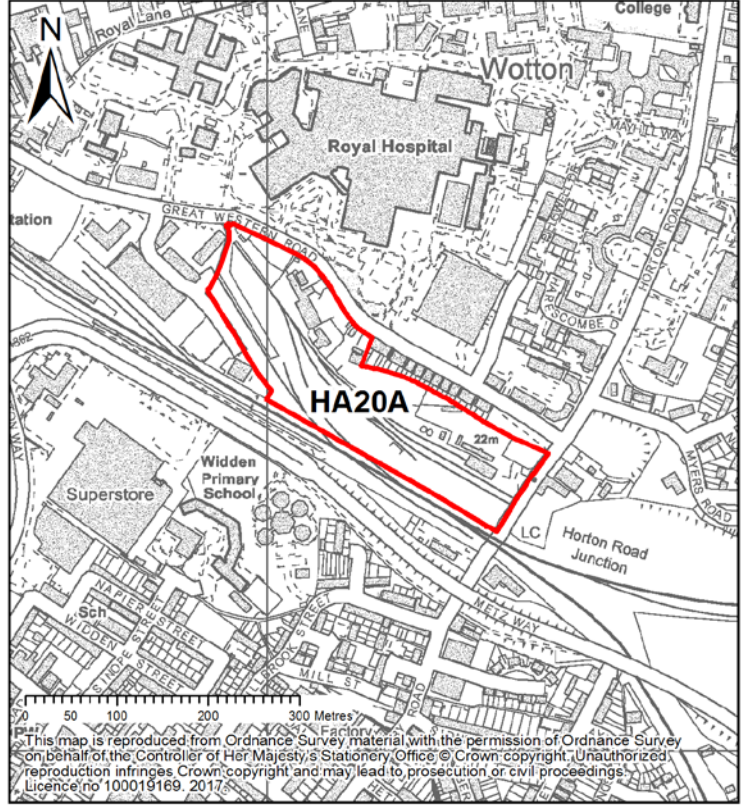
		process and at planning application stage.		
Access to Services Excellent access to services, facilities and employment. Excellent access to public transport. New bus station to be built within the site and plans for upgrade to Gloucester railway station which is opposite the site. Train and coach services within the County and to the rest of the UK.	Highways Comments Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. There are existing capacity and congestion issues on Bruton Way. A Transport Assessment to accompany any planning application.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.
Gross Site Area c.4.5 ha (verification needed).	Dwelling Capacity (dph) c.80 dwellings based on information from GCC Asset Management. (So c.100 if 104 Northgate is added to KQ).	Capacity Derivation Capacity is derived directly from the landowner (Gloucester City Council). It is not clear at this stage whether any of the proposed dwellings will be student units.	Employment Potential Yes, for retail and offices.	2014 Update Kings Quarter is the City Council's top regeneration priority. Concept Statement adopted by the Council in January 2013.
2016 Update Planning permission for bus station approved (15/01142/FUL) at Dec 2015 Planning Committee.	2017 Update Bus station under construction Kings Quarter, for SALA purposes considered to be a commitment.	2018 Update Bus station progressing after delays. Kings Quarter has been reassessed in terms of capacity for residential development. Numbers increased. 104 Northgate Street is part of Kings Quarter, but for SALA purposes (for continuity) it is a separate site.	Further Notes Kings Quarter as shown does not include 104 Northgate Street which is a separate SALA site and has its own residential capacity .	

Site Name Hampden Way Car Park.	SALA Reference HA08.	City Plan Reference WN5 (2013) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Housing Allocation H.2.Site 3 in 2nd Deposit Local Plan (2002). Potential Housing allocation in City Plan.	Current Site Use and Character Occupied, functioning and very well used City Centre car park. Need to replace car parking facility in order to develop this site for another use.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Site is outside FZ2 & FZ3. Source: Gloucester City Local GIS (2017). <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> In Eastgate Street & St Michaels Conservation Area. No Listed buildings on site, but 72 Eastgate Street & Ivy House in close proximity. No SAMS on site or in proximity. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Significant contamination not likely.		
Access to Services Excellent access to public transport, services, facilities and employment.	Highways Comments Safe and suitable access and parking required to support any scheme.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 11-15 or 16-20.
Gross Site Area 0.2.	Dwelling Capacity (dph) 15.	Capacity Derivation Flats @ c. 80 dph.	Employment Potential Site not suitable for office development.	2014 Update This is a well used car park located in close proximity to the

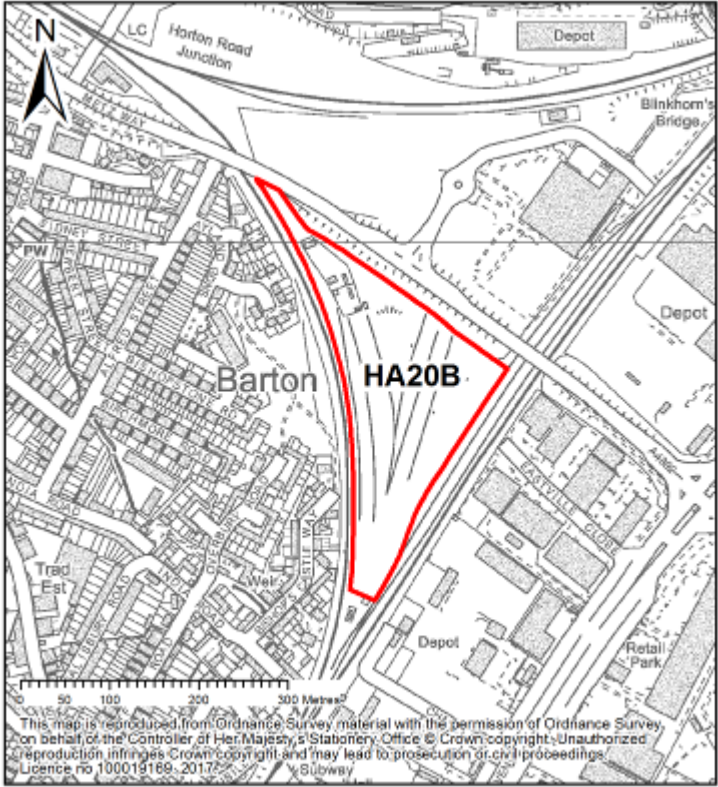
				City Centre. It could yield 15 flats at 80 dph, but more conservatively 9 to 10 flats at 50 dph.
2016 Update Suitability of site for residential development to be considered through forthcoming Car Parking Strategy.	2017 Update No update. Subject to City Council's decision on Parking Strategy.	2018 Update Asset Management have confirmed that site is a well used car park and is not available or achievable in the short or medium term.	Further Notes	

Site Name Greater Blackfriars	SALA Reference HA17	City Plan Reference WN3 (2013) SA16 (2017) If allocated a new reference will be given for the Regulation 19 consultation.	
Source of Site Policy S.2 in 2nd Deposit Local Plan for comparison retail as part of mixed use redevelopment. Potential housing allocation in City Plan as part of mixed use regeneration scheme.	Current Site Use and Character City Centre car parks, vacant and derelict buildings, County Council offices, prison, police station. Multiple owners and interests. Development brief and master planning for comprehensive redevelopment of the area. Area includes the Fleece Hotel – the subject of an adopted Concept Statement (Feb 2012).	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 63.5% of the site is in FZ1 36.5% of the site is in FZ2 & FZ3 Discussions about significant remediation works / flood defenses are ongoing with the EA, landowners and developers. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Prison is listed in part and the site of former Gloucester Castle. Significant archaeological interest & Scheduled Monuments. Listed buildings and scheduled monument and area located within Barbican and City Centre Conservation Areas. Further built heritage assessment required. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> No significant contamination likely.	

Access to Services Central location with good access to public transport, services, facilities and employment.	Highways Comments Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.
Gross Site Area 11.76 ha.	Dwelling Capacity (dph) 350-400.	Capacity Derivation Complex site. The capacity derivation is derived from developer information, development briefs and master planning.	Employment Potential Opportunity to deliver new City Centre offices & assembly & leisure facilities.	2014 Update Site includes Quayside blocks within County Council estate. Need for a primary school in the City Centre - could be accommodated on this site. Site requires a comprehensive master plan approach. Prison recently sold to 'City & Country'.
2016 Update Peter Brett Associates commissioned by County Council to deliver masterplan/ LDO at site in Sept 2016. Delivery of County Quayside & Prison sites could help to deliver enhanced flood defenses for the City and Housing Zone - enabling more housing to be delivered within this part of the City by reducing flood risk.	2017 Update - LDO (16/01510/LDO) permitted 21.04.2017. On the Barbican Car Park part of the LDO site 295 student bedrooms permitted (16/01525/FUL). The permission includes bedrooms within studio flats, cluster flats, town houses. - c. 200 flats proposed at Prison.	2018 Update - Phase 2 of 16/01525/FUL could deliver further student bedrooms. - Application in for c.200 flats at the Prison (17/00659/FUL) - Demolition of Quayside part of LDO site underway. Potential for some amount of Keyworker housing but no details at this point. - Along with the Fleece Longsmith Car Park could also deliver housing units subject to viability.	Further Notes	

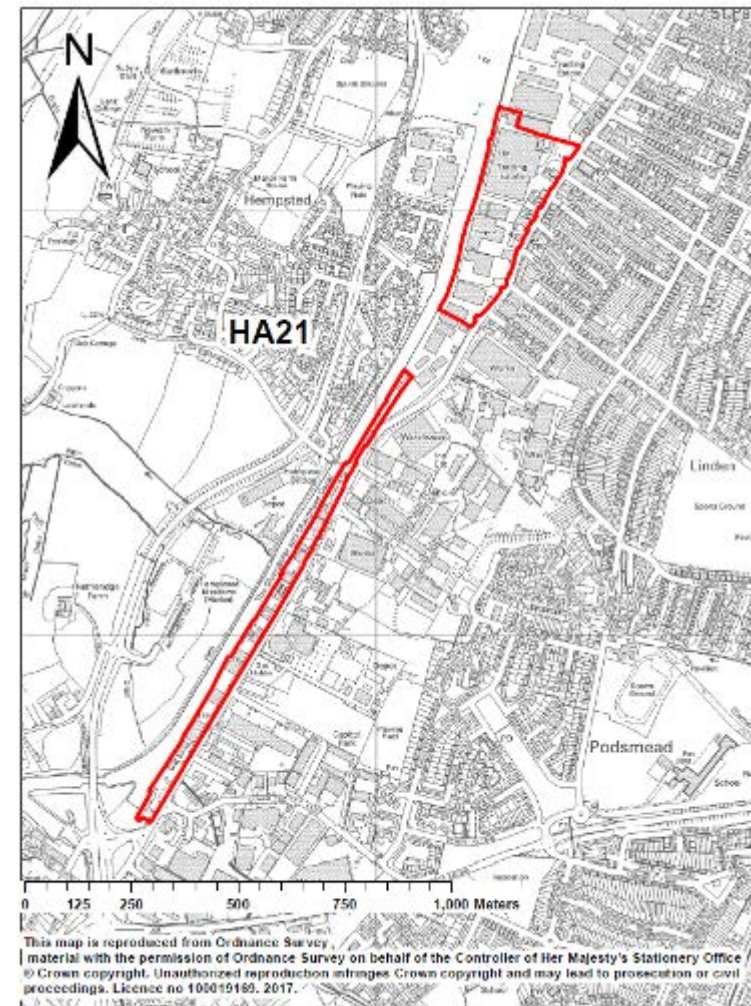
Site Name Railway Corridor – Great Western Road Sidings.	SALA Reference HA20A.	City Plan Reference KW8 (2013) SA09 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner. Potential housing allocation in City Plan.	Current Site Use and Character <u>Great Western Road Sidings:</u> Currently underused sidings, employment / commercial uses and car parking. The development of northern triangle has opened up access to allow existing sidings on Great Western Road to be moved to southern triangle. Site included within City Plan Sites consultation 2013 for mixed use development to include employment & residential.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Potential for significant archaeology on Sidings site. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> Further investigation needed . Potential for bats in old railway buildings. Phase 1 Habitat Survey is being undertaken as part of the City Plan evidence base. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Contamination from former railway use. Potential for noise, vibration and air pollution from railway.		
Access to Services Good access to public transport, services, facilities and employment, as well as City Centre.	Highways Comments Any applications required to be supported by a Transport Assessment. Impact on Great Western Road, London Road	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes - after freight sidings have been relocated to southern triangle.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.

	and Horton Road will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 4.5 ha.	Dwelling Capacity (dph) c.200.	Capacity Derivation A complex site. At a high density e.g. 75 dph the site could potentially accommodate c.200 dwellings if the site is wholly given to a residential scheme.	Employment Potential Aspiration to deliver Biomedical HIC related employment on part of the site. Whole site may lend itself well to employment development.	2014 Update Site identified by SELAA panel for mixed use development including biomedical HIC park. Biomedical aspiration still being pursued by University, NHS Trust & City Council partnership.
2016 Update Site understood to be being marketed by Network Rail - however Network Rail land also understood to be coming under DCLG portfolio and therefore accessible by HCA. HCA actively looking to accelerate delivery at this site as lies within Gloucester City Housing Zone.	2017 Update Proposed City Plan allocation.	2018 Update Proposed City Plan allocation. Subject to site access, a Phase 1 Habitat survey just completed (March 2018).	Further Notes	

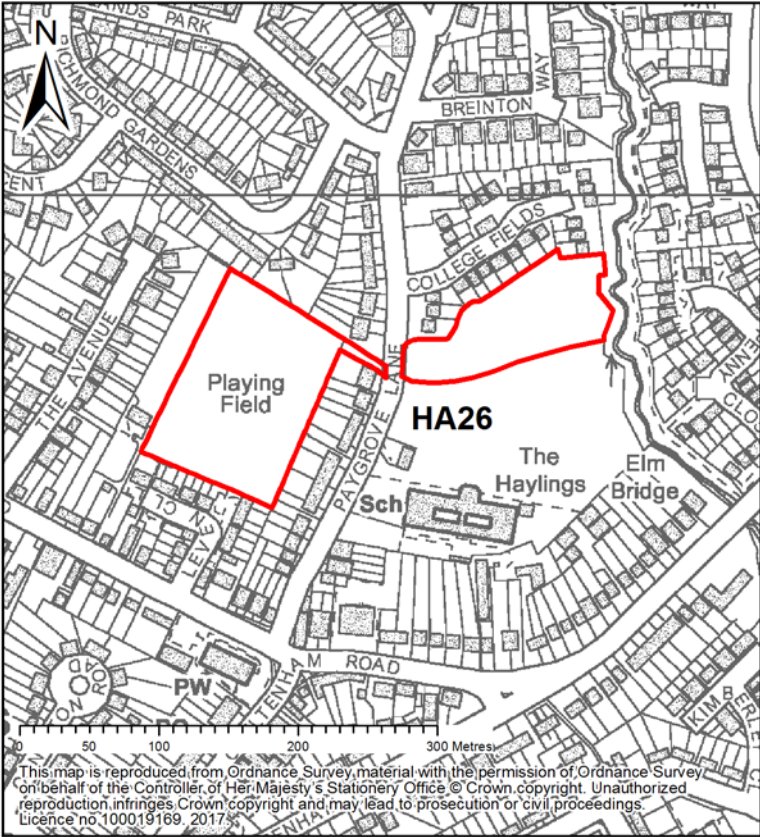
Site Name Railway Corridor – Southern Railway Triangle.	SALA Reference HA20B.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner.	Current Site Use and Character The Southern Railway Triangle is currently an operational rail site.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Potential for significant archaeology <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> A phase 1 habitat survey completed in early 2018 indicated that the site had the potential for protected species to be present. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Contamination from former railway use. Potential for noise, vibration and air pollution from railway.		
Access to Services If the site was opened up and made into a functional and accessible site e.g. for various employment uses, being in the centre of the city, it could potentially have good access to services and facilities.	Highways Comments Any applications required to be supported by a Transport Assessment. Further detailed Highways comments are needed.	Suitable – Yes or No Yes (for employment).	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15 for employment use.

Gross Site Area 4.22 ha	Dwelling Capacity (dph) Not suitable for residential use.	Capacity Derivation Not suitable for residential use.	Employment Potential Yes, if the site is no longer needed for railway uses.	2014 Update /
2016 Update /	2017 Update Currently being reserved for future Strategic Rail Freight use, however if that use is not forthcoming in the next 5 years, it will then be available for development in the 6-10 year category.	2018 Update No update.	Further Notes	

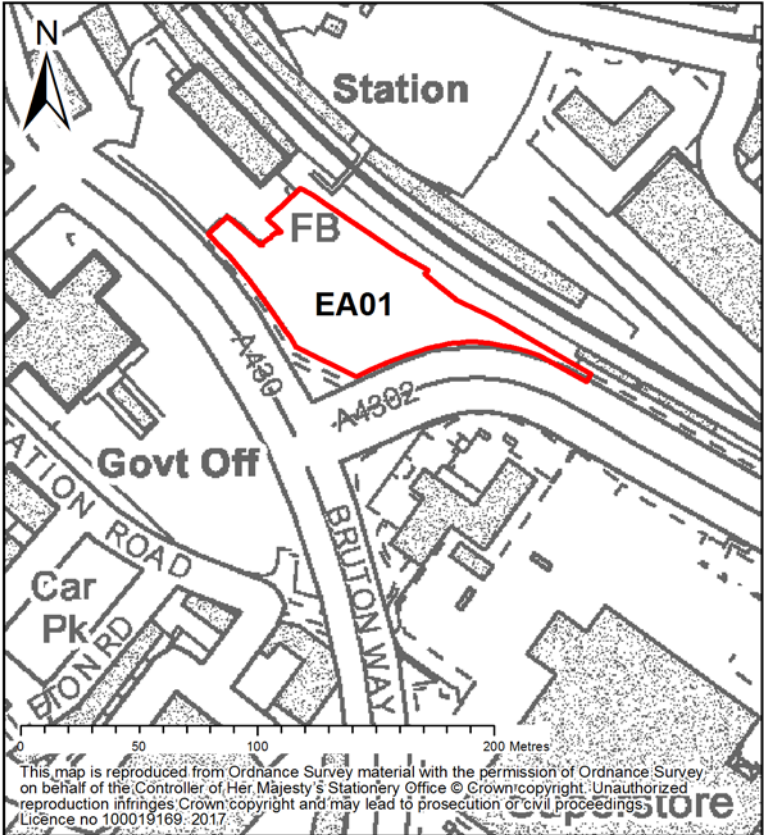
Site Name Land between Canal & Bristol Road.	SALA Reference HA21.	City Plan Reference /
Source of Site A GHURC 'Magnificent Seven' area.	Current Site Use and Character Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. May require relocation of existing uses. Would need comprehensive development approach.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Some areas FZ2 & FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> The southern portion of the site (about 1 km) is right on the edge of the Netheridge STW Cordon Sanitaire. <u>Historic Environment & Archaeology:</u> Possible industrial heritage of local significance – requires survey. Further built heritage assessment required as area has potential for local industrial heritage assets. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Potential contamination from industrial uses. <u>General:</u> The canal wharf at the southern point of this SALA site is safeguarded for mineral processing/transportation. Consult the County Council on this matter.



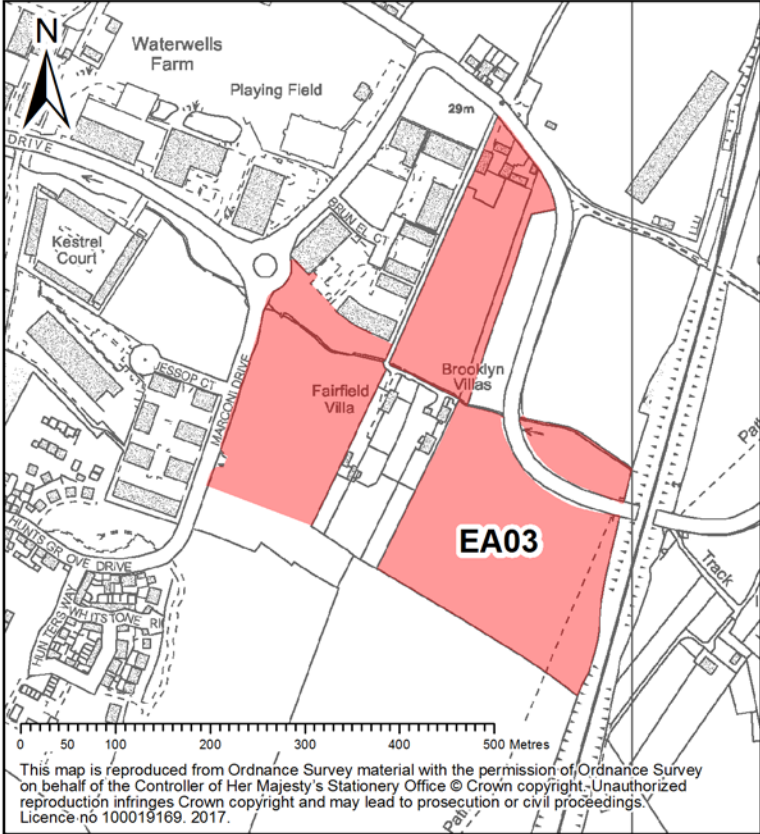
Access to Services Good access to public transport, services, facilities and employment.	Highways Comments Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Suitable – Yes or No Employment land, suitable for employment use, but potentially could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 /
Gross Site Area /	Dwelling Capacity (dph) No estimate available.	Capacity Derivation Too many variables to estimate.	Employment Potential Sites are well used by businesses.	2014 Update 2012 SELLA panel advised to retain as employment land for plan period. Site to be kept in SHLAA but capacity not in trajectory. Site not included as a potential development opportunity in 2013 City Plan sites consultation.
2016 Update No change to 2014 position.	2017 Update No update.	2018 Update Mill Place Industrial Estate and Madleaze Industrial Estate & The Peel Centre have been removed from HA21 in order to give clarity to the development aspirations of the owners of these particular sites. Mill Place Industrial Estate is now referenced: 10NEW17 and Madleaze Industrial Estate & The Peel Centre/Madleaze is now referenced: ED013NEW.	Further Notes	

Site Name Land rear of College Fields (formerly Land at Leven Close).	SALA Reference HA26.	City Plan Reference L2 (2013) SA10 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner.	Current Site Use and Character Greenfield site surrounded by residential uses. Access to the site is locked, therefore not public open space. Allocated for development on part of site, with remainder for public open space.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> The eastern part of the site is more susceptible to flooding, but it is protected by flood defenses. 89.5% of the site is in FZ1. 10.5% of the site is in FZ2 & FZ3 Comprehensive SUDS should be employed on site. <u>Landscape:</u> Former playing fields. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Potential for archaeological remains on site. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. at this level of assessment, but will be appropriate for site allocation or with a planning application. <u>Green Infrastructure:</u> The site is a former playing field but it is locked and not accessible, so not public open space. <u>Contamination:</u> N/A.		
Access to Services	Highways Comments	Suitable – Yes or No	Available (in 0-5 Years)	Achievable in Years: 0-5, 6-10,

Fair to good access to public transport and local services and facilities.	Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Yes, potentially subject to the findings of the adopted Playing Pitch Strategy and updates to this.	No.	11-15, 16-20 6-10 or 11-15.
Gross Site Area 0.7 ha.	Dwelling Capacity (dph) 10 to 12 dwellings depending on flood risk assessments, layouts & playing pitch considerations.	Capacity Derivation @ c.35 dph. In this assessment 0.7 ha reduced to c.0.4 ha to avoid FZ3.	Employment Potential No small site within a residential area.	2014 Update Site approved by Cabinet of County Council for disposal however site still constrained by access.
2016 Update Loss of playing pitch at Paygrove Lane would be subject to the findings of new City Council Playing Pitch Strategy adopted by Council on 28th January 2016. Options at Leven Close being pursued by the County Council.	2017 Update No further comments from 2017 SALA Panel. City Plan Allocation (January 2017). Allocated for 20 dwellings with open space and/or playing pitches.	2018 Update The land to the north of Leven Close (also called rear of 3-29 Paygrove -16/01558/OUT) is an application for 10 dwellings with a Committee resolution to permit subject to a legal agreement. The decision is likely to be issued in mid- 2018 and thus in the 2019 SALA this part of the site (as a commitment) will be removed from the SALA. The eastern site (rear of College Fields is in use a school field and probably not available in 0-5 years and its suitability is subject to the findings of the City Council's Playing Pitch Strategy adopted in January 2016.	Further Notes County Council site.	

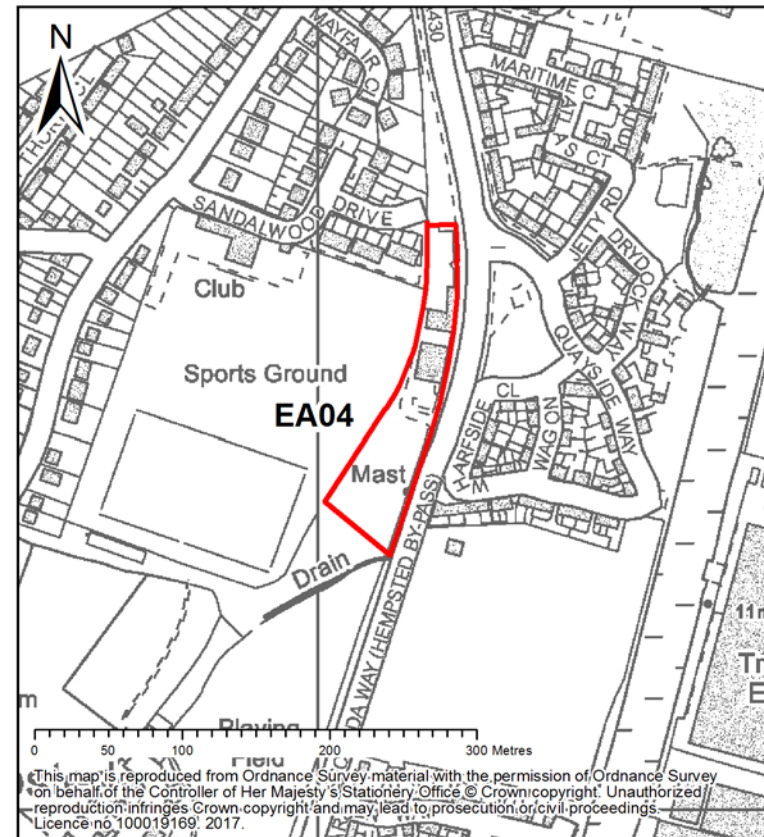
Site Name Railway Station Long Stay Car Park	SALA Reference EA01	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Employment allocation in 2nd Stage Deposit Local Plan - Policy E.2.1.	Current Site Use and Character Operational long stay car park for railway station users. Surrounded by employment and transport uses. Site not available in its current configuration as it is required for continued use by railway users.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> The site is not in FZ2 or FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> In need of further investigation with regard to archaeological assets. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Noise and vibration from railway and potential for poor air quality. Soil may need further investigation.		
Access to Services Good access to public transport, services, facilities and city centre.	Highways Comments Comments required especially in relation to new highways configurations related to the Kings Quarter development.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.
Gross Site Area 0.49 ha.	Dwelling Capacity (dph) 40 flats above a car park.	Capacity Derivation Flats @ 100 dph.	Employment Potential No other than offices as part of a mixed use scheme.	2014 Update Site required by Network Rail for surface parking for customers. 2012 SELAA – site unlikely to

				come forward in plan period.
2016 Update Site to be reconfigured in plans to upgrade the visitor experience and short stay parking at Gloucester Station.	2017 Update According to Network Rail (2017) The site continues to be required for railway passenger use but it could be made available for development if there was a viable scheme to build a decked car park and free up the rest of the site or come up with an over site development i.e. car parking on the ground floor and flats and offices above or similar. No further comments from 2017 SALA panel on this site.	2018 Update No further comments from Network Rail.	Further Notes /	

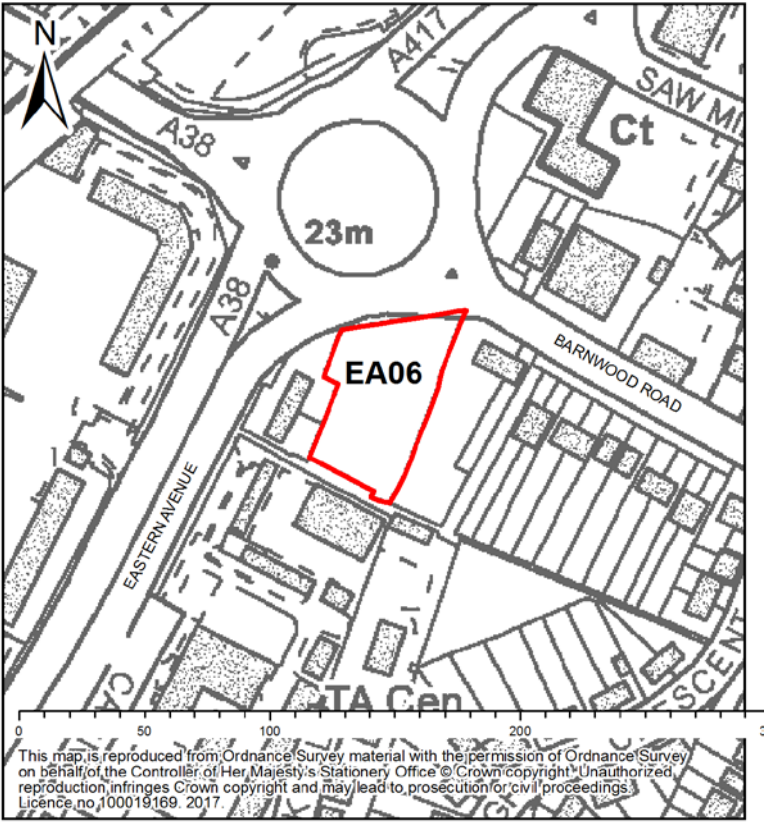
Site Name Land East of Waterwells Business Park.	SALA Reference EA03.	City Plan Reference QF1 (2013) SA13 (2017) If allocated a new reference will be given for the Regulation 19 consultation.	 <p>*Note: Unlike other red lined SALA maps in this document this map is shaded so as to clearly show parcel boundaries. This amendment made 11.5.2017.</p>
Source of Site Employment allocation in 2nd Stage Deposit Local Plan - Policy E.2.5. Site consulted on in City Plan Sites Consultation 2013.	Current Site Use and Character Greenfield land previously allocated for employment uses within Local Plan and draft DPD. Subject to planning brief adopted by the Council for development control purposes. Surrounded by employment, agriculture and some residential uses.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> The site is in FZ1 and thus flood risk is minimal. <u>Landscape:</u> Open landscape to the south but this Stroud land is allocated for housing (Hunts Grove). <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Archaeological remains likely and parts of the site are sensitive so reference should be made to the detailed Site Historic Environment Assessment (January 2016). <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> Further assessment will be needed. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> On the eastern part of the eastern parcel (Taylor Wimpey) there is the potential for noise and vibration from railway.	

Access to Services Poor access to public transport, service and facilities. Good access to employment.	Highways Comments Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. Preferred access from Marconi Drive or a 4th arm off the roundabout.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.
Gross Site Area - Crest Nicholson land (the part in Gloucester) = 2.3 ha - Taylor Wimpey land = 5.0 ha - Parcel for employment use (directly north of the villas) = 1.8 ha.	Dwelling Capacity (dph) - 150 to 200 dwellings on Taylor Wimpey site. (The SALA submission considers that 4 ha is developable). - 86 dwellings on 2.3 ha (Crest Nicholson site).	Capacity Derivation Developer submissions.	Employment Potential Yes on 1.8 ha.	2014 Update The Panel agreed most suitable use is employment - this area is the City's only strategic release of employment land remaining. Four options for consideration of this site included in City Plan Sites Consultation Summer 2013.
2016 Update Allocation of area to be considered through City Plan.	2017 Update Allocated in City Plan 2017 and central residential area has not been included due to historic environment sensitivities highlighted in the 2016 Site Historic Environment Assessment. Taylor Wimpey submitted 4 developable ha (of the wider SALA site) for housing through the SALA call for sites. No further comments by 2017 Panel.	2018 Update Crest Nicholson site - planning application (17/00699/FUL) for 119 dwellings (86 in Gloucester and 33 in Stroud) is in pending consideration.	Further Notes	

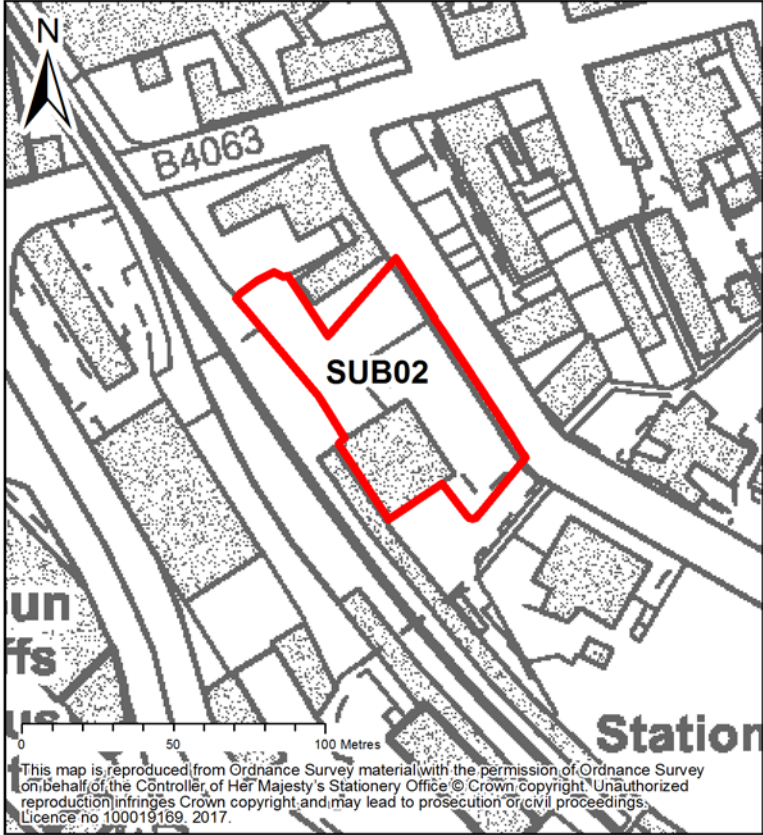
Site Name Secunda Way Industrial Estate.	SALA Reference EA04	City Plan Reference WS11 (2013) SA22 (2017) If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Agent submission.	Current Site Use and Character Vacant land within curtilage of small development of employment units. Surrounded by residential, public open space and employment uses. Allocated for employment use – would need to demonstrate not required for this use.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 81% of the site is in FZ1. 19% of the site is in FZ2 and FZ3, but note: only a very small percentage is in FZ3. The primary source of flood risk is the Gloucester and Sharpness Canal. The Exception Test is likely to be passed, but safe access and egress needs to be provided. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Not known, but further investigation needed through City Plan allocation process. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> As a potential City Plan allocation, further work needs to be undertaken. Evidence of badger sets on site. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> As this is an industrial estate, there may be a need further investigation.



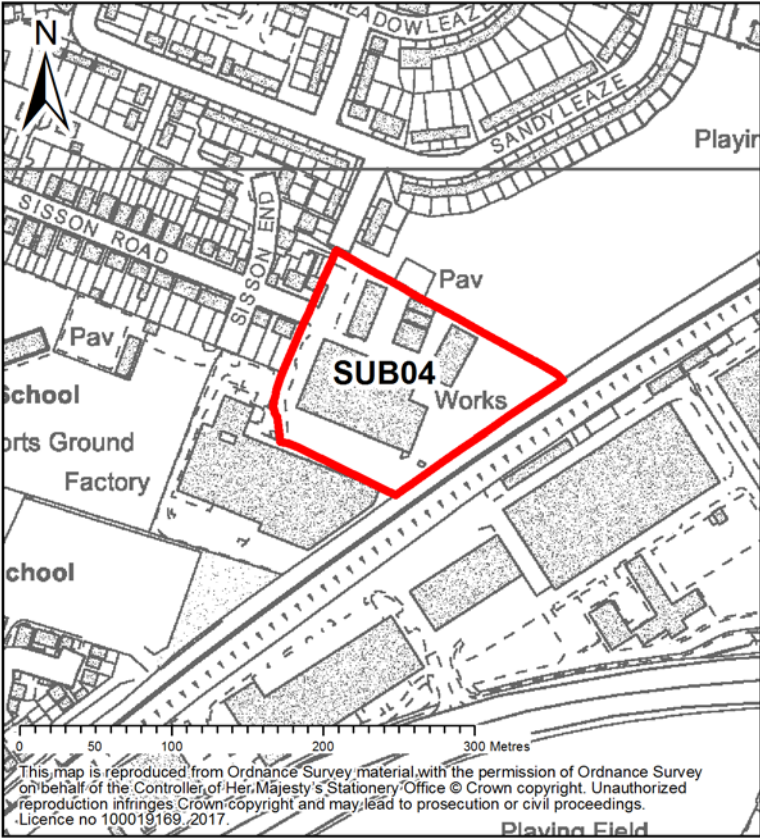
Access to Services Fair to poor access to public transport, employment, local services and facilities.	Highways Comments Transport Assessment required owing to potential impact on Hempsted bypass/ Secunda Way. Safe and suitable access and parking.	Suitable – Yes or No Yes – for employment.	Available (in 0-5 Years) Yes – but further clarification needed.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.
Gross Site Area 0.7 ha.	Dwelling Capacity (dph) N/A.	Capacity Derivation N/A.	Employment Potential Yes.	2014 Update 2012 SELAA panel stated most suitable use was for employment – possible roadside use.
2016 Update Potential City Plan allocation for employment.	2017 Update City Plan Allocation (2017). No further comments from the Panel and no further updates.	2018 Update	Further Notes	

Site Name Land South of Junction between Eastern Avenue and Barnwood Road	SALA Reference EA06	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Employment allocation in 2nd Deposit Local Plan E.2.7.	Current Site Use and Character Vacant land adjacent to Walls roundabout, extent of employment allocation includes part of the Territorial Army site. Residential character on Barnwood Road, commercial on Eastern Avenue.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Not known. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. at this stage. Further assessment will be required if this site becomes available. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> May be a need further investigation.		
Access to Services Good access to public transport - on No.10 Gold route bus services. Good access to employment and facilities.	Highways Comments Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not achievable because no evidence of availability.

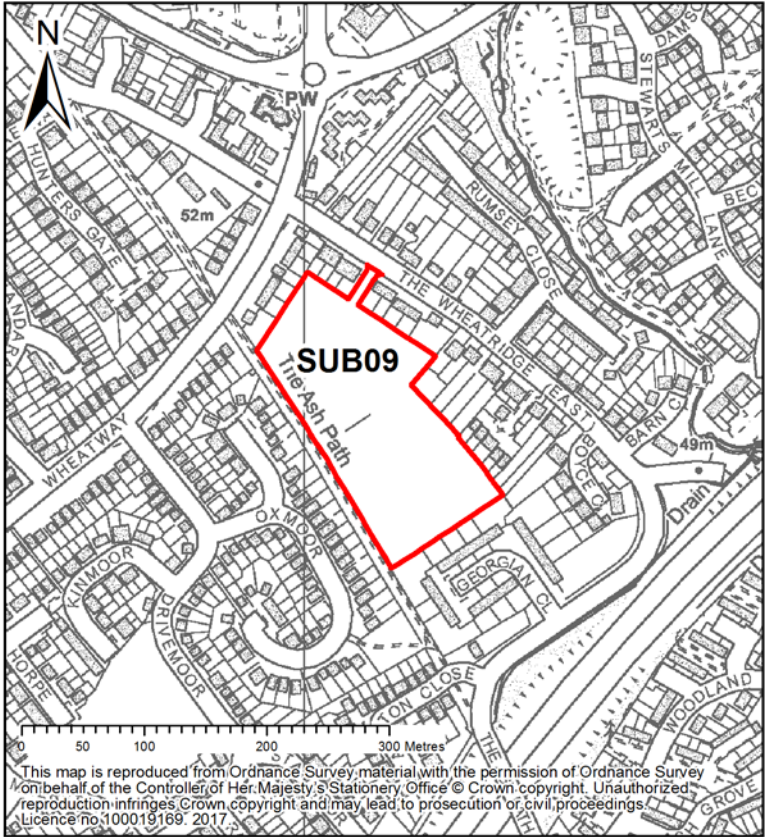
Gross Site Area 0.7 ha.	Dwelling Capacity (dph) 23.	Capacity Derivation @ 40 dph.	Employment Potential Currently constrained by access but could deliver offices.	2014 Update 2012 SELAA panel – site needs to come forward as part of a larger redevelopment but TA has a long lease on the site – not likely to come forward in plan period. Green field part of site sold by County & now in ownership of a local house builder.
2016 Update Potential City Plan allocation if access can be resolved. Achievability confirmed by land owner.	2017 Update Land owner contacted in preparation for SALA panel (January 2017) but not response. SALA panel had no further comments on this site.	2018 Update No evidence of availability.	Further Notes Could come forward as a housing windfall site.	

Site Name GWRSA Social Club.	SALA Reference SUB02.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Agent submission.	Current Site Use and Character Building on the site occupied by a church and land managed as car parking areas. Surrounded by employment uses, residential, hospital and railway line at an elevated level. Change in levels is a constraint.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site in FZ1 so low fluvial flood risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Not known, but further investigation needed through City Plan allocation process. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. at this stage. Limited potential. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> There may be a need for further investigation. Noise and vibration from the railway is a constraint that needs mitigation. Air pollution from rail and road is also an issue.		
Access to Services Excellent access to public transport interchanges - railway station and bus station, employment, services and facilities.	Highways Comments Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.

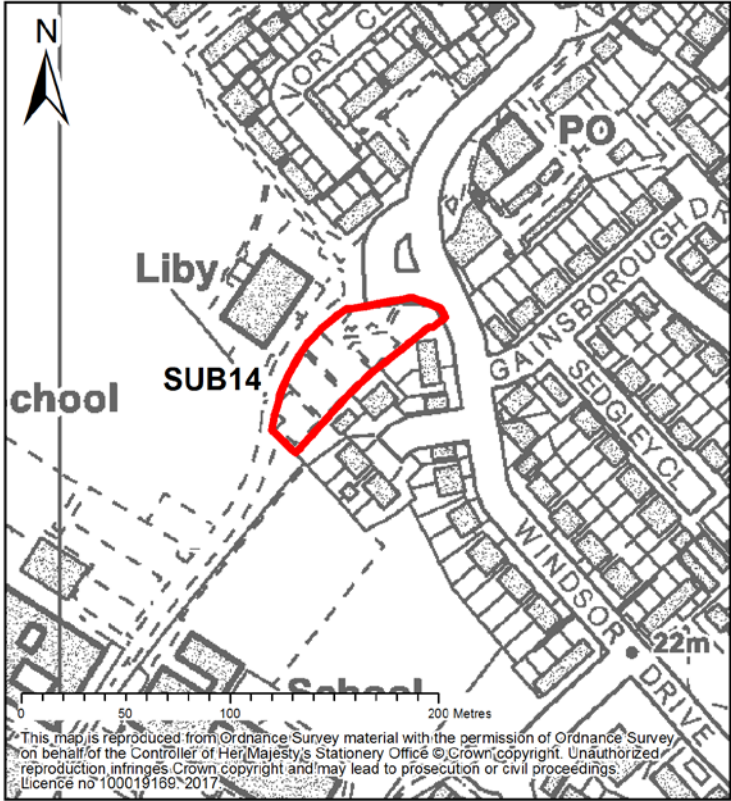
	need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 0.4 ha.	Dwelling Capacity (dph) 20.	Capacity Derivation Flats @ c. 50 dph.	Employment Potential Site could yield a mixed use development given its sustainable location.	2014 Update Site now occupied by a church and land used for car parking. Site currently not being promoted to City Council. Site not included in City Plan Sites Consultation 2013.
2016 Update Site currently occupied by the Foodbank and Gloucester City Mission. Within Housing Zone - owner could be approached to bring forward regeneration.	2017 Update Owner contacted but no update given. No further comments from 2017 SALA Panel.	2018 Update No update.	Further Notes	

Site Name Helipebs, Sisson Road.	SALA Reference SUB04.	City Plan Reference E2 (2013) SA04 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Agent Submission. Potential housing allocation in City Plan.	Current Site Use and Character Occupied and functioning industrial site. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1, so low fluvial flood risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Valuable local industrial heritage. The site has been shown to contain some archaeological remains and mitigation may be required as part of any development. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> Trees and hedgerows on site. Bat survey will be required. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> There may be a need for further investigation. Noise and vibration from the railway is a constraint that needs mitigation.		
Access to Services Good to moderate access to public transport, employment, services and facilities in the	Highways Comments Any applications required to be supported by a Transport Statement. Any application for	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.

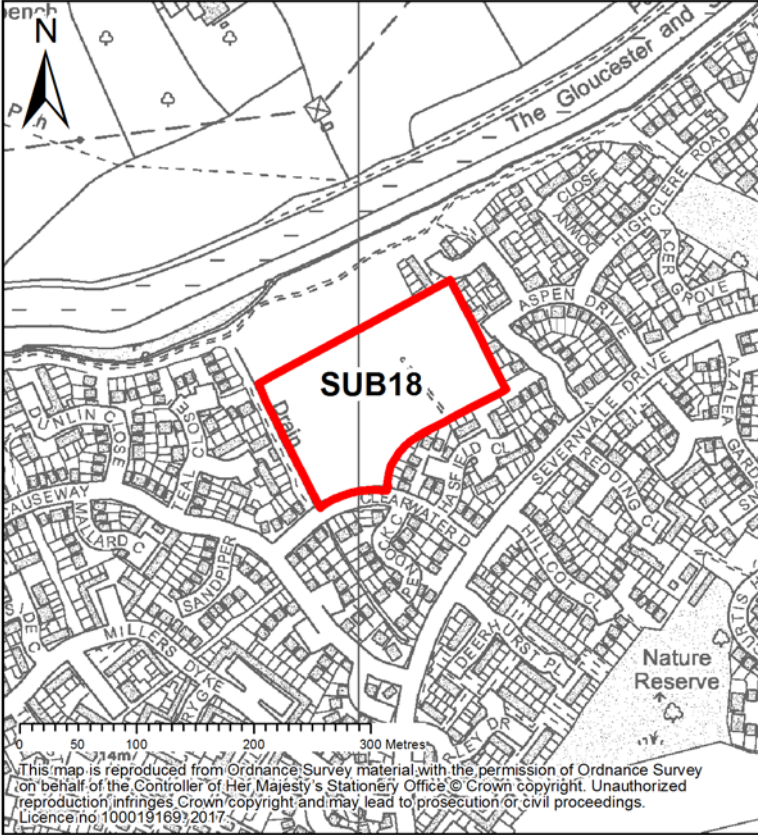
wider area.	residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 1.6 ha.	Dwelling Capacity (dph) 60.	Capacity Derivation Flats @ c. 50 dph.	Employment Potential Current factory site, but the site lies within a residential area and the most suitable redevelopment would be residential.	2014 Update 2012 SELLA panel agreed most suitable use to be residential. Site included in City Plan Site Consultation Summer 2013.
2016 Update Site the subject of pre-app with City Council. Potential allocation in City Plan.	2017 Update Site allocated in City Plan 2017. No further comments on this site at the SALA Panel 2017.	2018 Update Further discussions are needed with GCC Economic Development team and the site owners to confirm availability.	Further Notes	

Site Name Land at 'The Wheatridge'.	SALA Reference SUB09.	City Plan Reference A2 (2013) SA04 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Land owner. Allocated as a primary school site in 2002 2nd Deposit Local Plan Policy CS.9. Potential housing allocation in City Plan.	Current Site Use and Character Greenfield vacant land, surplus school site. Surrounded by residential development. Site included in 2013 City Plan Sites consultation.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1, so low fluvial flood risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> See the detailed Site Historic Environment Assessment (November 2016). Development allowed with mitigation. <u>Topography:</u> Slight slope runs north to south. <u>Wildlife/Biodiversity:</u> The site is not ecologically rich, but there are a number of mature trees on the boundary and centre of the site. An ecological survey will be undertaken as part of the City Plan sites assessment process. <u>Green Infrastructure:</u> Currently an area of open space used by dog walkers, but not formal Public Open Space. <u>Contamination:</u> N/A.		
Access to Services Good access to public transport	Highways Comments Any applications required to be	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20

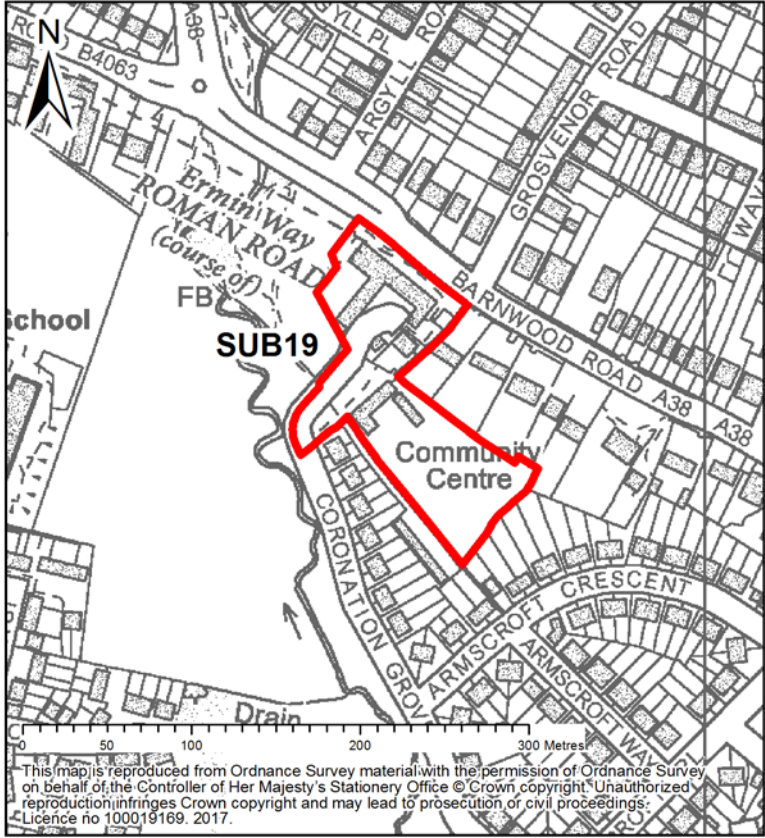
& local services and facilities at Abbeydale District Centre. Access to employment in wider area.	supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			0-5.
Gross Site Area 2.28.	Dwelling Capacity (dph) 50.	Capacity Derivation Houses @ between 30 & 40 dph.	Employment Potential No - due to residential area.	2014 Update City Council Open Space Strategy identifies a shortfall of public open space in Abbey ward. Site included in 2013 City Plan Sites. Consultation to include POS & residential development Site agreed for disposal by County Council Cabinet.
2016 Update Potential allocation in City Plan.	2017 Update Site allocated in City Plan 2017. The proposed allocation is for 50 dwellings but the site is also suitable for educational use (e.g. a school) and recent communication with the County Council indicates that a school is the more likely use. No further comments on this site at the SALA Panel 2017.	2018 Update No update on this site. Contacted County Council and assume that their position has not changed.	Further Notes	

Site Name Car Park at Tuffley Library.	SALA Reference SUB14.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner.	Current Site Use and Character Car park for local library, shops and schools. Surrounded by public open space, primary and secondary schools, local shops and residential uses. Entrance acts as roundabout for junction, would need complete redesign of access to bring site forward.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low fluvial risk - in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> None known. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> N/A.		
Access to Services Good access to public transport e.g. No. 10 Gold Service and local services and facilities at Windsor Drive local centre. Access to employment opportunities beyond immediate area at Waterwells, Quedgeley and City Centre.	Highways Comments Safe and suitable access and parking required. Improvements to pedestrian and cycling facilities will be sought.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10.
Gross Site Area 0.2.	Dwelling Capacity (dph) 7.	Capacity Derivation Houses @ 40 dph.	Employment Potential No, residential area.	2014 Update Site still available.

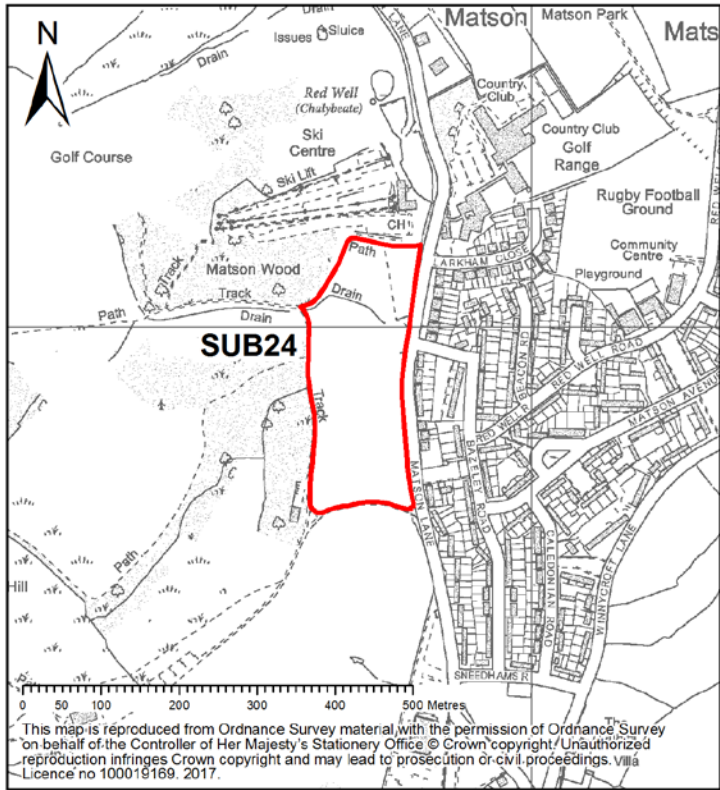
2016 Update No mandate from County Council to dispose of site - however site is still available.	2017 Update No change, the site is not being promoted for another use by the County Council.	2018 Update No further information from the County Council and no comments from the SALA Panel.	Further Notes
--	--	---	----------------------

Site Name Land at Clearwater Drive.	SALA Reference SUB18.	City Plan Reference QSV1 (2013) SA14 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner. Allocated as a primary school site in 2002 - 2nd Deposit Local Plan Policy CS.9. Potential housing allocation in City Plan.	Current Site Use and Character Greenfield land, surplus school site. Surrounded by residential development and canal to north.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low fluvial risk, 100% of site in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Unknown archaeological potential, further assessment may be required. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> There are wildlife and nature sensitivities especially to the north west of the site and the northern boundary and the canal. <u>Green Infrastructure:</u> Not formal GI, but valuable woodland and scrub on edges of site. <u>Contamination:</u> N/A.		
Access to Services Fair to good access to public transport, local services, facilities and employment in the Quedgeley area.	Highways Comments Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular	Suitable – Yes or No Yes – the site is suitable for educational use or residential development.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.

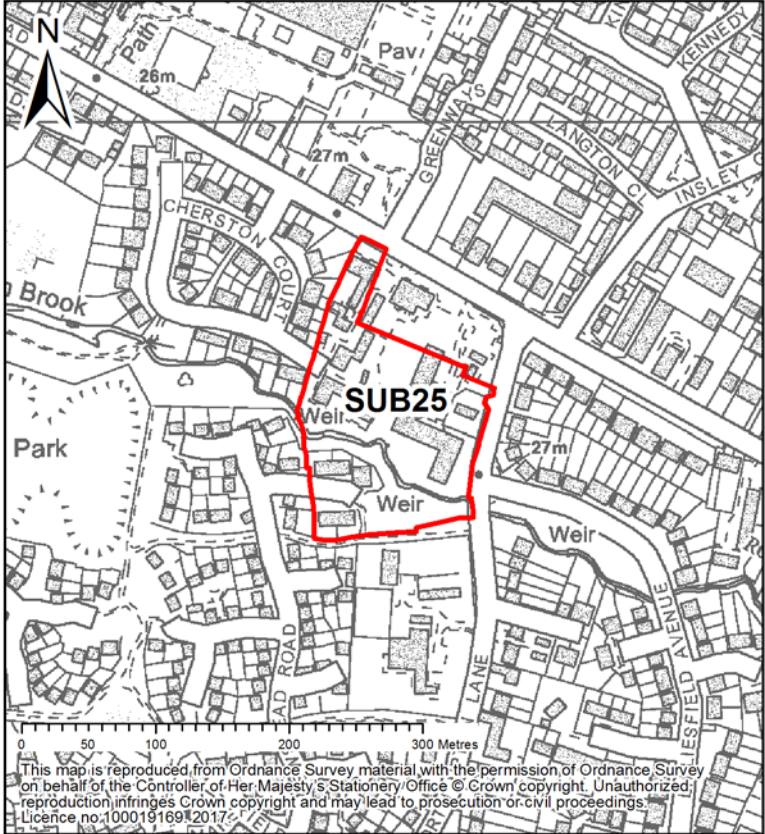
	and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 2.09.	Dwelling Capacity (dph) 53 if all the site is utilised, but this zero if a school is permitted on site. Unlikely that the site could accommodate both.	Capacity Derivation 40 dph.	Employment Potential No, site located in a residential area.	2014 Update Site included in City Plan Sites Consultation 2013. Site to bring forward POS as well as residential development. Site now being considered by County for educational purposes but part of site may still yield residential development.
2016 Update No update.	2017 Update City Plan Allocation for educational use and potentially for a limited amount of housing, depending on the aspirations of the County Council.	2018 Update Planning application 17/00729/FUL was refused on 07.12.2017.	Further Notes	

Site Name Bohanam House & adjoining Elmscroft Community Centre, Barnwood Road.	SALA Reference SUB19.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner.	Current Site Use and Character Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Existing use would require relocating and would need to be justified against planning policy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low fluvial risk, 100% of site in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Potential archaeological interest on this site and further investigation would be needed. Also development on this site is likely to impact on the setting of a listed building. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> Some trees on site, potential TPOs. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> N/A.		
Access to Services Good access to public transport - on route of Gold Service No.10. Access to local services, facilities and city centre.	Highways Comments Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.

	and cycling facilities will be sought.			
Gross Site Area 1.15.	Dwelling Capacity (dph) 15.	Capacity Derivation 38 @ 40 dph, but realistically due to the listed building and its setting, 15 dwellings may be more realistic.	Employment Potential No, residential area.	2014 Update Site included in City Plan Sites Consultation 2013. Bohanam House to be retained by Order of St John for care purposes / Community Centre. Backland area could still yield residential development & a new community centre.
2016 Update No update.	2017 Update No update.	2018 Update No update. Not available.	Further Notes	

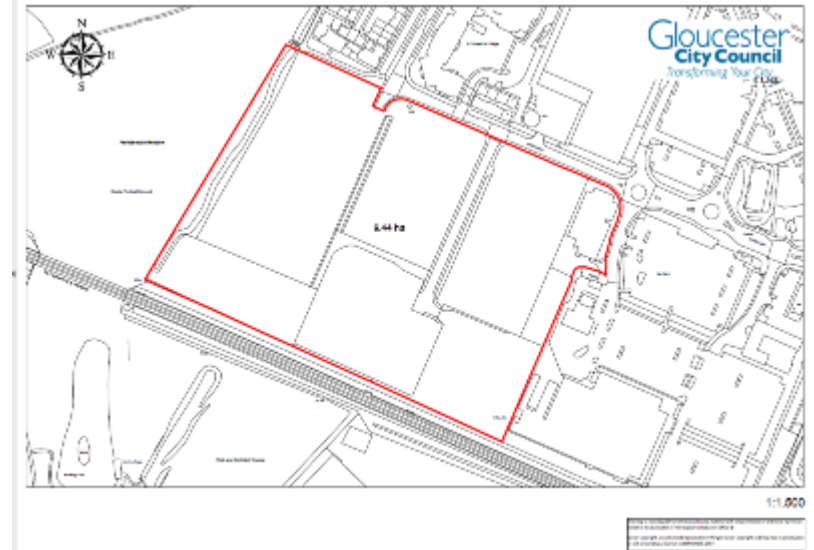
Site Name Land South of Ski Centre.	SALA Reference SUB24.	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Greenfield site with poor access. Steeply sloping and highly prominent site. Likely to be difficult and costly to develop. Predominantly mown grassland, some woodland but no standing water.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low fluvial risk, 100% of site in FZ1. <u>Landscape:</u> High to medium landscape sensitivity. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Area of archaeological interest. <u>Topography:</u> Problematic steeply sloping site. <u>Wildlife/Biodiversity:</u> The site is adjacent to Matson Wood Key Wildlife Site. <u>Green Infrastructure:</u> Robins Wood Hill is a strategic GI asset. <u>Contamination:</u> N/A.		
Access to Services Moderate access to public transport, local services and facilities.	Highways Comments No recent assessment.	Suitable – Yes or No No.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable so not achievable.
Gross Site Area 4.04 ha (Potentially developable = 1.91 ha).	Dwelling Capacity (dph) Not suitable.	Capacity Derivation Not suitable.	Employment Potential No.	2014 Update Site identified as of 'High' landscape importance in JCS evidence and in City Landscape Report 2013. Site not suitable or achievable.
2016 Update	2017 Update	2018 Update	Further Notes	

Site has been subject to a Historic Environment Assessments for SALA purposes (Oct 2015). Findings have reduced any potential developable area to 1.91 ha.	No update on this site.	No further update on this site and no further comments from the SALA Panel.	
--	-------------------------	---	--

Site Name Manor Gardens, Barnwood.	SALA Reference SUB25.	City Plan Reference SA02 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Agent submission.	Current Site Use and Character Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Situating in a predominantly residential area.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 85% of the site is in FZ1. 15% of the site is in FZ2 & FZ3.. The primary source of flood risk is Wotton Brook. The Exception Test is likely to be passed and there is safe access and egress. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Any development within the curtilage of listed buildings would impact on their setting. The site is an area of high archaeological potential so a further built heritage and archaeological assessment will be required. <u>Topography:</u> Parts of the site are sloping. <u>Wildlife/Biodiversity:</u> A further assessment will be required. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> N/A.		
Access to Services Good access to public transport. Site lies on No.10	Highways Comments Any applications required to be supported by a Transport	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.

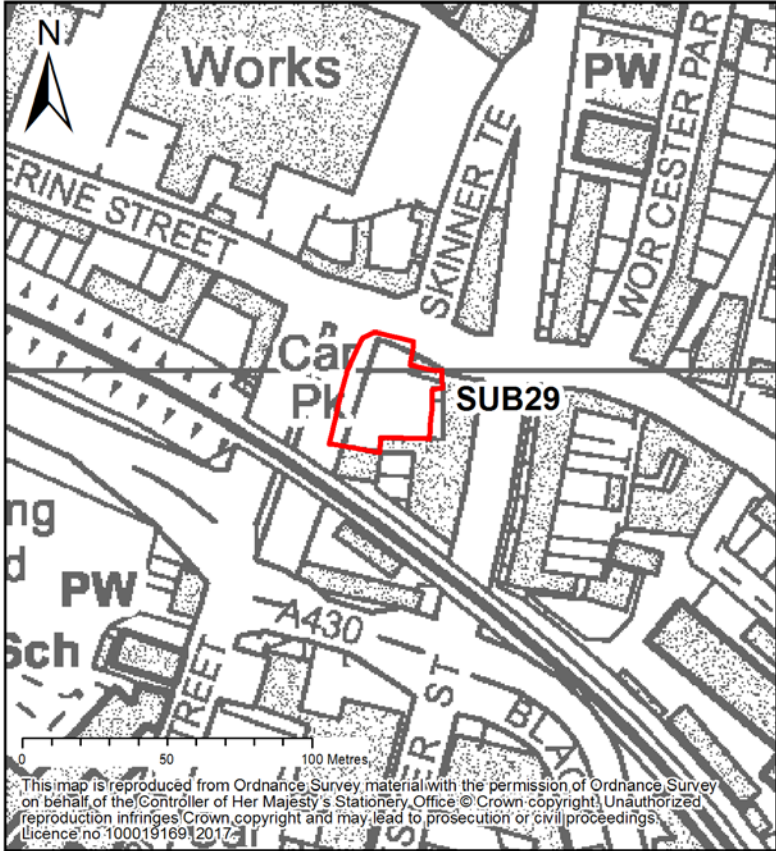
Gold bus route. Close to Hucclecote Local Centre. Access to services and facilities within local area and employment at Barnwood; in City Centre and at Brockworth.	Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 1.95	Dwelling Capacity (dph) 15 – 20 is a realistic figure given heritage constraints and existing uses on the site.	Capacity Derivation Realistic derivation considering constraints and existing uses.	Employment Potential No, this is a residential area.	2014 Update /
2016 Update New site to SALA. Capacity within grounds for additional development or redevelopment.	2017 Update City Plan Allocation for 20 housing units.	2018 Update The site owner has proposed the potential demolition of 23 units to be replaced with c.49. This gives a net dwellings figure of 26. There are significant constraints on this site, as detailed in this summary, so the density of any scheme that is eventually submitted to the Council will have to be carefully considered.	Further Notes	

Site Name Rear of former Cattle Market, St Oswalds.	SALA Reference SUB28.	City Plan Reference SA20 (2017) If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site The site was originally submitted by the Landowner and is a proposed housing allocation in City Plan.	Current Site Use and Character Vacant scrubby brownfield land surrounded by Tesco to the east, St Oswald's village and Dexter Way to the north, Archdeacon Meadow to the west (an area of significant flood risk) and the railway line running the full extent of the southern boundary. The site is a Gloucester Housing Zone site and delivery is being supported by Housing England.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 0% of the site is in FZ1. c.95% of the site is in FZ2. c.5% of the site is in FZ3. The primary source of flood risk is the River Severn. The Exception test is likely to be passed as most of the site is outside FZ3, but there is concern about the potential lack of access and egress routes during a major flood event. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Unknown archaeological potential; further investigation may be needed. Further comments pending. <u>Topography:</u> N/A. – flat site. <u>Wildlife/Biodiversity:</u> A recent survey (of the original SUB28 site) did not find any protected species but did suggest that there were habitats that could potentially host such species (bats, birds & reptiles). <u>Green Infrastructure:</u> N/A. <u>Contamination/pollution</u> N/A.menity

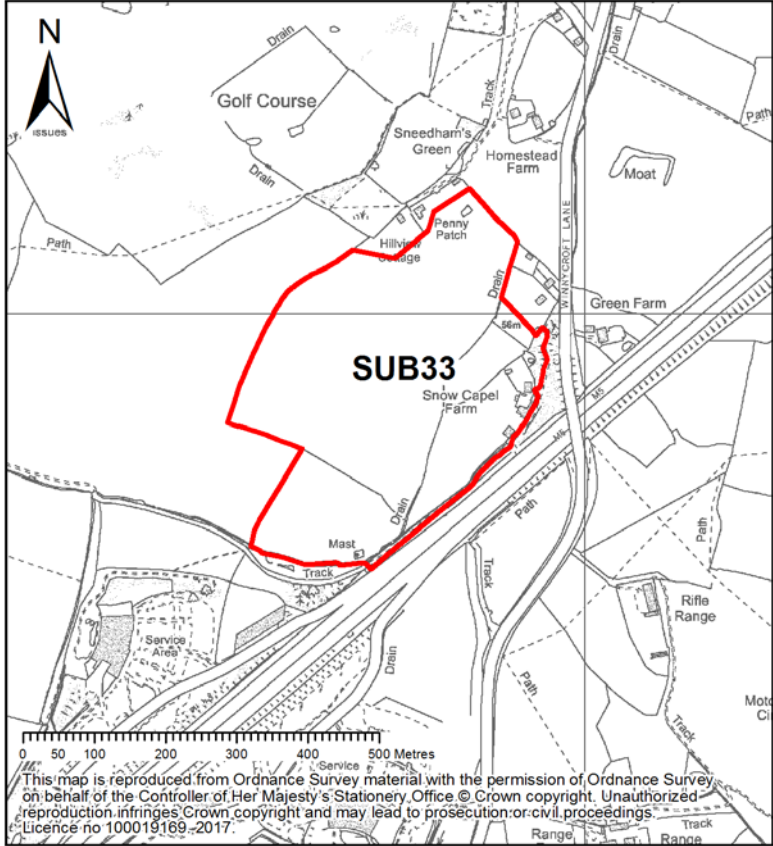


		issues: - This is a large brownfield site so further investigations into contamination will be needed. - A high pressure gas main runs through the site. - Noise and vibration from the railway line could be an issue for residential development and this should be given careful consideration.		
Access to Services Fair access to public transport and employment in City Centre. Good access to services and facilities and to the City Centre.	Highways Comments Any applications required to be supported by a Transport Assessment. Impact on St Oswald's Road, Priory Road, Tewkesbury Road and Westgate Gyratory will need careful consideration, and including close attention to access provision through St Oswald's Retail Park and from the north eastern edge of the proposed site. Any application for residential development should demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.
Gross Site Area 6.44 ha.	Dwelling Capacity (dph) c.154 @ 40 dph. c.192 @ 50 dph. c.300 @ 75 dph.	Capacity Derivation The capacity derivation is based on the Density Multiplier Assumptions in the JCS SALA Methodology which leaves a developable area of c. 3.85 ha.	Employment Potential Site has the potential for a mix of uses. Assisted living accommodation is an option as is appropriate or B1/B8 uses. Appropriate retail is also an	2014 Update City Council owned site. Part of site to be used as compound for Tesco extension.

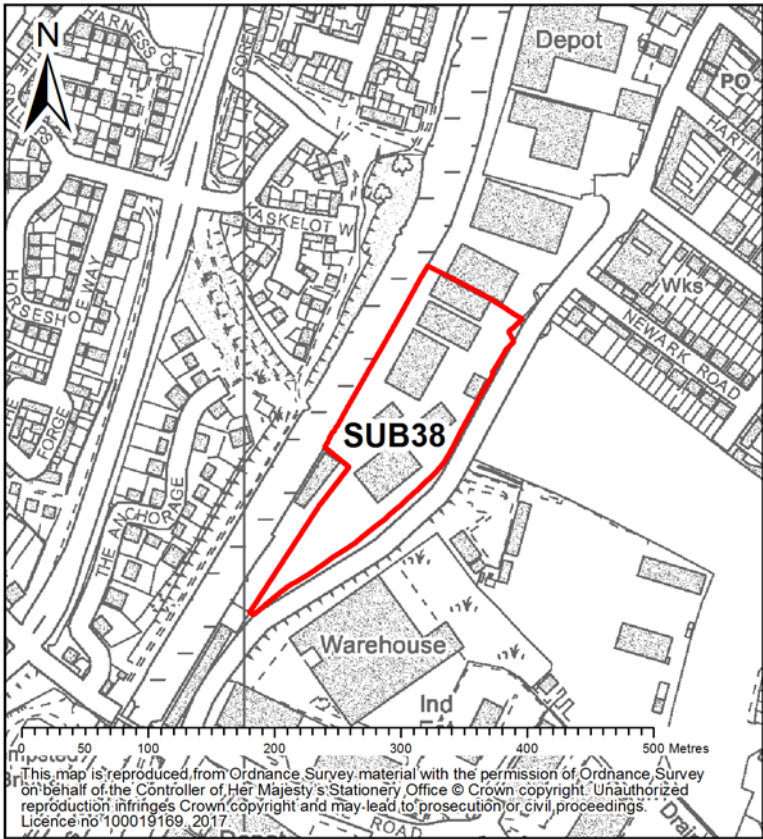
		Of the 6.44 gross ha, 37% is discounted for infrastructure and a further 5% is excluded as it is in FZ3. The developable area could be further reduced due to the presence of the major pipeline, existing pollution mitigation infrastructure and if allowances for climate change are factored in to Flood Risk Assessments.	option.	
2016 Update Potential City Plan allocation. City Council owned site.	2017 Update City Plan Allocation (2017) for 60 residential units. Housing Zone site.	2018 Update For clarification, at the request of the landowner, an additional 3.94 ha eastern parcel has been added to that previously included as part of the SALA site SUB28.	Further Notes	

Site Name Hare Lane Car Park.	SALA Reference SUB29.	City Plan Reference WN5 (2013) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner.	Current Site Use and Character Functioning City Centre car park, surrounded by retail, cathedral, residential, education and city centre uses. Need to balance against requirement for city centre car parking provision.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> About 60% of the site is in FZ2. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> This site is an area of archaeological interest. It is within Worcester Street Conservation Area and development on this site could have an impact on the setting of a listed building. Further built heritage and archaeological assessment is required. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> The site is very close to the railway line and noise and vibration may be problematic without suitable mitigation.		
Access to Services Good access to public transport, employment, service Houses @ 40 dph.s and	Highways Comments Safe and suitable access. Adequate parking and pedestrian and cycling	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10.

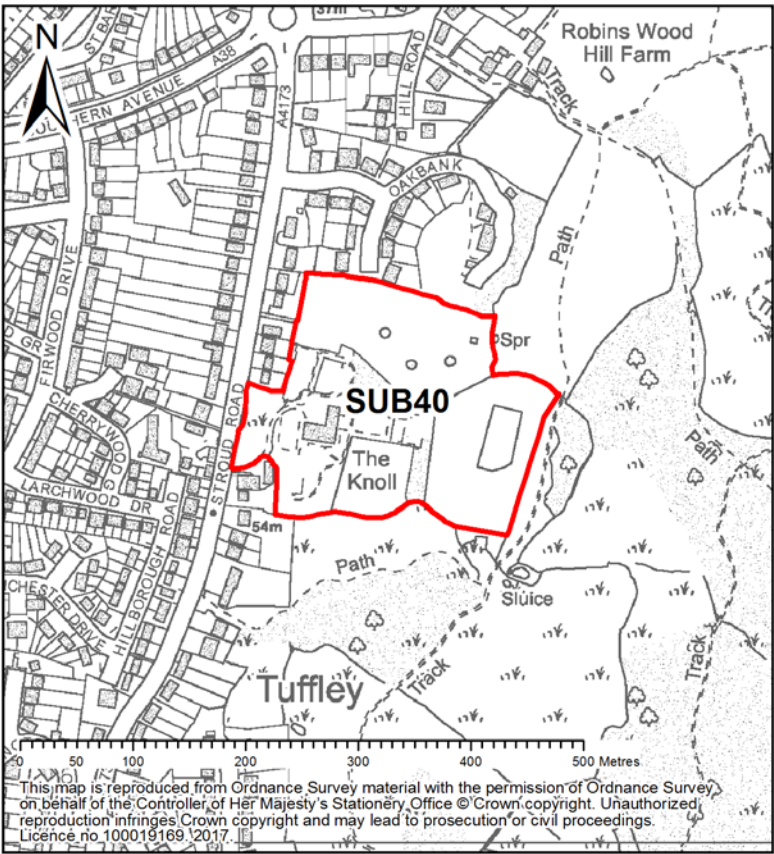
facilities within city centre.	improvements.			
Gross Site Area 0.32 ha.	Dwelling Capacity (dph) 12 (but could be less given flood risk on parts of the site).	Capacity Derivation Flats or houses @ 40 dph.	Employment Potential No, as the site is too small.	2014 Update City Council owned site City Council release of site dependent on preparation of City Council Car parking Strategy.
2016 Update Site to be considered through forthcoming City Council parking strategy.	2017 Update No update. Site to be considered through the City Council parking strategy which has been delayed.	2018 Update Confirmation that the site is not available in the short to medium term.	Further Notes	

Site Name Land at Snow Capel Farm.	SALA Reference SUB33.	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Greenfield site adjacent to M5 Motorway with high to medium Landscape sensitivity. Traditional semi improved grassland with good hedges and mature isolated trees. Currently the site is remote from any existing development.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Almost all of the site is in FZ1 with a low risk of fluvial flooding. Potential for some southern areas to be affected by surface water run off from the M5. <u>Landscape:</u> All of the site is within a high to medium Landscape sensitivity area. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> This is an area of archaeological interest. For further information see the Site Historic Environmental Assessment Report (March 2015). <u>Topography:</u> Gently sloping site (running northwest to the south west and south east). <u>Wildlife/Biodiversity:</u> Good hedges and trees. Further assessment needed. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> N/A.		
Access to Services Poor access to public transport and any services and facilities.	Highways Comments Further assessment required.	Suitable – Yes or No No.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable.
Gross Site Area	Dwelling Capacity (dph)	Capacity Derivation	Employment Potential	2014 Update

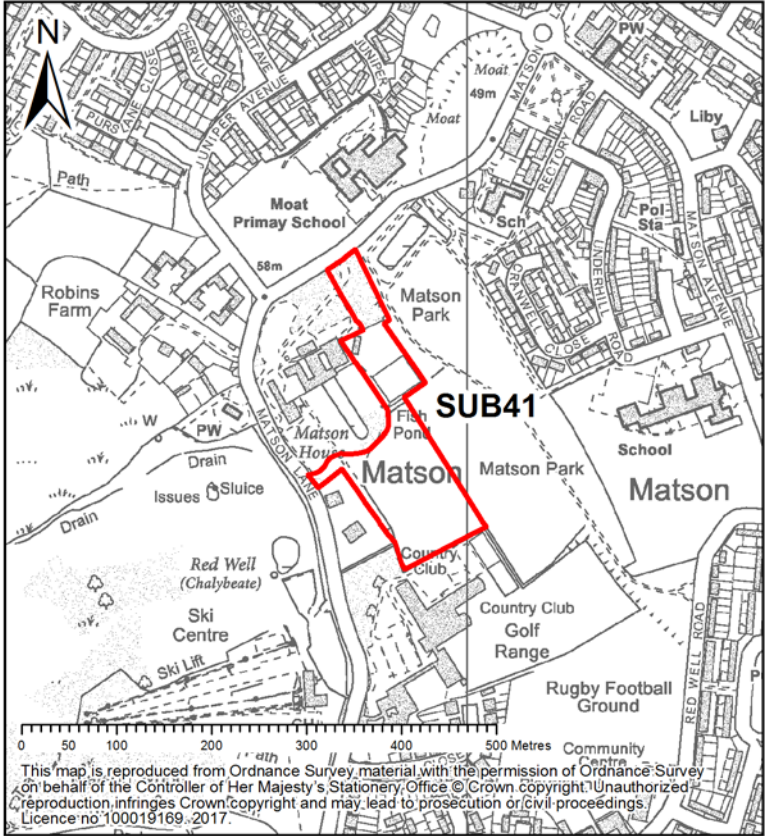
20.26 ha.	Not suitable.	Not suitable.	No.	City Landscape report identifies part of site as unsuitable for development on landscape grounds. Site is also distant from services and facilities and does not relate well to existing residential areas.
2016 Update No update.	2017 Update No update.	2018 Update No update.	Further Notes	

Site Name Land at Griggs Timber, Bristol Road.	SALA Reference SUB38.	City Plan Reference /		
Source of Site Agent Submission. Employment allocation in 2nd Deposit Draft Plan 2002 Policy E.2.5.	Current Site Use and Character Existing timber merchant backing onto the canal. Access issues, due to potential ransom strip between site and Bristol Road. Loss of employment use would need to be justified against policy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> The proximity of the canal clearly heightens flood risk, but the majority of the Griggs site is in FZ1 and the canal channel is relatively controlled at this point. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. but site is fairly close and upwind of Netheridge STW. <u>Historic Environment & Archaeology:</u> Development allowed but with mitigation. For further information see the Site Historic Environmental Assessment Report (August 2016). <u>Topography:</u> Ground slopes slightly to north and south from centre of site. <u>Wildlife/Biodiversity:</u> An industrial/employment site but with some green spaces and backing onto the canal, so further assessment needed. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Further investigation needed as there may be contamination from past industrial uses.		
Access to Services Good access to public	Highways Comments Any applications required to be	Suitable – Yes or No Yes, for employment.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20

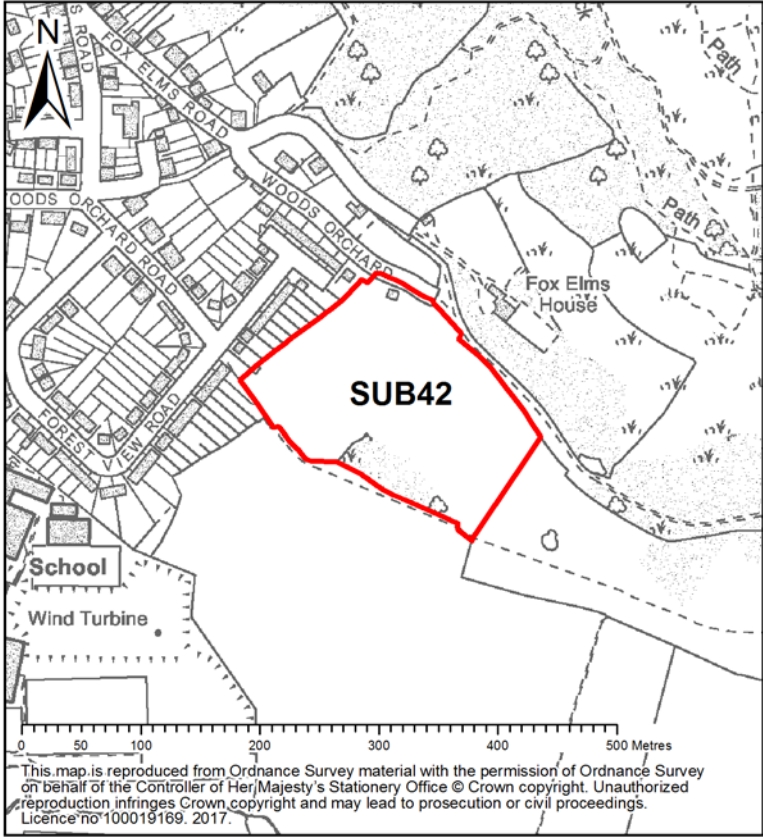
transport, services, facilities and employment.	supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			11-15.
Gross Site Area 0.5 ha.	Dwelling Capacity (dph) /	Capacity Derivation /	Employment Potential Existing employment site.	2014 Update 2012 SELAA panel stated most suitable use was for whole area was for employment purposes. Site would be included in Land between Canal and Bristol Rd capacity (HA21).
2016 Update No update.	2017 Update No update.	2018 update No update.	Further Notes	

Site Name The Knoll, Stroud Road.	SALA Reference SUB40.	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Site contains grassland, a good supply of mature and veteran trees and Robinswood Hill pond (a Key Wildlife Site). Only 1.5 hectares of the site is indicated as developable by the proposer.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1 with a low risk of fluvial flooding. <u>Landscape:</u> Sensitive due to Robinswood Landscape Conservation Area. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Area of historic and archaeological interest. See Site Historic Environmental Assessment Report (March 2015) for full details.. <u>Topography:</u> Steeply sloping site. <u>Wildlife/Biodiversity:</u> Further assessment needed. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Poor access to public transport. Access to services and facilities within the Tuffley area and employment further afield.	Highways Comments Safe and suitable access. Cycle and pedestrian improvements and adequate parking required.	Suitable – Yes or No No.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable.
Gross Site Area 4.44 ha Only 1.5 ha is developable.	Dwelling Capacity (dph) Site not suitable.	Capacity Derivation Site not suitable.	Employment Potential Already in employment use as a care home. Unsuitable for other employment uses due to	2014 Update Site not suitable or achievable. JCS landscape evidence states that the site is within an area of

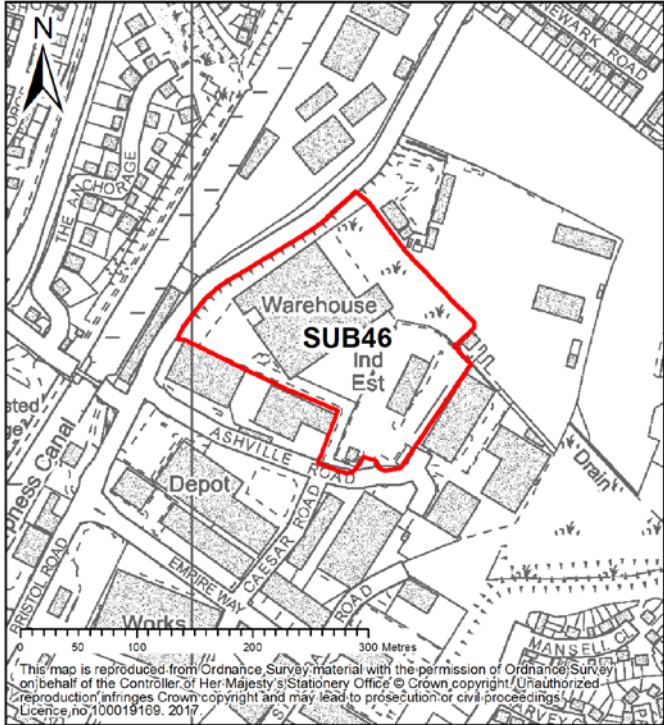
			topography and the fact that it is a residential area.	'High landscape value'. Subdivision of existing building and use of brownfield footprint could be considered.
2016 Update No update.	2017 Update No update.	2018 Update No update.	Further Notes	

Site Name Former Selwyn School Site.	SALA Reference SUB41.	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Occupied and functioning school buildings and grounds. Small ornamental pond and good mature tree and structures for biodiversity.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1 with a low risk of fluvial flooding. <u>Landscape:</u> The site is within the Landscape Conservation Area of Robinswood Hill. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Area of historic and archaeological interest. See Site Historic Environmental Assessment Report (March 2015) for full details. According to this report the site is not suitable for development due to significant heritage constraints. <u>Topography:</u> Gently sloping site, not problematic in this respect. <u>Wildlife/Biodiversity:</u> Further investigation needed. A variety of beautiful mature trees on site. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Poor access to local services and facilities. Access to public transport in the wider area and employment beyond.	Highways Comments Assessment needed.	Suitable – Yes or No No.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable.

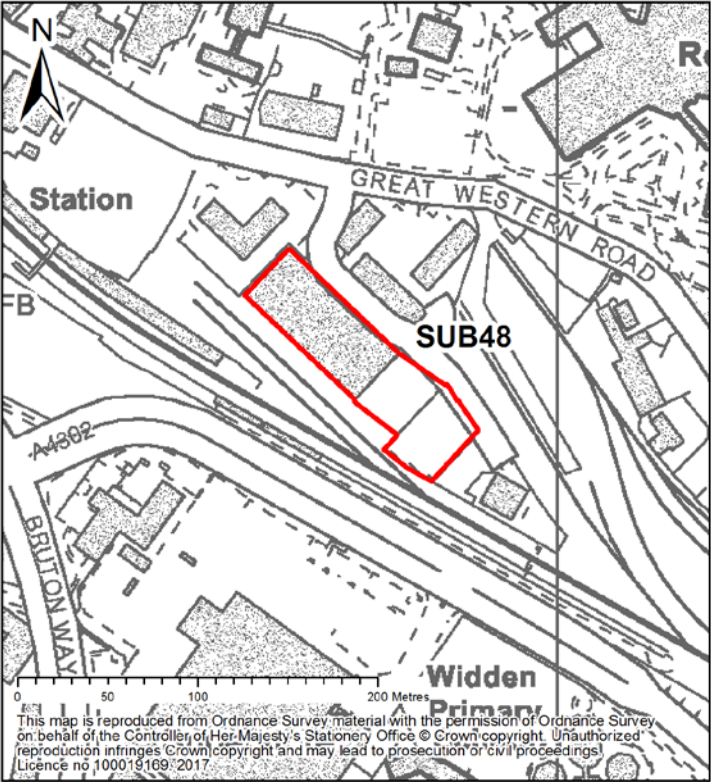
Gross Site Area 2.2 ha	Dwelling Capacity (dph) Not suitable.	Capacity Derivation Not suitable.	Employment Potential Site in use as a care home.	2014 Update Site is no longer used as a school but for care purposes. Site not suitable or achievable for another use.
2016 Update Site has been subject to a Historic Environment Assessments for SALA purposes (Nov 2015) which recommends that the site is not suitable for development owing to the constraints of the heritage assets.	2017 Update No update.	2018 update No update.	Further Notes	

Site Name Northern part of Land East of Forest View Road, Tuffley	SALA Reference SUB42	City Plan Reference /		
Source of Site Landowner.	Current Site Use and Character Greenfield agricultural land. Improved grassland with good ridge and furrow adjacent to Robinswood Hill. Steeply sloping with high landscape sensitivity. Surrounded by open countryside, country park school and some residential areas.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1 with a low risk of fluvial flooding. <u>Landscape:</u> An area of high landscape sensitivity. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> In proximity to known Roman remains. Further archaeological potential to be investigated. <u>Topography:</u> Steeply sloping. <u>Wildlife/Biodiversity:</u> Likely significant biodiversity and wildlife assets on this site. Needs further assessment. <u>Green Infrastructure:</u> On Robinswood Hill, which is key part of the Gloucester's GI. <u>Contamination</u> N/A.		
Access to Services Poor access to public transport, local services and facilities.	Highways Comments Not available.	Suitable – Yes or No No. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable so not achievable.
Gross Site Area 2.82 ha.	Dwelling Capacity (dph) Not suitable.	Capacity Derivation Not suitable.	Employment Potential No, residential location and poor access.	2014 Update Site not suitable or achievable.

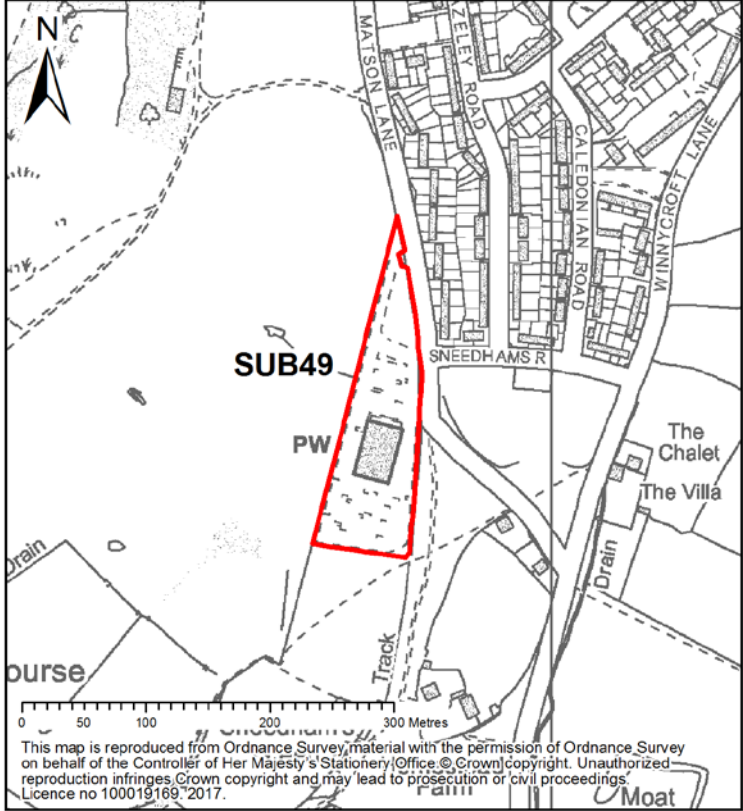
				JCS landscape evidence states that the site is within an area of high landscape value.
2016 Update No update.	2017 Update No update.	2018 Update Southern site submitted as a separate site.	Further Notes	

Site Name 277 – 279 Bristol Road.	SALA Reference SUB46.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner.	Current Site Use and Character Occupied and functioning employment land, surrounded by industrial, employment and commercial uses.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Previously SALA reports have noted that parts of the site are in FZ3b and that there have been known flood events, but recent EA flood maps show the vast majority of the site in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Not known. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Likely contamination in need of investigation.		
Access to Services Poor access to local services and facilities.	Highways Comments Any applications required to be supported by a Transport Statement. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be	Suitable – Yes or No For employment use.	Available (in 0-5 Years) Not known.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not known.

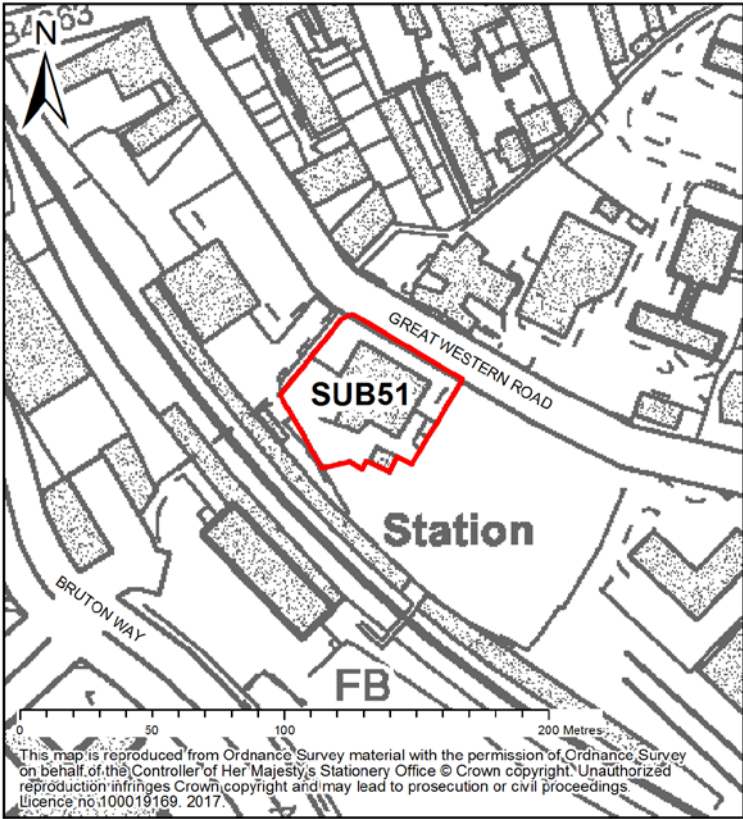
	sought.			
Gross Site Area 1.0 ha.	Dwelling Capacity (dph) Not suitable.	Capacity Derivation Not suitable.	Employment Potential Existing employment site.	2014 Update 2012 SELLA panel recommended site is retained for employment purposes.
2016 Update No update.	2017 Update No update.	2018 update Change to flood risk status.	Further Notes	

Site Name Warehouse, Great Western Road	SALA Reference SUB48	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Access to site through commercial development. Surrounded by offices, railway lines and parking. Needs to be considered in wider masterplan process.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Site is in FZ1, so low fluvial risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Not known. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Noise and vibration from the railway.		
Access to Services Good access to services, facilities and employment.	Highways Comments Not available.	Suitable – Yes or No Yes (for employment as part of wider development).	Available (in 0-5 Years) No	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or later.
Gross Site Area 0.55 ha.	Dwelling Capacity (dph) /	Capacity Derivation /	Employment Potential Currently used for warehousing - retain for employment purposes.	2014 Update 2012 SELAA panel recommended site could come forward as part of a wider redevelopment.

2016 Update No update.	2017 Update No update.	2018 Update No update.	Further Notes
----------------------------------	----------------------------------	----------------------------------	----------------------

Site Name Gospel Hall, Matson Lane.	SALA Reference SUB49.	City Plan Reference /		
Source of Site Landowner.	Current Site Use and Character Triangular site with functioning place of worship. Ample parking. Site surrounded by golf course, open countryside and some residential to the north.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> FZ1 – minimal fluvial risk. <u>Landscape:</u> High to medium landscape sensitivity and located at a prominent viewpoint. New development would need careful design and layout following relocation of occupier. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Area of archaeological interest. <u>Topography:</u> Reasonably flat site. <u>Wildlife/Biodiversity:</u> Nature conservation area. <u>Green Infrastructure:</u> Close to Robinswood Hill. <u>Contamination</u> N/A.		
Access to Services Poor access to services, facilities and employment.	Highways Comments Not available.	Suitable – Yes or No No.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not achievable because not suitable.
Gross Site Area 1.3 ha.	Dwelling Capacity (dph) Not suitable.	Capacity Derivation Not suitable.	Employment Potential No	2014 Update JCS landscape evidence states site within area of 'High' landscape value. Functioning community facility.

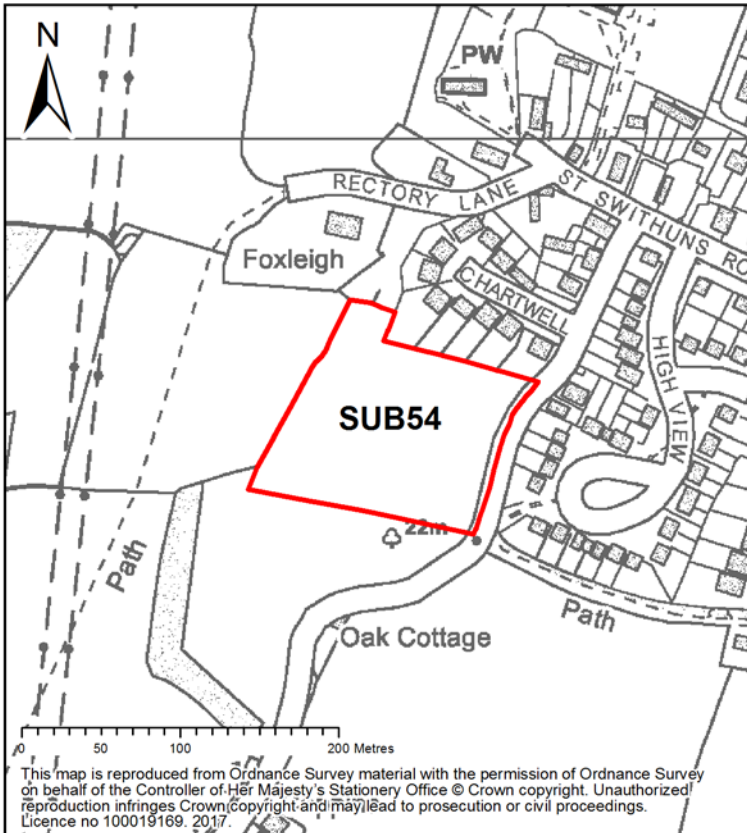
2016 Update No update.	2017 Update No update and no reply from owner.	2018 Update No update or further information.	Further Notes
----------------------------------	--	---	----------------------

Site Name Wessex House, Great Western Road.	SALA Reference SUB51.	City Plan Reference KW5 (2013) SA08 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Landowner. Potential City Plan Housing Allocation.	Current Site Use and Character Vacant / former electrical wholesalers. Gloucestershire Royal Hospital to north, Telecom House to east and Gloucester station to south. Identified in Railway Corridor Development Brief adopted March 2011.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1, so low fluvial risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Area of archaeological interest. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Possible contamination from previous industrial uses and potential noise and vibration issues from nearby railway line.		
Access to Services Central location very close to public transport interchanges, shops and services.	Highways Comments 20 units are unlikely to have significant impact on Great Western Road/London Rd/Horton Rd junctions. Improvements to pedestrian and cycling facilities will be sought in the locality.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.

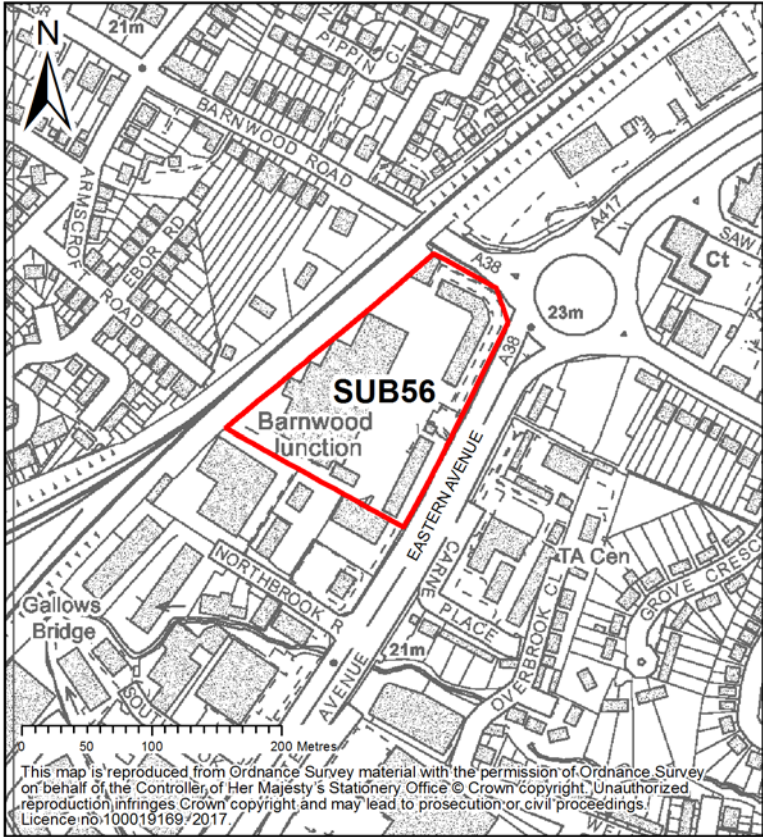
Gross Site Area 0.3 ha	Dwelling Capacity (dph) 20 to 30	Capacity Derivation 20 flats @ 75 dph.	Employment Potential Yes, as part of a mixed use scheme.	2014 Update 2012 SHLAA panel identified that site could come forward with Telecom House site for a possible mixed use employment / residential scheme that might include key worker housing. Site included in City Plan consultation Summer 2013.
2016 Update Lease at site to be bought back by City Council so site can be included in Gloucester Station improvements package. Site within Housing Zone so any residual land remaining after Station improvements could be used to bring forward student / key worker housing.	2017 Update City Plan Allocation (2017) for 20 units or mixed use including educational use.	2018 Update Feb/March 2018 meeting with City Council Asset Management indicated that the dwellings capacity could be increased to 30 dph.	Further Notes	

Site Name Former Civil Service Sports Club, Estcourt Road.	SALA Reference SUB52.	City Plan Reference KW1 (2013) SA06 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Developer submission. Potential housing allocation in City Plan.	Current Site Use and Character Vacant former sports club including social club buildings, playing pitches & bowling green. Site is bounded by Denmark Road & Kingsholm Conservation Area to west, south and east.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 2.5% of the site is in FZ1. 97.5% of the site is in FZ2. 0.0% of the site is in FZ3. The site is susceptible to surface water flooding, however access and egress routes exist therefore the Exception Test could be passed, dependent on the development type. <u>Landscape:</u> Former playing field. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Some potential for Roman archaeology on site. Denmark Road Conservation Area would be sensitive to development. <u>Topography:</u> Relatively flat site. <u>Wildlife/Biodiversity:</u> Further investigation needed. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Good access to services, facilities and employment. Use for residential will need to be	Highways Comments Any applications required to be supported by a Transport Assessment. Impact on local	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5

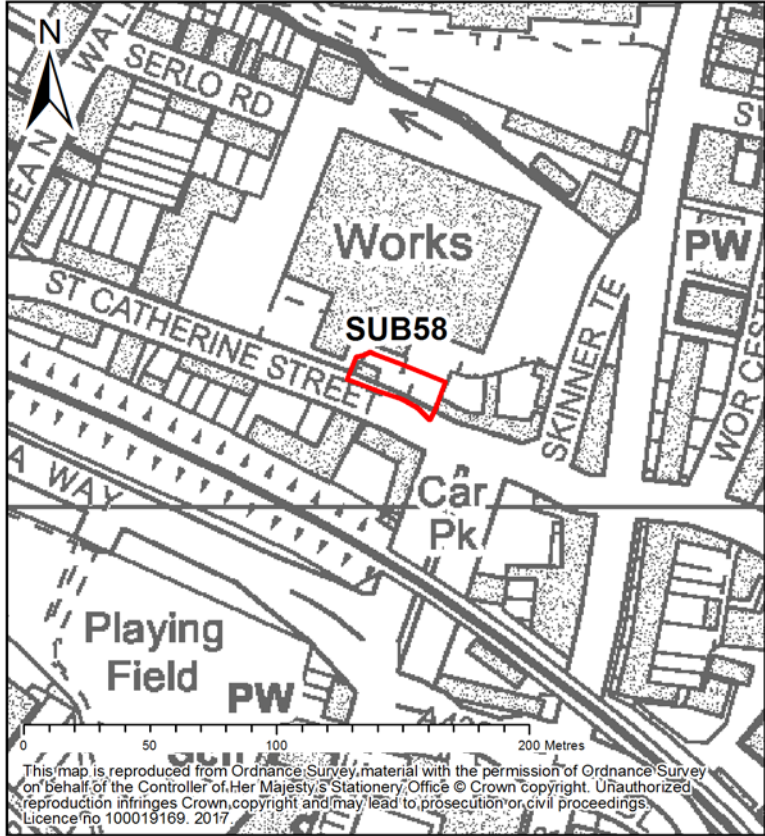
justified against private playing field policy.	highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 3.6 ha	Dwelling Capacity (dph) 20	Capacity Derivation 40 dph and assuming that that about 80 to 85% of the land could be retained as playing fields. This % (from 0 to 100) is a matter for the City Council in the implementation of its adopted Playing Pitch Strategy and for Sport England in comments on a planning application on the site.	Employment Potential No, this is a residential area.	2014 Update Potential housing yield based on identified need for POS in wider area. The City Council's revised Playing Pitch Strategy will inform any development at the site.
2016 Update Adoption of City Council's Playing Pitch Strategy by Full Council in January 2016 may impact on capacity at the site. Housing potential amended down from 60 to 20 dwellings.	2017 Update City Plan Allocation (2017) for 20 units. Planning application submitted.	2018 Update At the time of the update of this report, a new planning application is pending (08/03/2018).	Further Notes	

Site Name Land at Rea Lane.	SALA Reference SUB54.	City Plan Reference WS14 (2013) SA23 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Agent submission. Potential City Plan Housing Allocation.	Current Site Use and Character Site on south western edge of Hempsted village. Agricultural improved grassland.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. The primary risk of flooding is from surface water. <u>Landscape:</u> High to medium landscape sensitivity. <u>Cordon Sanitaire:</u> Site is adjacent to Cordon Sanitaire. <u>Historic Environment & Archaeology:</u> The impact on Hempsted Conservation Area needs to be considered and archaeological investigation will be required. <u>Topography:</u> Topography of site constrains development. <u>Wildlife/Biodiversity:</u> The site is agricultural improved grassland and bounded by a species poor hedge. <u>Green Infrastructure:</u> Adjacent to the strategic GI of Severn and wash lands. <u>Contamination</u> N/A.		
Access to Services Poor access to public transport from Hempsted Village.	Highways Comments Access is poor. Should access constraints be able to be	Suitable – Yes or No Yes		

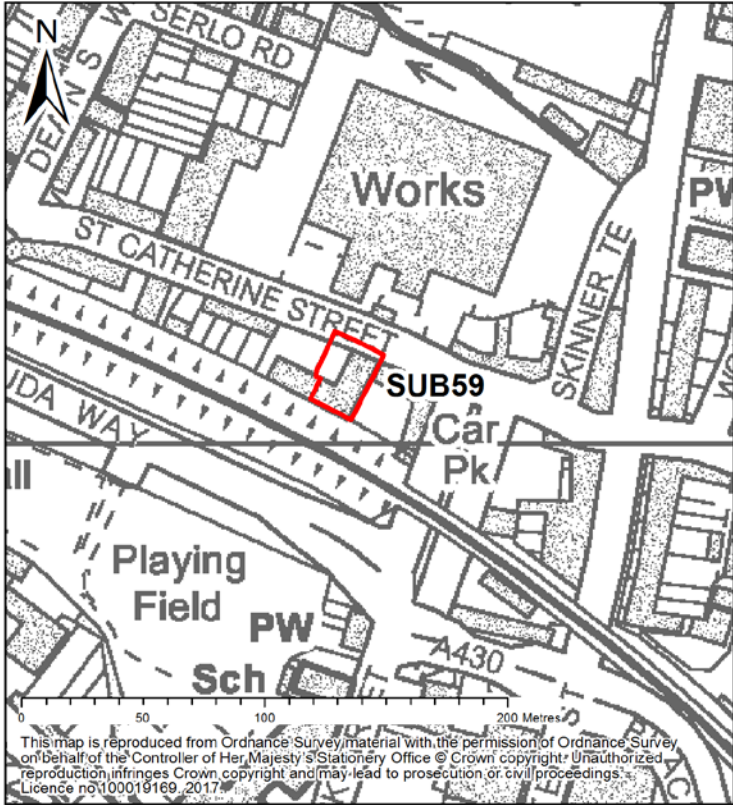
Services and facilities accessible in City centre and wider afield.	overcome then any application required to be supported by a Transport Statement. Adequate pedestrian and cycle access. Adequate parking to be provided.			
Gross Site Area 1.2 ha	Dwelling Capacity (dph) 30	Capacity Derivation c.35 dph considered suitable for this semi-rural location, but at slightly less dense site bearing in mind landscape constraints may be more appropriate. This will be tested/assessed at planning application stage.	Employment Potential No, residential area and not well located in terms of the Strategic Highway Network.	2014 Update New site submitted 2011/12 Site included in City Plan sites consultation 2013. Site considered by City Council Landscape report which slightly constrains the developable area. Site also lies adjacent to Cordon Sanitaire which may constrain development.
2016 Update Access constraints require resolution with County Highways - no further update.	2017 Update City Plan Allocation (2017) for 35 units. Planning application expected shortly.	2018 Update Application 17/00023/OUT is pending consideration. This is for 30 dwellings.	Further Notes	

Site Name Gloucester Mail Centre, Eastern Avenue.	SALA Reference SUB56.	City Plan Reference B2 (2013) SA03 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Agent submission.	Current Site Use and Character Currently partly occupied and functioning Royal Mail sorting office and distribution centre. Surrounded by employment uses and railway line. Loss of existing employment use would need to be justified against policy. No connectivity to existing residential communities.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. The primary risk of flooding is from surface water. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Local heritage value and area of archaeological interest. See Site Historic Environmental Assessment Report (June 2016) for full details. <u>Topography:</u> Relatively flat site. <u>Wildlife/Biodiversity:</u> Brownfield site, but there may be wildlife habitats on green boundary with railway line. Survey needed. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Investigation may be required.		
Access to Services Fair access to public transport, employment and local services.	Highways Comments Any applications required to be supported by a Transport Assessment. Impact on Eastern Avenue/Corinium Way and	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.

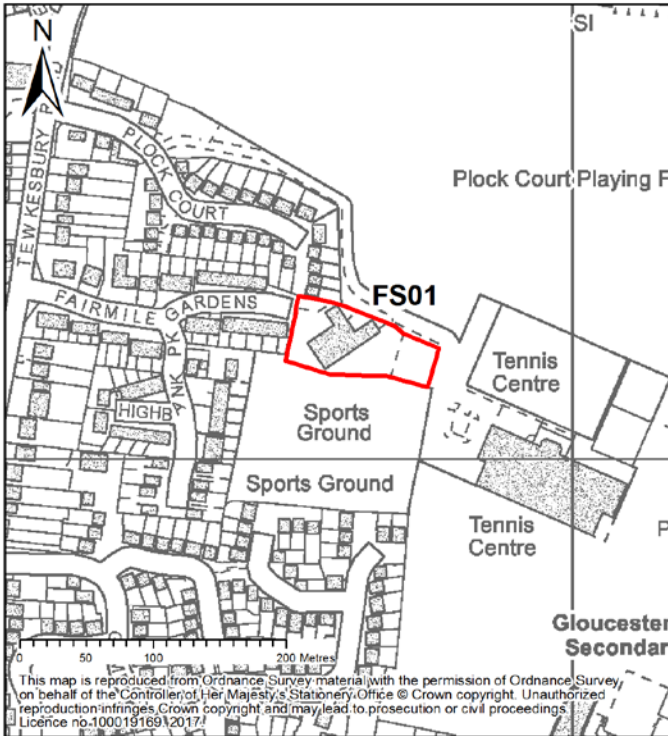
	Barnwood Road corridors will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 2.25 ha	Dwelling Capacity (dph) Employment N/A.	Capacity Derivation Employment N/A.	Employment Potential Existing employment site with good potential for re-use or redevelopment for employment.	2014 Update Site would result in a poor residential environment and has little connectivity to other residential areas.
2016 Update Site still used in part by Royal Mail for distribution purposes. Site to be considered by City Council Employment Land Review.	2017 Update City Plan Allocation (2017) for employment use.	2018 Update No update but the sight is being marketed.	Further Notes	

Site Name 30 St Catherine Street.	SALA Reference SUB58.	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Part occupied site. Employment to north and predominantly residential to south.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> About 50% of the site in FZ2. Fluvial flooding is a significant issue for many properties on this street. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Site lies adjacent to Worcester Street Conservation Area. Area of archaeological potential. See Site Historic Environmental Assessment Report (June 2016) for full details. 0.0075 ha of the 0.5 ha site should not be developed to protect heritage assets. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> Limited biodiversity on site. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Good access to public transport, services and facilities in city centre.	Highways Comments Safe and suitable access and adequate parking.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.
Gross Site Area 0.05 ha.	Dwelling Capacity (dph) Potentially 5 units (flats or small houses).	Capacity Derivation Over 75 dph.	Employment Potential Yes. Not a strategic employment site although it	2014 Update New small site located in central area & submitted during the year.

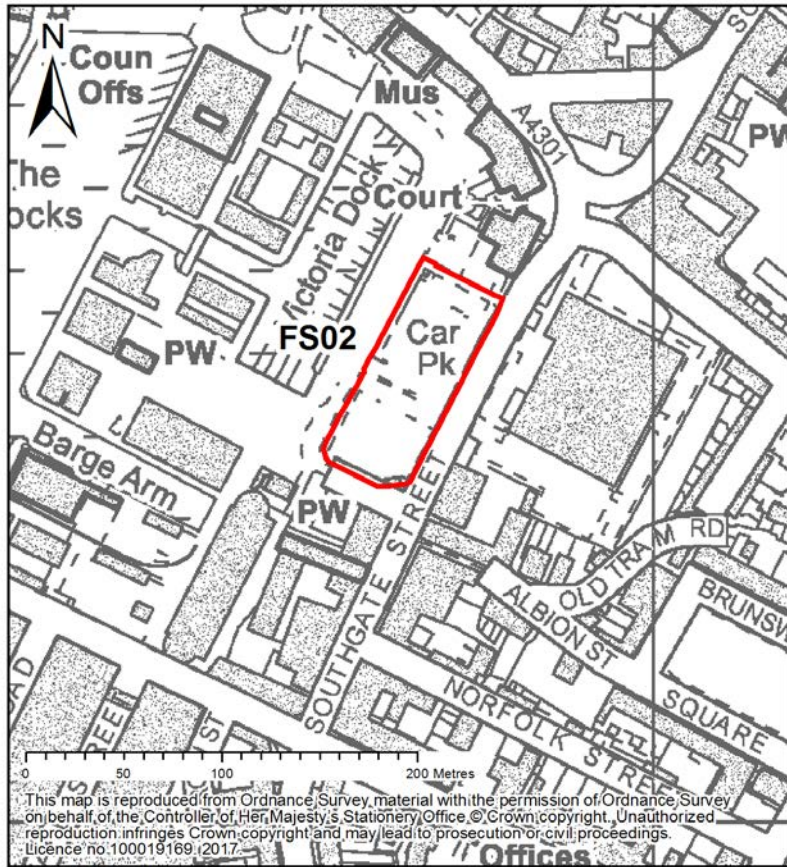
			does make up part of the employment land supply in the central area of the city.	Could potentially only yield 5 dwellings if bought forward at very high density. Flood constraints would need to be adequately addressed.
2016 Update No update.	2017 Update No update. Not allocated in City Plan because too small. Could come forward as a windfall site.	2018 Update No update.	Further Notes	

Site Name 9-11 St Catherine Street.	SALA Reference SUB59.	City Plan Reference /		
Source of Site Agent submission.	Current Site Use and Character Mixed use and character site, mostly vacant buildings and spaces. Employment to north and predominantly residential to the west.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Part of the site in FZ2. Fluvial flooding is a significant issue for many properties on this street. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Area of archaeological potential. See Site Historic Environmental Assessment Report (June 2016) for full details. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> May need further investigation. Railway line to south of site, so potential for noise and vibration.		
Access to Services Good access to public transport, services and facilities in city centre.	Highways Comments Safe and suitable access and adequate parking.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.
Gross Site Area 0.06 ha.	Dwelling Capacity (dph) Potentially 6 units (flats or small houses).	Capacity Derivation Over 75 dph.	Employment Potential Yes. Not a strategic employment site although it does make up part of the employment land supply in the	2014 Update New small site located in central area & submitted during the year - only yield 5 dwellings if bought forward at very high density.

			central area of the city.	
2016 Update No update.	2017 Update No update. Akin to 30 St Catherine Street, not allocated in City Plan because too small. Could come forward as a windfall site.	2018 Update No update.		

Site Name GALA Club, Fairmile Gardens	SALA Reference FS01.	City Plan Reference /		
Source of Site Officer found site.	Current Site Use and Character Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Part of the site in FZ2. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> High archaeological potential with adjacent Roman cemetery. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Poor access to public transport, services and facilities.	Highways Comments Not available.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 11-15 if it becomes available, but no indication at present that it will.
Gross Site Area 1.89 ha.	Dwelling Capacity (dph) Site not available but calculated at 62 dwellings if whole site is utilised.	Capacity Derivation 40 dph.	Employment Potential No, adjacent to residential area.	2014 Update Flood constraints would need to be addressed.
2016 Update No update in terms of site coming forward however use of site would be constrained by	2017 Update No update.	2018 Update In use. Not available in the short to medium term.	Further Notes	

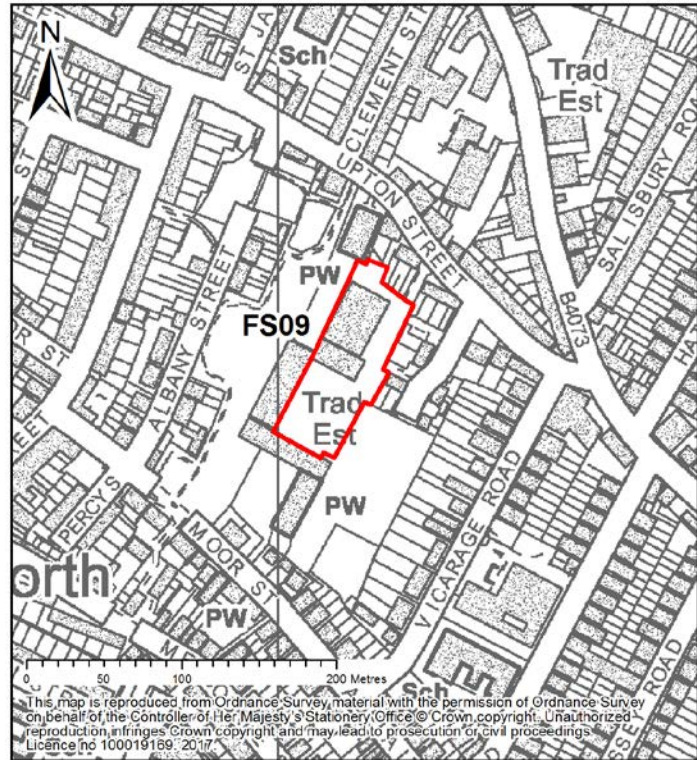
adopted City Council Playing Pitch Strategy (Jan 2016).			
---	--	--	--

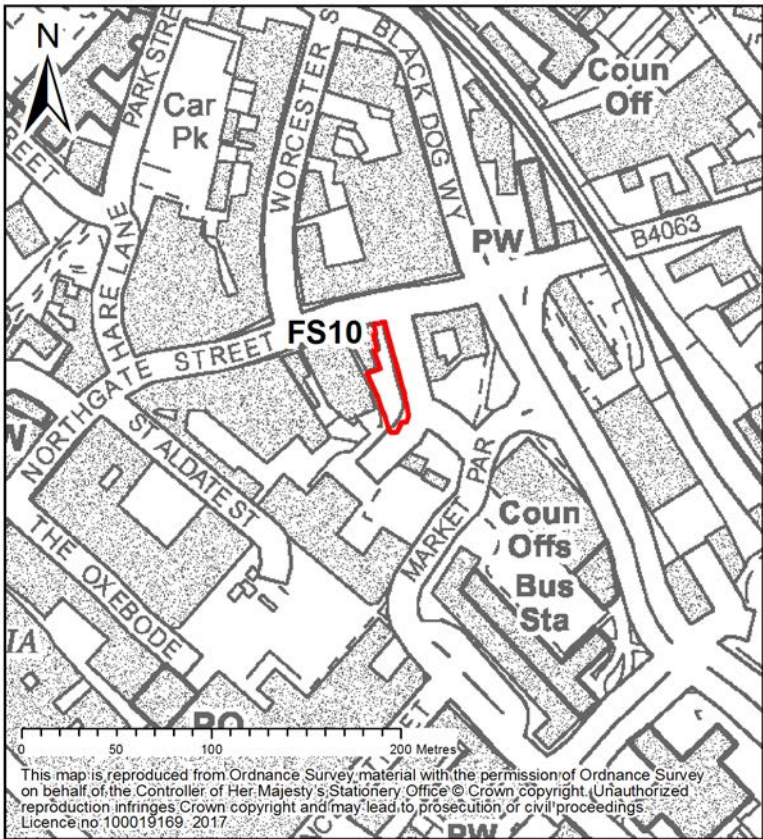
Site Name Southgate Moorings & Car Park.	SALA Reference FS02.	City Plan Reference WN6 (2013) SA17 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Officer found site. Potential City Plan mixed use allocation.	Current Site Use and Character Operational car park within the Docks. Interest to develop for office use. Not promoted to SHLAA. Subject to a draft allocation for employment uses. Loss of draft allocation for employment uses would need to be justified against policy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> Historic townscape – docks. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Heritage constraints. Area of archaeological interest. Further built heritage and archaeological assessment required. Located in Southgate Street Conservation Area and development would potentially have an impact on the setting of numerous listed buildings. <u>Topography:</u> The site does slope down from Southgate Street towards the dock basin. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Good access to public transport, services and facilities in city centre.	Highways Comments Any application to be submitted with a Transport Statement. Safe and suitable access to be	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.

	demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.			
Gross Site Area 0.5 ha	Dwelling Capacity (dph) 40 at high density.	Capacity Derivation @ c. 100 dph (which may be suitable in this area due to existing residential in high rise warehouses).	Employment Potential City Council aspiration to deliver offices on the site. Yes - site suitable for a mixed use scheme.	2014 Update 2012 SELAA panel recommended site be retained for employment purposes Site is well located for employment and would help redress employment / residential mix in the Docks.
2016 Update Potential City Plan allocation - site to be considered through Parking Strategy.	2017 Update City Plan Allocation (2017) for mixed use development including residential. Site still being considered through the City Council's Parking Strategy.	2018 Update The latest update from the City Council Asset Management is that this site is unlikely to be available in the next 5 years and will be retained as a car park serving Gloucester quays and the docks.	Further Notes	

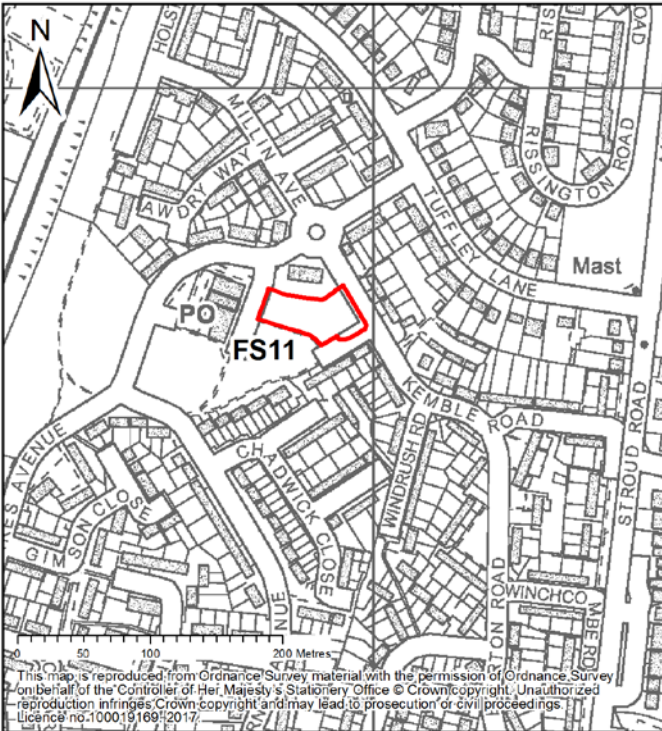
Site Name The Colwell Arts Centre, Derby Road.	SALA Reference FS08.	City Plan Reference /		
Source of Site Officer found site.	Current Site Use and Character Occupied and functioning community facility run by the County Council. Not promoted to SALA. Loss of existing community use would need to be justified against policy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low fluvial flood risk. 100% of the site is in FZ1. But parts of nearby Mill Brook Street are in FZ2 & FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> The main Arts Centre building is, or potentially should be, on a local list. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Some investigation may be needed.		
Access to Services Good access to public transport, employment, local services and city centre.	Highways Comments Not available.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Uncertain, potentially 11-15 or later.
Gross Site Area 0.17 ha	Dwelling Capacity (dph) 30	Capacity Derivation Flats @ c. 200 dph (relating to the adjacent Colwell Community Centre – a substantial 3 storey	Employment Potential No.	2014 Update Site is not available - currently required by County Council for operational purposes.

		building.		
2016 Update No update.	2017 Update County Council have confirmed that the site is not available for redevelopment or alternative use at this time.	2018 Update No update, this building is in use and not currently available.	Further Notes	

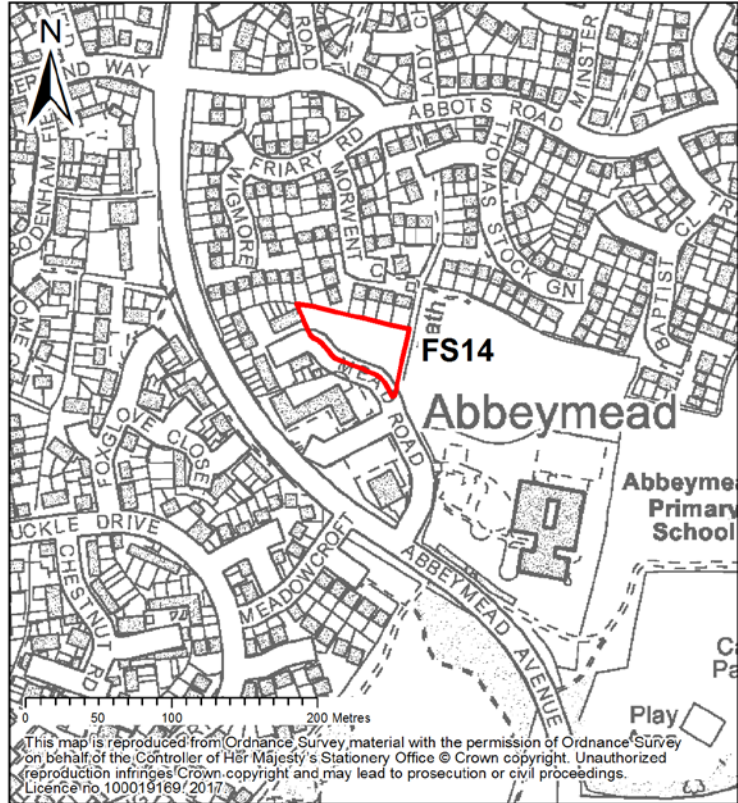
Site Name Rear of Smith & Choyce, Upton Street.	SALA Reference FS09.	City Plan Reference /		
Source of Site Officer found site.	Current Site Use and Character Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low fluvial flood risk. 100% of the site is in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> N/A. – Unknown potential. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Further investigation needed.		
Access to Services Good access to public transport, employment, local services and city centre.	Highways Comments Not available.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.
Gross Site Area 0.54 ha	Dwelling Capacity (dph) Not assessed and the site is utilised for local employment uses. However, if the site were to become vacant it does have the potential for other uses including residential at an appropriate density.	Capacity Derivation N/A.	Employment Potential Yes, as existing or similar uses providing local employment.	2014 Update Site is not available.

2016 Update No update.	2017 Update No update.	2018 Update No update.	Further Notes
Site Name 104 Northgate Street.	SALA Reference FS10.	City Plan Reference SA18 (2017) If allocated a new reference will be given for the Regulation 19 consultation.	
Source of Site Officer found site.	Current Site Use and Character Vacant/derelict site located in Gloucester City Centre. Site had a previous planning permission for residential development.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 67% of the site is in FZ1. 33% of the site is in FZ2. The SFRA (2017) undertaken for City Plan indicates that safe access and egress routes are limited and that it is unlikely that the exception test will be passed. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Located within London Road Conservation Area and adjacent to a Listed Building. The site is in an area of archaeological interest and further investigation would be needed should a proposal come forward. More detail is found in the detailed Site Historic Environment Assessment (October 2016) which concludes that development would be allowed with mitigation. <u>Topography:</u>	

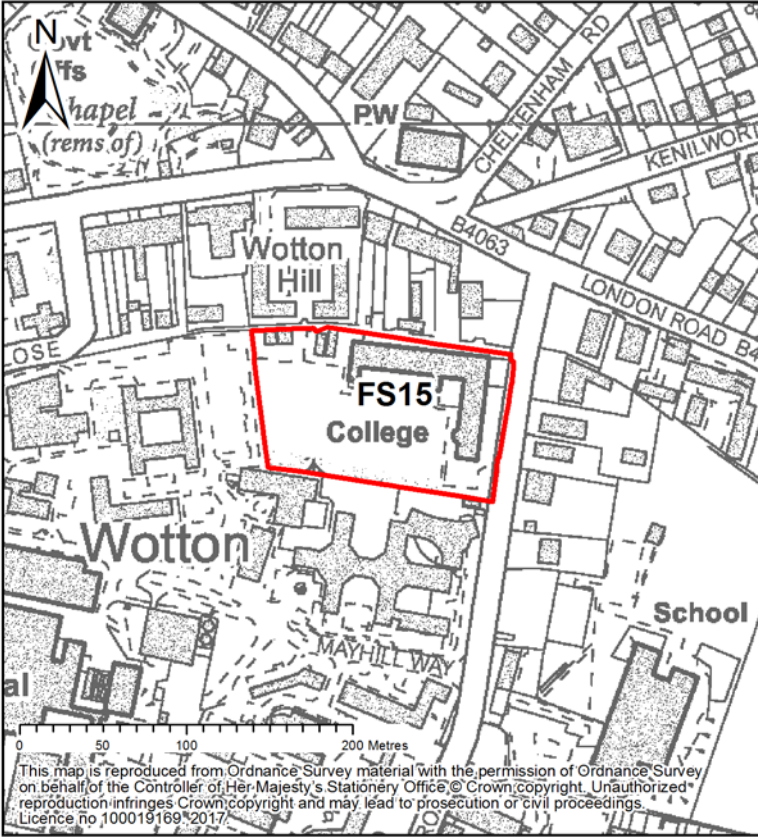
		<p>N/A.</p> <p><u>Wildlife/Biodiversity:</u></p> <p>N/A.</p> <p><u>Green Infrastructure:</u></p> <p>N/A.</p> <p><u>Contamination</u></p> <p>Brownfield site, so needs to be investigated.</p>		
<p>Access to Services</p> <p>Excellent, located in Gloucester City Centre.</p>	<p>Highways Comments</p> <p>Safe and suitable access and parking needs to be demonstrated in this central area.</p>	<p>Suitable – Yes or No</p> <p>Yes.</p>	<p>Available (in 0-5 Years)</p> <p>Yes.</p>	<p>Achievable in Years: 0-5, 6-10, 11-15, 16-20</p> <p>0-5 or 6-10.</p>
<p>Gross Site Area</p> <p>0.06</p>	<p>Dwelling Capacity (dph)</p> <p>Potentially 20 units.</p>	<p>Capacity Derivation</p> <p>Very high density, possibly a 4 storey building matching Spread Eagle Court adjacent or the new development on the 'former Kwiksave' site.'</p>	<p>Employment Potential</p> <p>Yes, possible ground floor use (retail) with frontage onto Northgate Street.</p>	<p>2014 Update</p> <p>Site subject to expired planning permission. New officer identified site through SHLAA.</p>
<p>2016 Update</p> <p>The site is within Gloucester's Housing Zone and has potential to deliver.</p>	<p>2017 Update</p> <p>City Plan Allocation (2017) for 20 dwellings.</p>	<p>2018 Update</p> <p>Confirmation of the site's availability from the City Council's Asset Management team.</p>	<p>Further Notes</p> <p>Recorded in this SALA report as a separate site but may well come forward as part of the Kings Quarter redevelopment.</p>	

Site Name Kemble Close.	SALA Reference FS11.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Site situated in residential area opposite a local centre in the south of City. Site currently Public Open Space.	Current Site Use and Character Loss of open space would need to be justified against policy.	Major Constraints – as per agreed Methodology Flood Risk: 100% of site in FZ1. Low risk. Landscape: N/A. Cordon Sanitaire: N/A. Historic Environment & Archaeology: Nothing cited. Further investigation may be needed. Topography: N/A. Wildlife/Biodiversity: Low biodiversity. Green Infrastructure: The area is currently Public Open Space. Contamination N/A.		
Access to Services Fair access to public transport, employment and local services.	Highways Comments Safe and suitable access and parking needs to be justified in central area.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.
Gross Site Area 0.55 ha.	Dwelling Capacity (dph) 8	Capacity Derivation Loss of open space considerations determine	Employment Potential No, predominantly a residential area.	2014 Update New site in Council ownership.

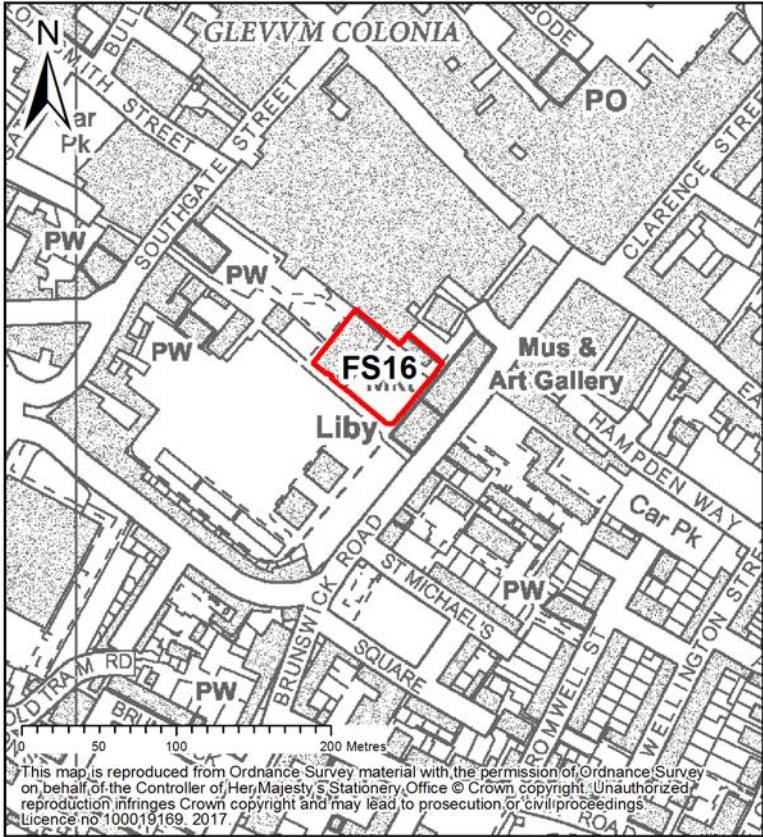
		capacity.		
2016 Update Requires loss of Public Open Space - City Council owned site.	2017 Update No update.	2018 Update No update.	Further Notes	

Site Name Mead Road.	SALA Reference FS14.	City Plan Reference /		
Source of Site Officer found site.	Current Site Use and Character Area of open space. Site adjacent to existing residential, POS, and Abbeymead local centre at Mead Road.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Site is 100% in FZ1. Low risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Significant assets not identified. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Grassed area with a number of small trees. <u>Green Infrastructure:</u> Current open space but not well used. Will require justification against policy for release from open space. <u>Contamination</u> N/A.		
Access to Services Adjacent to local centre and to Abbeymead Avenue for bus	Highways Comments Safe and suitable access and adequate parking will be	Suitable – Yes or No Yes, depending on Public Open Space considerations.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or later.

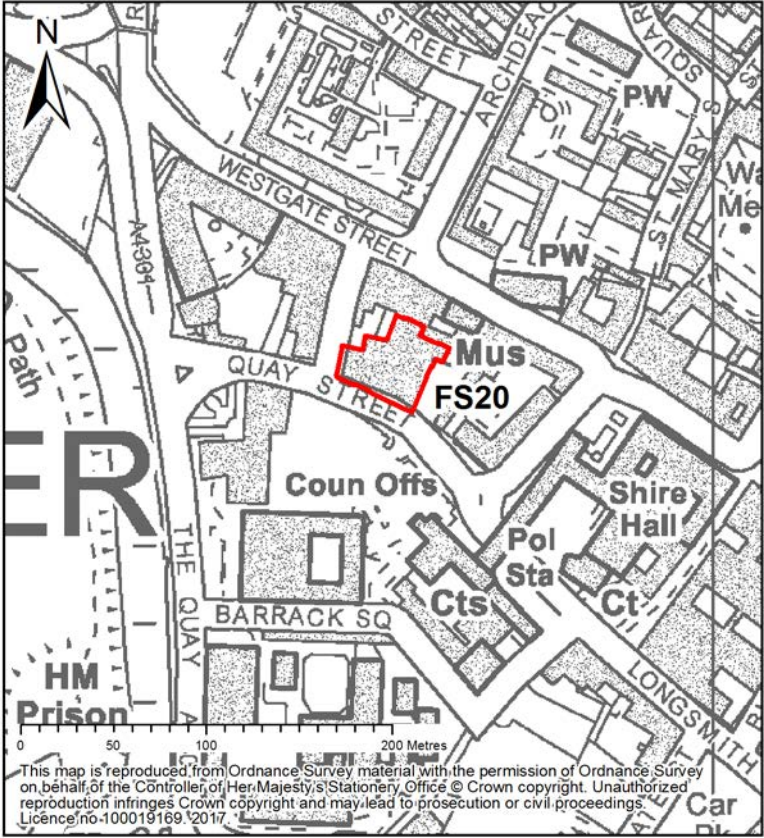
route to Brockworth District Centre and Gloucester City Centre.	required with any development.			
Gross Site Area 0.23 ha	Dwelling Capacity (dph) 8	Capacity Derivation @ 40 dph	Employment Potential No, predominantly a residential area.	2014 Update New site in City Council ownership.
2016 Update Requires loss of Public Open Space. City Council owned site.	2017 Update No update.	2018 Update No update.	Further Notes	

Site Name Former Redcliffe College, Horton Road.	SALA Reference FS15.	City Plan Reference /		
Source of Site Officer found site.	Current Site Use and Character Former college with extensive garden located on the periphery of the City Centre, close to Gloucestershire Royal Hospital.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1. Low risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Numerous Heritage constraints. Grade II Listed Building and adjacent to London Road Conservation Area. TPOs on site and adjacent to area of archaeological interest. Further archaeological investigation required. The Site Historic Environment Assessment for this site (August 2016) indicates that because of the historic assets (particularly Wotton House and its gardens and setting) no part of this site is suitable for development. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Numerous mature trees on site <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Site lies in very close proximity to Gold bus routes No. 10 and	Highways Comments Any applications required to be supported by a Transport	Suitable – Yes or No No.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable so not achievable.

No. 94 for access to City and Cheltenham.	Assessment. Impact on Barnwood Road, London Road, Horton Road and Great Western Road corridors will need careful consideration. Any application for residential i to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 1.29 ha	Dwelling Capacity (dph) Most of the site is not developable due to the potential impact on the setting of a listed building. May be potential for flats or elderly persons units in the residential block of former college.	Capacity Derivation Unable to estimate.	Employment Potential Office, University, Nursing home, Boutique hotel. Panel suggested site would be suitable for offices but the use may not be viable.	2014 Update /
2016 Update Site being sold by Redcliffe College who are relocating elsewhere within the City. Site marketed by Knight Frank - previous permission for extensions at the site. Possible capacity for additional development subject to heritage; archaeological constraints and TPOs.	2017 Update Operating as an International school. Not available.	2018 Update No update.	Further Notes	

Site Name Land Adjacent to Eastgate Shopping Centre & City Council Indoor Market.	SALA Reference FS16.	City Plan Reference SA19 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Officer found site.	Current Site Use and Character Site located in City Centre adjacent to Scheduled Monument and new residential development. Existing market hall and former bowling green.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> The site is adjacent to a Scheduled monument & within City Centre Conservation Area. Archaeological constraints require further consideration. <u>Topography:</u> Flat site, no issues. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> N/A.		
Access to Services Excellent access to bus and rail stations. Central location therefore access to shops and services.	Highways Comments Safe and suitable access and adequate parking will be required with any development.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.
Gross Site Area 0.32 ha	Dwelling Capacity (dph) If the site were considered suitable for retail then it could	Capacity Derivation Density would be high at c.75 dph or more reflecting the	Employment Potential Potential for reconfiguration and extension of existing	2014 Update /

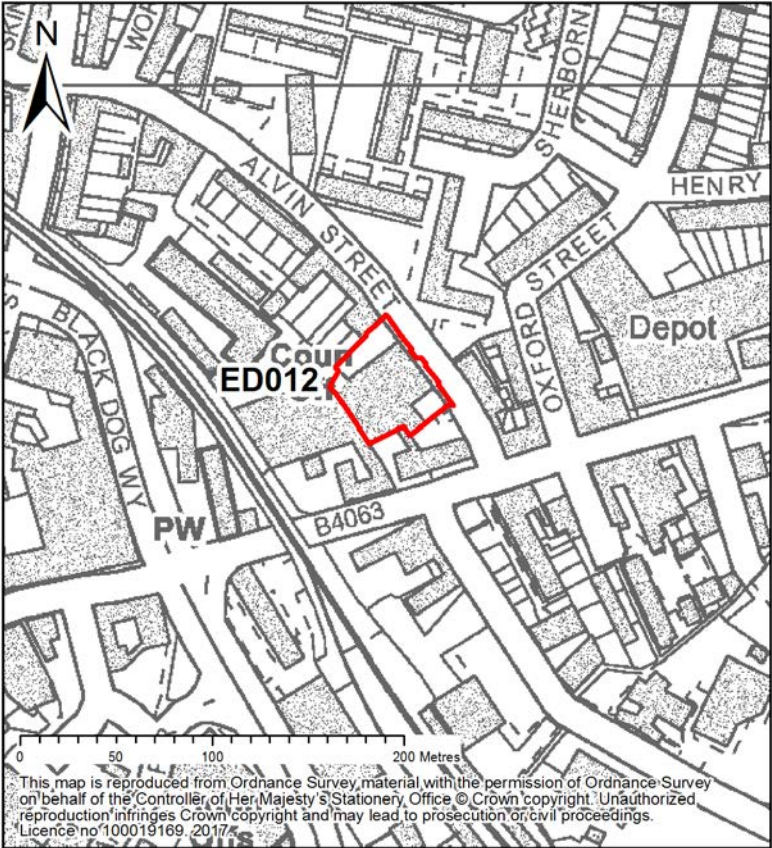
	accommodate c.20 dwellings (flats) .	adjacent Greyfriars flats.	Eastgate Shopping Centre for retail purposes.	
2016 Update A new scheme may come forward as and when the indoor market is relocated.	2017 Update City Plan Allocation (2017) for retail.	2018 Update Recent communication with the City Council's Asset Management Team suggests that, because of the changing retail market, this site could potentially be suitable for residential uses.	Further Notes	

Site Name Former Lansons, 12-16 Quay Street.	SALA Reference FS20.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Officer found site.	Current Site Use and Character Mixed use area including commercial uses, museum, car parks, County Council buildings, residential and retail. Lies immediately to the north of Greater Blackfrairs regeneration area.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Large parts of the site are in FZ2 and FZ3 and there is a potential concern with access and egress routes due to significant parts of lower Quay Street being in FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Archaeology, listed buildings, Westgate Street and Barbican Conservation Areas. Archaeological constraints require further consideration. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> May need further investigation.		
Access to Services Good access to public transport hubs in City Centre - good accessibility to services and facilities in City Centre.	Highways Comments Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	Suitable – Yes or No Yes, part of site.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10.

Gross Site Area 0.17	Dwelling Capacity (dph) 10 to 15 dwellings	Capacity Derivation 10% of the site discounted for infrastructure. 10% of the site discounted due to being in FZ3. High density flats (c.100 dph).	Employment Potential Possible use for gym, offices, leisure uses.	2014 Update /
2016 Update Residential capacity based on previous enquiries. Residential capacity assumes flats / apartments. Any flood attenuation works at Quayside will improve the housing market in this part of the City and the deliverability of this site.	2017 Update No specific update, but further work is being undertaken through the Housing Zone on this site.	2018 Update	Further Notes	

Site Name Cathedral Coaches, 18 Quay Street.	SALA Reference FS21.	City Plan Reference /		
Source of Site Officer found site.	Current Site Use and Character Operational yard with coach parking and maintenance. Lies immediately to the north of the Greater Blackfrais regeneration area.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Large parts of the site are in FZ2 and FZ3 and there is a potential concern with access and egress routes due to significant parts of lower Quay Street being in FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Archaeology, listed buildings, Westgate Street and Barbican Conservation Areas. Archaeological constraints require further consideration. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> May need further investigation due to transport yard use.		
Access to Services Good access to public transport hubs in City Centre - good accessibility to services and facilities in City Centre.	Highways Comments Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	Suitable – Yes or No No - at the present time. But the situation could change were flood attenuation works to make this site less prone to serious flooding.	Available (in 0-5 Years) Not known.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not known.

Gross Site Area 0.09	Dwelling Capacity (dph) Small site and not calculated as about 80% of the site is in FZ3.	Capacity Derivation /	Employment Potential Yes, site currently used for employment purposes.	2014 Update /
2016 Update Residential capacity assumes high density flats/apartments. Development of site would require the relocation of the operational coach company. Any flood attenuation works at Quayside will improve the housing market in this part of the City.	2017 Update This site is a Gloucester Housing Zone site and is being investigated as part of that process.	2018 Update No update, but the extent of the site in FZ3 has been reappraised.	Further Notes	

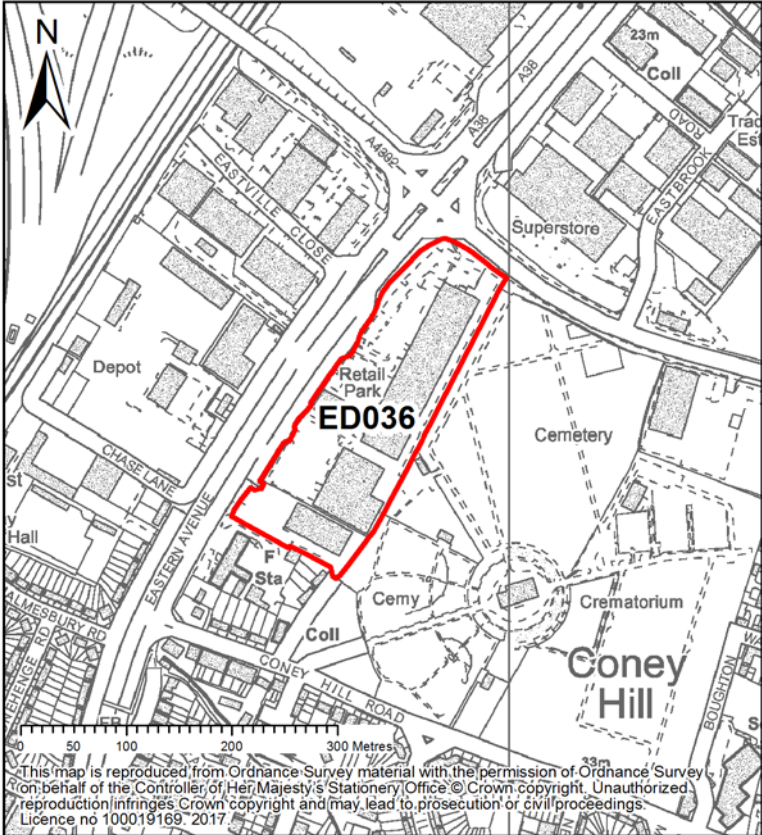
Site Name Industrial Units, Alvin Street.	SALA Reference ED012.	City Plan Reference /		
Source of Site From Employment Land Availability Study	Current Site Use and Character Former industrial units now in use as offices. The site is close to City Centre services and facilities in a predominantly residential area.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of the site is in FZ1, with a low risk of fluvial flooding. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Site lies adjacent to London Road Conservation Area. Significant archaeological potential owing to proximity to Roman Road. Further assessment required. <u>Topography:</u> Relatively flat site, no issues. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Noise and vibration issues should be considered given that site is in fairly close proximity to the railway line which is elevated at this in this location.		
Access to Services Excellent, located in Gloucester City Centre close to public transport interchanges.	Highways Comments Safe and suitable access and adequate parking would be required as part of any development.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.
Gross Site Area 0.23 ha.	Dwelling Capacity (dph) 20.	Capacity Derivation @ c. 100 dph.	Employment Potential Currently in use as offices, but the site is constrained and	2014 Update /

			surrounded by residential uses.	
2016 Update Site subject of a withdrawn planning application by Rooftop Housing. Potential City Plan allocation.	2017 Update In use as offices. Not available.	2018 Update In use, not available.	Further Notes	

Site Name The Peel Centre & Madleaze Industrial Estate.	SALA Reference ED013NEW Formerly ED013 and FS18. A combination of The Peel Centre & Madleaze Industrial Estate.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site A GHURC 'Magnificent Severn' area. Originally from Employment Land Availability Study and information submitted by landowner. ED013NEW was submitted in Jan 2017 by WYG on behalf of The Peel Group.	Current Site Use and Character Northern part – Peel Centre. Retail and car parking. Eastern boundary fronting on the canal directly opposite new Sainsbury's. Gloucester Quays to the north. Southern part – Operational industrial estate between Bristol Road and canal. The total site has a 336m canal frontage including a section opposite Monk Meadow Dock.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Flood risk is significant constraint on this site. 67% of the entire site is in FZ3 leaving patches in FZ2 and only about 1.8 ha in the south east corner of Madleaze which is at low risk of flooding. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Possible industrial heritage of local significance – requires survey. Further built heritage assessment required as area has potential for local industrial heritage assets. <u>Topography:</u> Flat canalside site. <u>Wildlife/Biodiversity:</u> Minimal biodiversity but this would not preclude the need for survey and assessment. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> A history of various industrial uses so there is the potential for land contamination which needs to be investigated.		
Access to Services	Highways Comments	Suitable – Yes or No	Available (in 0-5 Years)	Achievable in Years: 0-5, 6-10,

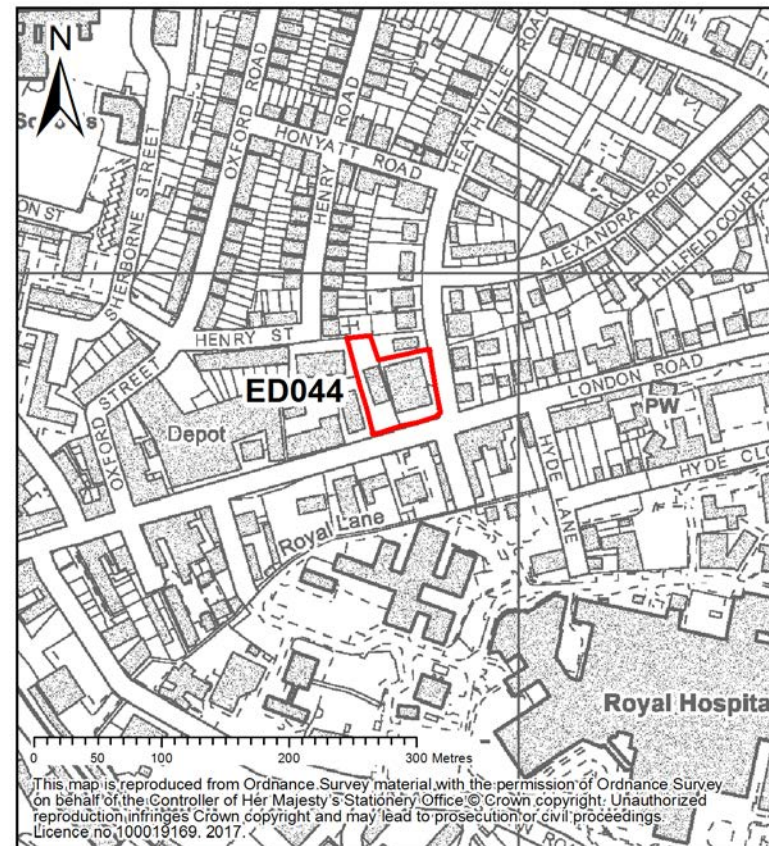
Good access to public transport, services, facilities and employment. Located adjacent to primary transport routes with good public transport routes adjacent.	Any applications required to be supported by a Transport Assessment. Impacts on local highway network will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought. Impact on St Anne Way / Hempsted Road / South west Bypass / Bristol Road Corridors will need careful consideration.	<p>The Northern part – the Peel Centre is suitable for existing uses. Note: about 90% of this part of ED013NEW is in FZ3.</p> <p>The Southern part – Madleaze Industrial Estate is Employment land, suitable for employment use, but (subject to fully addressing flood risk concerns) could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected.</p>	Yes (part of site).	<p>11-15, 16-20</p> <p>The south west corner of the Peel Centre car park and Madleaze Industrial Estate could potentially be developed in two phases: 6-10 years and 11-15 years. The Peel Centre = 0-5 years.</p>
<p>Gross Site Area</p> <p>10.1 ha 7.3 ha = developable area c.1.8 ha = estimate of area not in Flood Zone 2 or 3. This is in the South east part of Madleaze Industrial Estate to the south of Madleaze Road.</p>	<p>Dwelling Capacity (dph)</p> <p>/</p>	<p>Capacity Derivation</p> <p>/</p>	<p>Employment Potential</p> <p>Yes, as this is an existing employment site.</p>	<p>2014 Update</p> <p>Peel site currently not available. Extant consent for new retail sheds on site of former cinema.</p>
<p>2016 Update</p> <p>Part of the Peel site currently the subject of an appeal by Peel Holdings for open A1 use.</p>	<p>2017 Update</p> <p>The following is information submitted in January 2017: Proposed use for part of Madleaze Industrial Estate: Residential – 360-480 dwellings (based on 75-100 dph). Part of the industrial estate could be available in 6-10 years. Existing leases are due to expire within 5 years. The south west corner of the car park and Madleaze</p>	<p>2018 Update</p> <p>No update.</p>	<p>Further Notes</p>	

	<p>Industrial Estate could potentially be developed in two phases: 5-10 years and 10-15 years.</p> <p>Proposed use for ED013 The Peel Centre:</p> <p>Retail – 0-5 years: 9,518 sq. m. gross (resolution to grant planning permission for the conversion of the former cinema to Class A1 including mezzanine and for the demolition of the existing units and erection of extensions to the former cinema building to provide four new Class A1 units in total (ref no. 16/00005/OUT).</p> <p>5-10 years: up to 7,400 sq. m. gross.</p> <p>10-15 years: up to 8,600 sq. m. gross.</p> <p>The Peel Centre is available immediately (The former cinema and 2 x A3 units).</p> <p>According to information submitted The Peel Centre development could be achievable in 0-5 years.</p>		
--	---	--	--

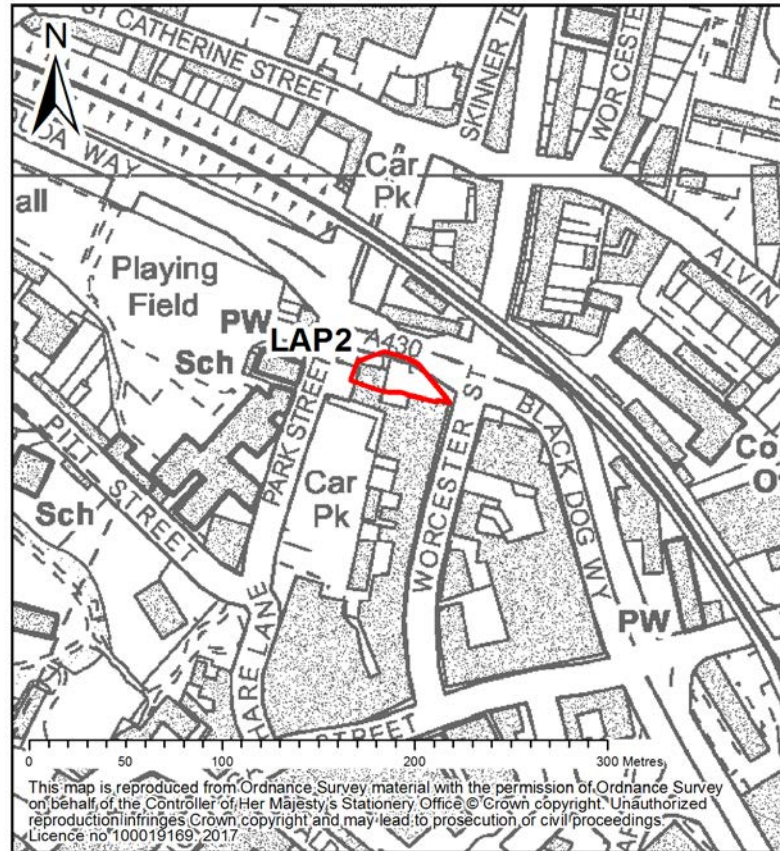
Site Name Gloucester Retail Park.	SALA Reference ED036.	City Plan Reference /		
Source of Site Employment Land Availability Study	Current Site Use and Character Operational retail park. Residential uses to north and east. Employment and retail units to the south. Site abuts A38 Eastern Avenue to the west with employment and retail uses beyond.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. Low risk of flooding from fluvial sources. But this does not mean low risk from other sources e.g. surface water. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Unclear. Further investigation may be needed. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Brownfield site so some potential for contamination. The site may also be affected by poor air quality and noise from Eastern Avenue traffic.		
Access to Services Excellent. Located adjacent to A38 Eastern Avenue and in relatively close proximity to high frequency bus routes.	Highways Comments Any applications required to be supported by a Transport Assessment. Impact on Corinium Avenue / Eastern Avenue / Barnwood Road Corridors will need careful consideration.	Suitable – Yes or No Yes (for retail / employment).	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 16-20.

	Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.			
Gross Site Area 3.38 ha	Dwelling Capacity (dph) The site is in use and not available for residential.	Capacity Derivation The site is in use and not available for residential.	Employment Potential Site currently in use for large format retail sheds.	2014 Update Site in use for employment.
2016 Update Recent upgrades to environment of site and extant consent for a small coffee house within the car park fronting Eastern Avenue.	2017 Update No update.	2018 Update No update.	Further Notes	

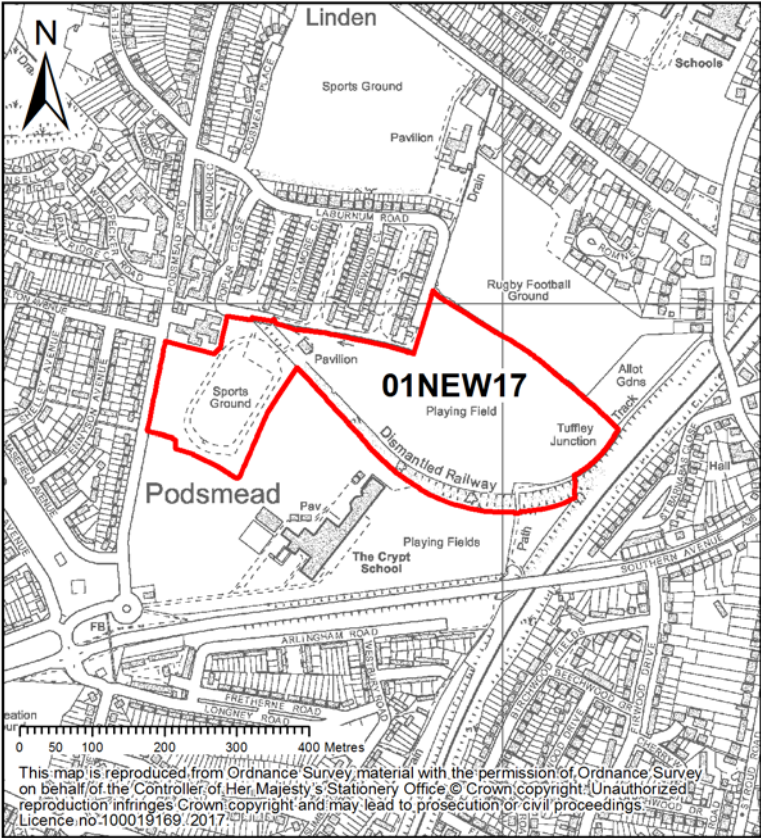
Site Name 67-69 London Road.	SALA Reference ED044.	City Plan Reference KW4 (2013) SA07 (2017) If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Employment Land Availability Study	Current Site Use and Character Vacant offices. Residential to north, west and east, BBC Gloucestershire studios to the south.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is within FZ1, so low fluvial risk e.g. from the River Twyver which is the primary source of flood risk. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Site lies in London Road Conservation Area. Archaeological potential owing to proximity to Roman Road. For more details see the detailed Site Historic Environment Assessment (November 2016) which concludes that development would be allowed with mitigation. <u>Topography:</u> Relatively flat site, but slight slope running up to the south. <u>Wildlife/Biodiversity:</u> Attractive, mature trees located on periphery of site. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Unknown, but unlikely that the site is contaminated.



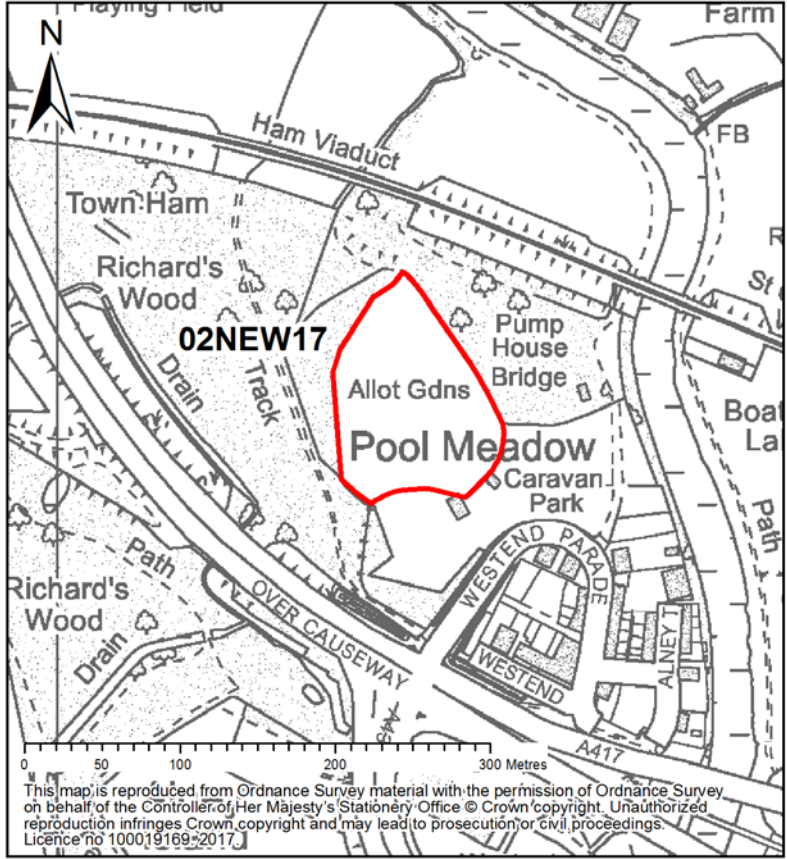
Access to Services Excellent access to London Road with its high frequency bus routes to Cheltenham. Excellent linkages to City Centre and in close proximity to bus and rail interchange in City Centre.	Highways Comments Any application to be submitted with a Transport Statement. Safe and suitable access to be demonstrated. Pedestrian and cycle improvements required. Adequate parking to be provided.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.
Gross Site Area 0.35 ha	Dwelling Capacity (dph) 30	Capacity Derivation @ 100 dph. This is in the context of the existing office building being a 5 storey block.	Employment Potential Yes, but site has been vacant for many years.	2014 Update Site being marketed for offices.
2016 Update No update.	2017 Update City Plan Allocation (2017) for 30 dwellings.	2018 Update No update.	Further Notes	

Site Name 37-39 Worcester Street (Tanners Hall).	SALA Reference LAP2.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Lapsed site.	Current Site Use and Character Prominent vacant/derelict site adjacent to northern boundary of City Centre. Surrounded by retail, inner relief road, car park and residential uses.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Part of the site is in FZ2. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Site includes Tanners Hall Scheduled Monument. Site within Worcester Street Conservation Area. Unknown archaeological potential requires further investigation. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> There may be potential for bats on site. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Survey may be required.		
Access to Services Excellent access to public transport interchanges, both the bus and railway station. Services, facilities and employment all accessible within the City Centre.	Highways Comments Any application for redevelopment would have to demonstrate safe and suitable access and adequate parking.	Suitable – Yes or No Yes, some part of the site and development would be dependent on the effective protection of Tanners Hall and its setting.	Available (in 0-5 Years) No	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15
Gross Site Area	Dwelling Capacity (dph)	Capacity Derivation	Employment Potential	2014 Update

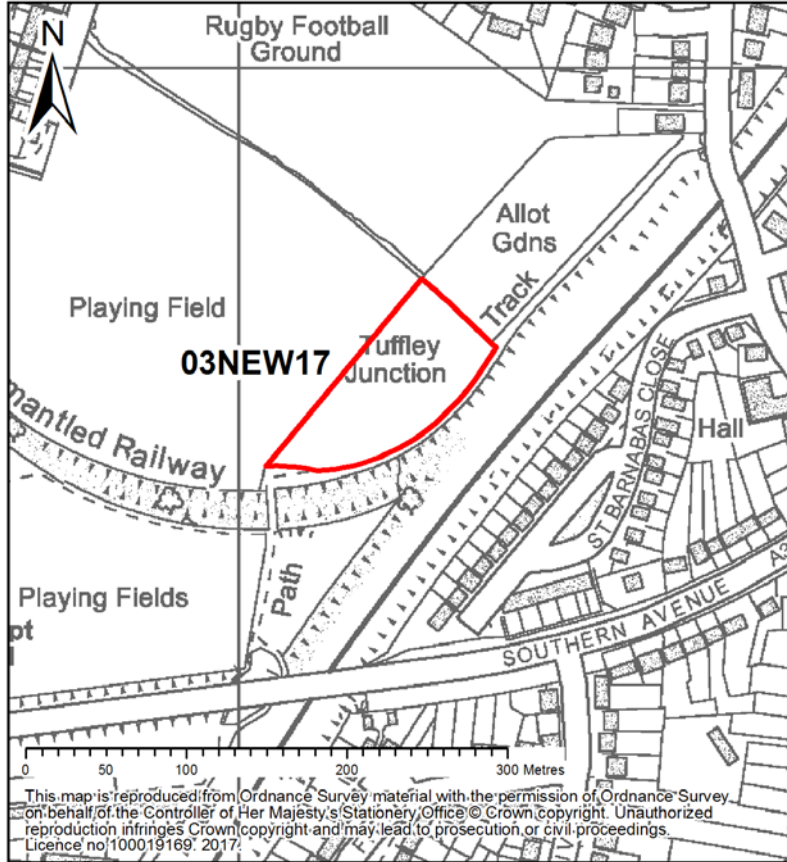
0.07 ha	14	Flats @ 200 dph	Site could provide commercial uses on ground floor with flats over.	/
<p>2016 Update Former consented site which has capacity for residential development subject to heritage constraints.</p> <p>Possibility to assemble a larger site to deliver a bigger scheme however 2016 panel advise that viability will always be an issue at this site owing to the presence of the Scheduled Ancient Monument.</p> <p>Delivery of the 'Former Quicksave' site opposite may help raise values & bring forward other regeneration schemes in this part of the City.</p> <p>The site lies within the Housing Zone.</p>	<p>2017 Update No update on this site, but the 'Former Kwik save' site opposite is being built out.'</p>	<p>2018 Update Application in for 22 dwellings (18/00332/LBC)</p>	<p>Further Notes</p>	

Site Name Blackbridge Sports Hub.	SALA Reference 01NEW17.	City Plan Reference SA12 (2017) If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Officer found.	Current Site Use and Character Playing field site with an actively used running track. Other than this the site is underused and has been identified in the adopted Gloucester Playing Pitch Strategy and Artificial Grass Pitch Strategy as being a significant opportunity.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in in FZ1. Low risk of flooding from fluvial sources. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> There have been very few previous archaeological investigations in this area so the currently archaeological conditions are difficult to establish. Requirements for upfront information and mitigation would depend on the scale and impact of any proposals. <u>Topography:</u> Flat playing fields, no significant issues. <u>Wildlife/Biodiversity:</u> Assessment needed. <u>Green Infrastructure:</u> The proposed Sports Hub represents important Green Infrastructure for Gloucester. <u>Contamination</u> The site is unlikely to be contaminated.		
Access to Services	Highways Comments	Suitable – Yes or No	Available (in 0-5 Years)	Achievable in Years: 0-5, 6-10,

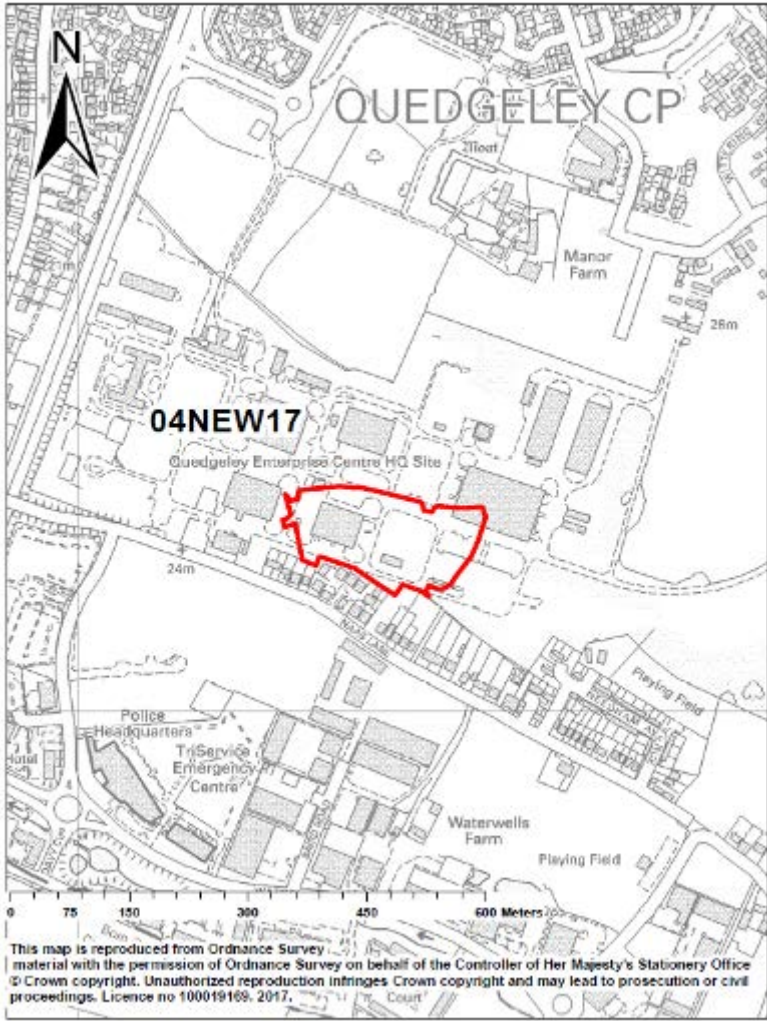
Given its proposed use as a Sports Hub , it is highly accessible to potential users, especially for residents in the south of the City.	The site is well located in terms of the availability of sustainable transport modes. However, the existing accesses would need to be improved to accommodate an increase in traffic and to provide safe and suitable access as required by the NPPF. The level difference between Podsmead Road and the site would make constructing an adoptable street challenging. The ability of the existing street network off Podsmead road to accommodate additional traffic in terms of width, alignment and on-street parking demand may also be limited and the ability to make material changes within the existing highway corridor may be difficult.	Yes, as a Sports Hub.	Yes.	11-15, 16-20 0-5 or 6-10
Gross Site Area 10.47 ha.	Dwelling Capacity (dph) N/A.	Capacity Derivation N/A.	Employment Potential N/A.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update City Plan Allocation (2017) as a Sports Hub serving the south of Gloucester.	2018 Update No update.	Further Notes	

Site Name Former Town Ham Allotments.	SALA Reference 02NEW17.	City Plan Reference SA21 (2017).	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019169-2017.</p>
Source of Site Landowner	Current Site Use and Character Vacant site, adjacent to existing site for Gypsies, Travellers & Travelling Showpeople.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is on FZ2 and is surrounded by FZ3. Lack of safe access and egress during a flooding event is a concern. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Roman coins were found in this location in 1977, so there's some potential for further archaeological remains. Certainly a desk-based assessment needed. Currently unclear on the state of ground contamination and disturbance on the site. <u>Topography:</u> Complex, sloping site with potential stability issues. <u>Wildlife/Biodiversity:</u> Trees and vegetated areas on site and further surveys needed. <u>Green Infrastructure:</u> Along with Alney Island the site is designated as Public Open Space. <u>Contamination</u> Historic landfill site, potentially significant contamination issues. High pressure gas pipeline running through the site.	

Access to Services Well located to transport network and relatively close to services in the City Centre.	Highways Comments The existing access onto Westend Parade is very sub-standard due to its proximity to the signal controlled junction onto Over Causeway. Any intensification of use of this access would be resisted.	Suitable – Yes or No No	Available (in 0-5 Years) Yes	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable so not achievable.
Gross Site Area 1.1 ha	Dwelling Capacity (dph) N/A. – use for an extension to an existing site for Gypsies, Travellers & Travelling Showpeople.	Capacity Derivation N/A.	Employment Potential No, especially given access constraints.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update City Plan Allocation (2017).	2018 Update Technical investigations have indicated that the site is not suitable. Will no longer be allocated in City Plan.	Further Notes	

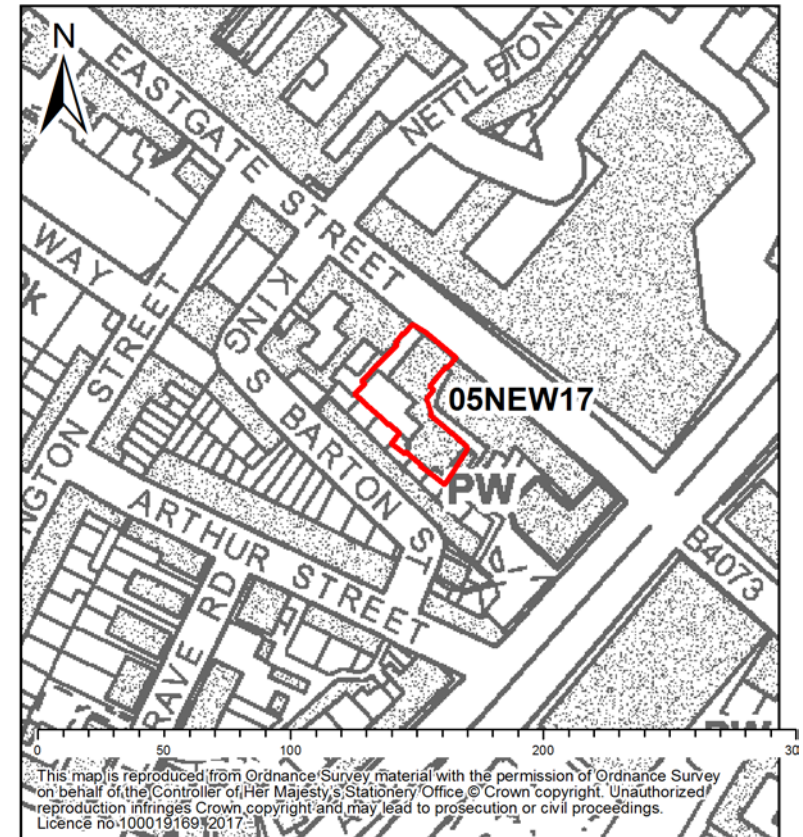
Site Name Land at Blackbridge.	SALA Reference 03NEW17.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Submission by landowner.	Current Site Use and Character Vacant playing fields with residential uses and school nearby. Railway line to south.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. Low fluvial risk. <u>Landscape:</u> Not high value landscape. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Very few previous archeological investigations in this area so conditions are difficult to establish. Requirements for upfront information and mitigation would depend on the scale and impact of proposals. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Not a particularly biodiverse site, but further investigation needed. <u>Green Infrastructure:</u> This is an amenity green space. . <u>Contamination</u> N/A.		
Access to Services Fair or potentially somewhat limited access to public transport, services, facilities and employment. Physical access to the site is constrained by railway to the South.	Highways Comments Vehicular access to the site will require careful consideration. Access to the site will have to be via application 14/01317/OUT.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.

Gross Site Area 0.8 ha	Dwelling Capacity (dph) 30	Capacity Derivation Proposed by developer.	Employment Potential No	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update City Plan Allocation (2017).	2018 Update No update.	Further Notes	

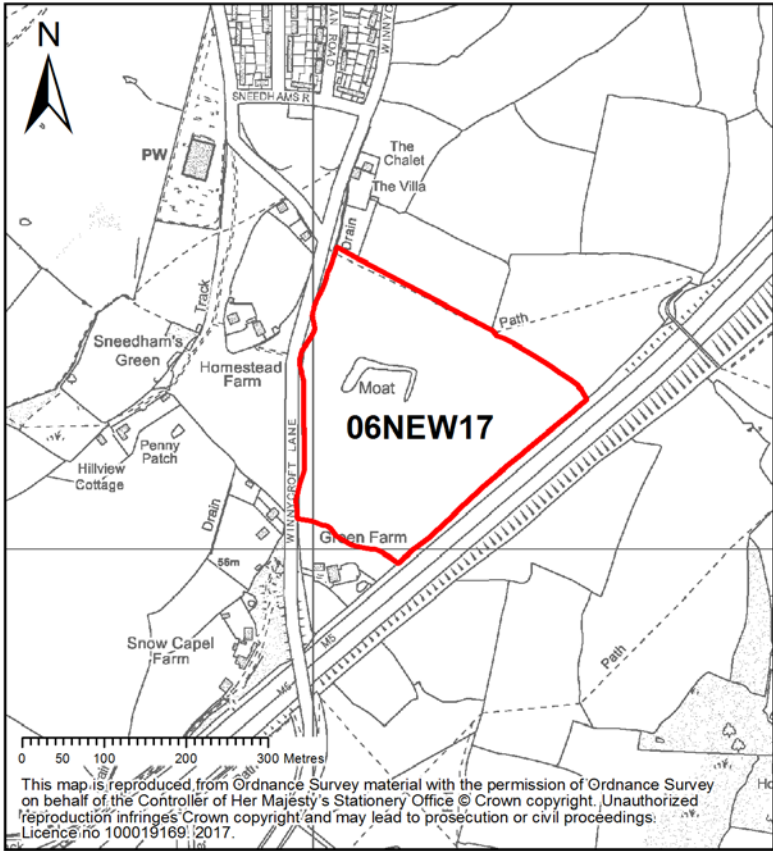
Site Name Land off Rudloe Drive.	SALA Reference 04NEW17.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Submission by agent.	Current Site Use and Character Former RAF base. A vacant site in a rapidly developing area.. Employment land. Part of Kingsway Framework 5. Existing housing to the south and east. Proposed Employment to the north. Planning permission for B1 & B8 uses. Planning applications for health centre and public house on part of site.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> 100% of the site is in FZ1. Low risk of fluvial from fluvial sources. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> The majority of this site has been subject to archaeological evaluation and some limited excavation. Roman and Iron Age remains survive within parts of the site. Mitigation by excavation will be needed where those remains are impacted. Further evaluation required. <u>Topography:</u> Relatively flat site, topography not an issue. <u>Wildlife/Biodiversity:</u> Low biodiversity, but further assessment may be needed. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Former RAF base. Some further investigation required.		
Access to Services Fair or potentially somewhat limited access to public	Highways Comments The site already has the benefit of an extant outline planning	Suitable – Yes or No Suitable for employment and potentially for residential	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5

transport, services and , facilities. Quedgeley District Centre and Kingsway Local Centre are accessible. Good access to certain types of employment e.g. at Waterwells Business Park and Kingsway Framework 5.	permission and all the necessary mitigation has been secured through planning conditions and obligations.	development if national and local policy considerations allow.		
Gross Site Area Total: 3.37 ha Residential: 2.06 ha	Dwelling Capacity (dph) Up to 100 dwellings.	Capacity Derivation Submitted.	Employment Potential Yes, site allocated for employment and outline planning permission for B1 and B8 uses (13/00585/OUT).	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update No further comments at 2017 Panel.	2018 Update Application submitted.	Further Notes	

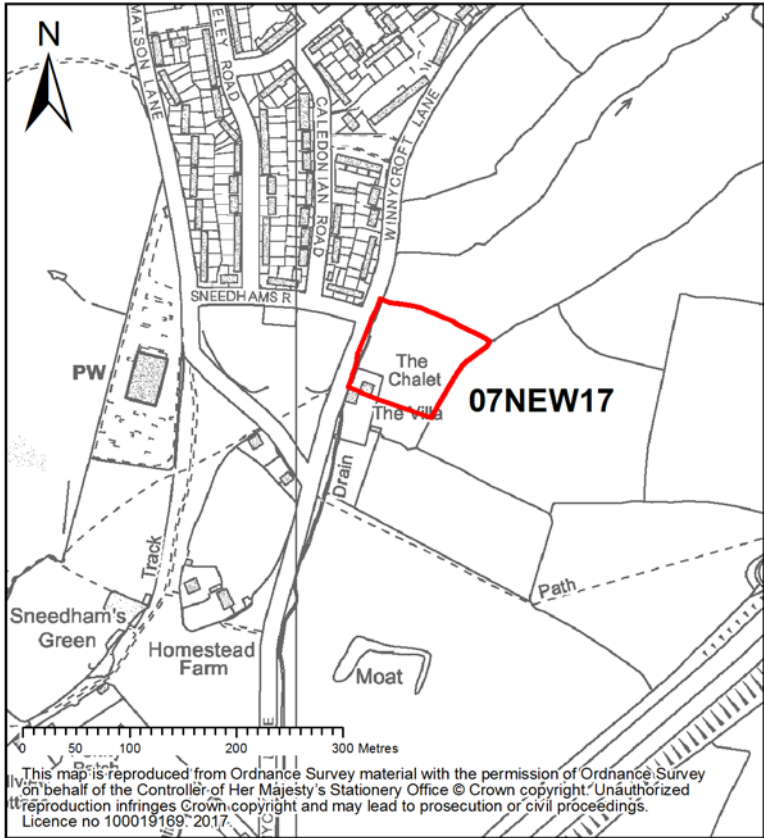
Site Name Land off Eastgate Street.	SALA Reference 05NEW17.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Submitted.	Current Site Use and Character Lower Eastgate street, single storey businesses.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Part of the site is in FZ2. Needs further assessment. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Within Eastgate & St Michaels Conservation Areas. Numerous listed buildings in proximity and setting issues. The route of the Roman road known as the 'Portway' extends through the northern part of the site. Evidence of archaeological remains. Possible that settlement and burial activity of Roman date extend through the site. Any development to be supported by a desk based evaluation and potentially a trial trench. Will require a full SALA Heritage Assessment. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> N/A. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Unlikely that the site is contaminated but further investigation may be required.



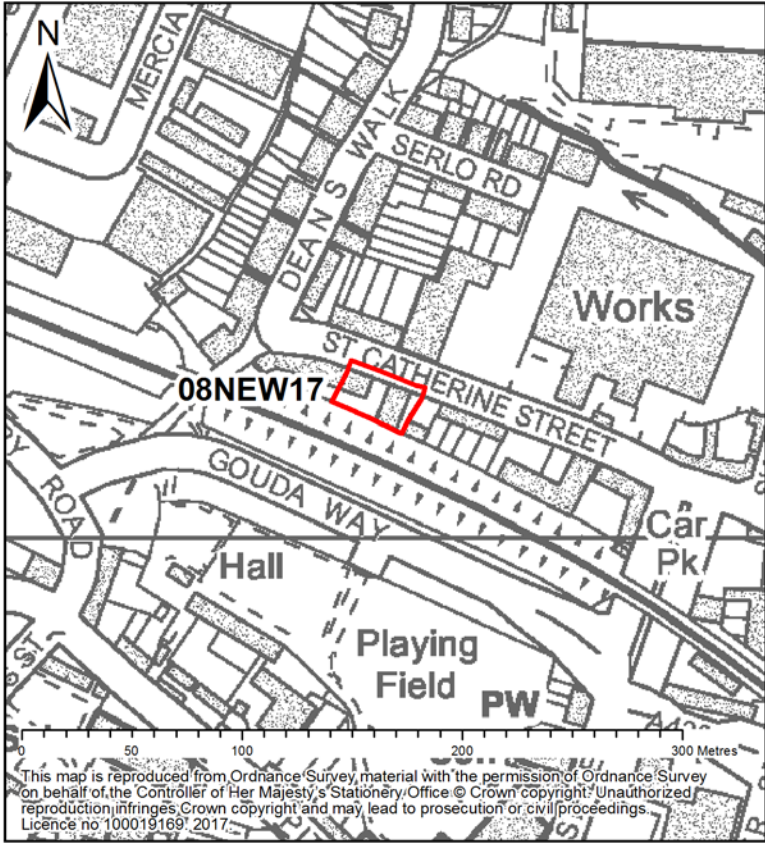
Access to Services Very good access to services and facilities in the City Centre.	Highways Comments The site is well located in terms of the availability of sustainable transport nodes. There is existing congestion at peak times on the Inner Relief Road (Bruton Way) and any severe impacts caused by development in this location will need to be mitigated through cost effective improvements. Access along Eastgate Street is restricted during the weekend for certain times and if car parking were included in development proposals, how unrestricted access to this facility can be secured would need to be considered.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10.
Gross Site Area 0.13 ha	Dwelling Capacity (dph) 15	Capacity Derivation Flats above shops @ a high density of about 150 dph.	Employment Potential Yes, existing uses are retail.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update No further comments at 2017 Panel.	2018 Update No further information.	Further Notes	

Site Name Land East of Winnycroft Lane.	SALA Reference 06NEW17.	City Plan Reference /		
Source of Site Submitted.	Current Site Use and Character Open agricultural land with Scheduled Ancient Monument in centre.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site is in FZ1, but the moat SAM is a water body. <u>Landscape:</u> Medium sensitivity. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> The site contains a scheduled monument (the medieval moated site at Sneedham's Green). The site is also adjacent to a known Roman settlement. Any application should be supported by a desk-based assessment, trial trench evaluation and geophysical survey. Development options are likely to be limited by heritage assets. Historic England should be consulted with regard to any application. Will require a full SALA Heritage Assessment. <u>Topography:</u> Relatively flat site, slope not really a constraint. <u>Wildlife/Biodiversity:</u> Not high biodiversity, but further assessment needed. <u>Green Infrastructure:</u> Open grassland. <u>Contamination:</u> N/A.		
Access to Services Submitted SALA forms suggest	Highways Comments Ensuring that the opportunities	Suitable – Yes or No No, due to significant heritage	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20

that there are a good range of facilities within 2 km of the site, but this does not really constitute 'good access'. It is noted that the situation could improve with the large scale development of housing and facilities to the north (14/01470/OUT and 14/01063/OUT).	for sustainable transport modes are taken up may be challenging given the relative remoteness of the site from the existing urban form and public transport routes. The impact of development traffic on the Painswick Road and Stroud Junction would need to be assessed. The need for an improved scheme at the Painswick Road junction has already been identified in respect of other sites along Winneycroft Lane.	constraints.		6-10 or 11-15.
Gross Site Area 7.9 ha	Dwelling Capacity (dph) Not known due to significant heritage constraint.	Capacity Derivation Not known.	Employment Potential No, not suitable.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update Discussion at the SALA 2017 Panel with regard to the availability of land to the north as a link between this site and the permitted sites coming forward (14/01470/OUT and 14/01063/OUT).	2018 Update No further update.	Further Notes	

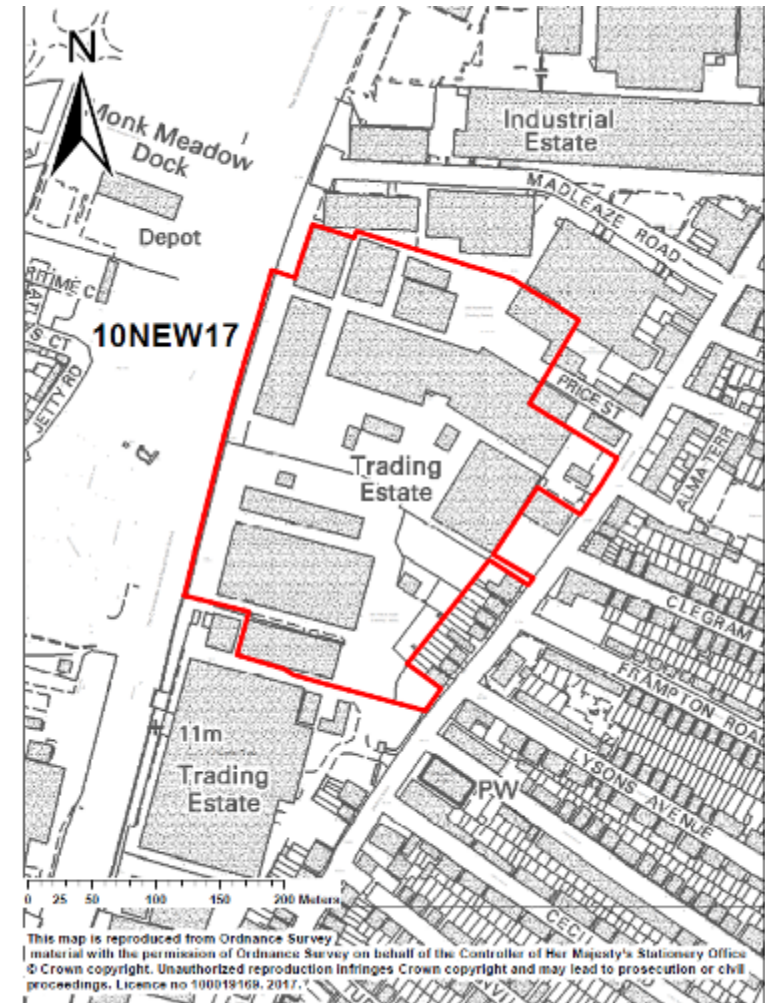
Site Name Land East of Sneedhams Road.	SALA Reference 07NEW17.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Submitted.	Current Site Use and Character Agricultural land.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site is in FZ1. <u>Landscape:</u> Medium sensitivity. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> This site is close to the scheduled monument (the medieval moated site at Sneedham's Green). The site is also in proximity to a known Roman settlement. Further investigations are warranted and would require a full SALA Heritage Assessment. <u>Topography:</u> Relatively flat site, slope not really a constraint. <u>Wildlife/Biodiversity:</u> Pasture land. Not high biodiversity, but further assessment needed. <u>Green Infrastructure:</u> Open pasture land. <u>Contamination</u> N/A.		
Access to Services Somewhat limited access to public transport, services and facilities at this point in time. However no worse than the current situation for residents in	Highways Comments Ensuring that the opportunities for sustainable transport modes are taken up may be challenging given the relative remoteness of the site from	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.

the southern most part of Matson between lower Matson Lane and Winnycroft Lane. The situation could improve with the large scale development of housing and facilities to the north (14/01470/OUT and 14/01063/OUT).	public transport routes. The impact of development traffic on the Painswick Road and Stroud Junction would need to be assessed. The need for an improved scheme at the Painswick Road junction has already been identified in respect of other sites along Winnycroft Lane.			
Gross Site Area 0.86 ha.	Dwelling Capacity (dph) 28.	Capacity Derivation @ 40 dph.	Employment Potential No.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update Final site area submitted post January panel.	2018 Update Recent phase 1 habitat survey for City Plan undertaken (off site – due to lack of access). Comments at the Nov 2017 Panel about the fact that this site had not been included in the pack of updated sites/plans that were sent out. There were no other comments from the panel members.	Further Notes	

Site Name 43-49 & 51-53 St Catherine Street.	SALA Reference 08NEW17.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.		
Source of Site Submitted.	Current Site Use and Character No. 53 and vacant land, former yards, gardens.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Vulnerable site, all of it in FZ2 and parts in FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Built heritage assessment required. The building at 53 should be retained and converted. Previous investigations have shown the site contains medieval and roman settlement activity. Further evaluation necessary. <u>Topography:</u> N/A. <u>Wildlife/Biodiversity:</u> Parts of the site are now very overgrown and there may be the potential for bats roosts and other wildlife. Assessment needed. <u>Green Infrastructure:</u> N/A. <u>Contamination</u> Contamination is unlikely but depends on previous uses which would need to be determined.		
Access to Services Very good access to services and facilities in the City Centre.	Highways Comments No particular concerns from Highways Authority.	Suitable – Yes or No No. Flood risk is significant.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.

Gross Site Area 0.077 ha.	Dwelling Capacity (dph) 10.	Capacity Derivation @ over 100 dph.	Employment Potential Yes, small scale and non-polluting.	2014 Update New site to SALA.
2016 Update New Site to SALA.	2017 Update No comments offered at 2017 panel.	2018 Update No update.	Further Notes	

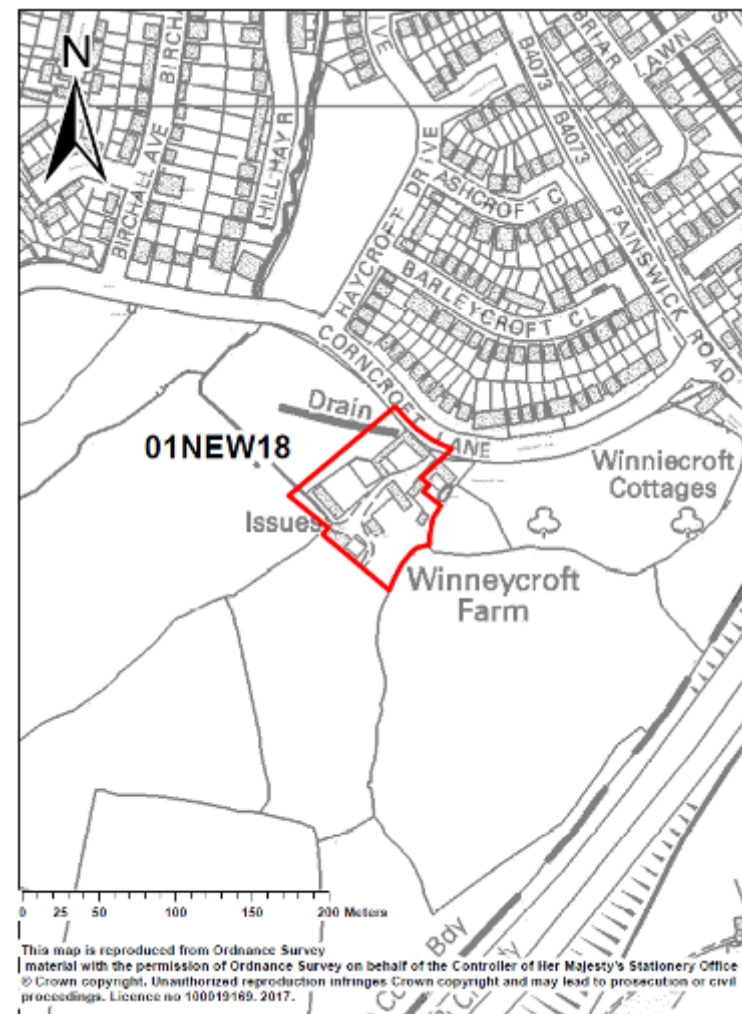
Site Name Mill Place Industrial Estate.	SALA Reference 10NEW17.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Submission.	Current Site Use and Character Industrial estate between the Bristol Road and the canal.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Flood risk is significant especially on the north west section of the estate. Some areas in FZ2 and some in FZ3. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Important area of industrial heritage. Applications would need to be supported by an archaeological desk-based assessment, a built heritage assessment (some of the standing buildings on site may date back to that first use as a timber yard), and (very likely) an archaeological evaluation (trial trenching). Some of the historic buildings on the site, whilst not listed, may be of significance and their retention and reuse in any redevelopment could represent a desirable and reasonable aspiration. Surviving elements of the railways or other industrial features could conceivably be integrated into any redevelopment scheme and presented and interpreted to the general public. <u>Topography:</u>



		<p>Flat canal side site.</p> <p><u>Wildlife/Biodiversity:</u> Unlikely to be a major constraint, but the protection of the ecology of the canal is a factor to be considered.</p> <p><u>Green Infrastructure:</u> N/A.</p> <p><u>Contamination:</u> Given a history of industrial use, further investigation will be required.</p>		
<p>Access to Services Highly accessible location in terms of bus accessibility for City Centre services.</p>	<p>Highways Comments Both this and the Madleaze site offer particular opportunities to extend the benefits of the Urban Regeneration programme southwards. Masterplan is welcomed as it would offers a rare opportunity to secure significant improvements. Would require a full NMU assessment (or replacement WCHAR) to recognise other access issues – noting WCHAR has now replaced the previous HD 42/05 NMU Audit Standard. Bristol Road corridor has benefited from on-going cycle access improvements and reductions in motorised traffic flows. It will be advantageous to enable walk/ cycle movement to east and west of site. Site needs to be highly permeable to benefit from linkages to the canal, both laterally to and from it, and along it's length on it's eastern</p>	<p>Suitable – Yes or No Suitable for employment use, but (subject to fully addressing flood risk concerns) could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected.</p>	<p>Available (in 0-5 Years) Not available immediately but within 5 years, *but see 2018 update.</p>	<p>Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.</p>

	bank. The development of this site releases particular potential to open up walk and cycle movement on the eastern edge of the canal corridor. Long term access improvements along both sides of the canal are desirable. A Highway Impact Assessment is required for this corridor.			
Gross Site Area 7.7 ha.	Dwelling Capacity (dph) Numbers not specified by planning consultant and difficult to quantify given flood constraints and the policy position regarding current employment uses on the site.	Capacity Derivation /	Employment Potential Yes, as the current established use.	2014 Update Formerly part of the large site HA21.
2016 Update Formerly part of the large site HA21.	2017 Update Formerly part of the large site HA21.	2018 Update At a meeting with the land owner on 07.02.2018 there was some discussion about the availability of the site. Given high occupancy rates and businesses operating successfully the LPA consider that there could be some uncertainty over site availability in the 0-5 year period. At the Nov 2017 Panel a Member of the Gloucester Chamber of Commerce welcomed the fact that the area was being looked at strategically.	Further Notes <u>Further heritage comments:</u> This was area assessed as part of HA21 and it is recommended that a built heritage assessment, setting and impact assessments are undertaken. The SALA report identified that buildings of the former Gloucester Railway Carriage and Wagon Works, the salt warehouses and the two chimneys should be retained as part of any redevelopment scheme and put forward for inclusion in the forthcoming Local List along with any other structures identified in a detailed built heritage assessment.	

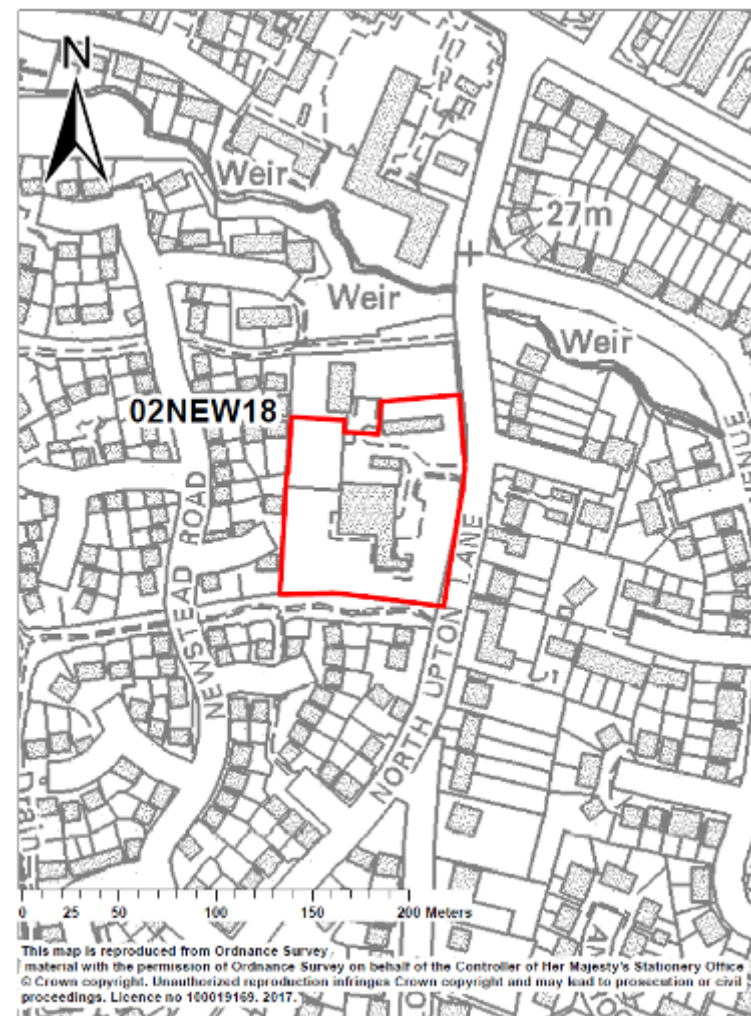
Site Name Winneycroft Farm Buildings.	SALA Reference 01NEW18.	City Plan Reference /
Source of Site Submission.	Current Site Use and Character A farm complex including a farmhouse, cider barn, courtyard buildings, a threshing barn, a forge, a Dutch barn and a sheep building.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Minimal risk - FZ1. <u>Landscape:</u> Medium sensitivity. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> The listed building descriptions for these assets identify these buildings as an excellent group dating from the mid-late 18th Century and further historic building recording identified that these assets may date from earlier than the listed description, CGMS report of 2010. The site area has a complex history and while consent was granted for the farmhouse to be divided into two dwellings this had limited impact on the historic building due to the property already having a second entrance at the rear and thus limited work was required to facilitate this. The surrounding land is presently being considered for residential development and as part of these discussions the setting and historic nature of the farm complex itself is a consideration to ensure that



		<p>there is no harmful impacts to this significant group of designated assets and its agricultural character and significance.</p> <p>The proposed change to all of the buildings to residential is of a concern, firstly through the changes required to implement residential within these agricultural buildings and the proposed associated impacts of access, parking and infrastructure required to facilitate the use which would impact upon the setting and character of the farmyard complex.</p> <p>Therefore the allocation for residential would not be supported in built heritage terms.</p> <p><u>Topography:</u> Relatively flat site.</p> <p><u>Wildlife/Biodiversity:</u> Trees and hedges on site so further assessment needed.</p> <p><u>Green Infrastructure:</u> /</p> <p><u>Contamination:</u> Other than from farm based activities, contamination is unlikely on this site.</p>		
Access to Services Close to services and facilities that are used by Matson residents.	Highways Comments Awaiting comments.	Suitable – Yes or No No.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable so not achievable.
Gross Site Area 0.6 ha.	Dwelling Capacity (dph) /	Capacity Derivation /	Employment Potential No.	2014 Update New site to SALA.

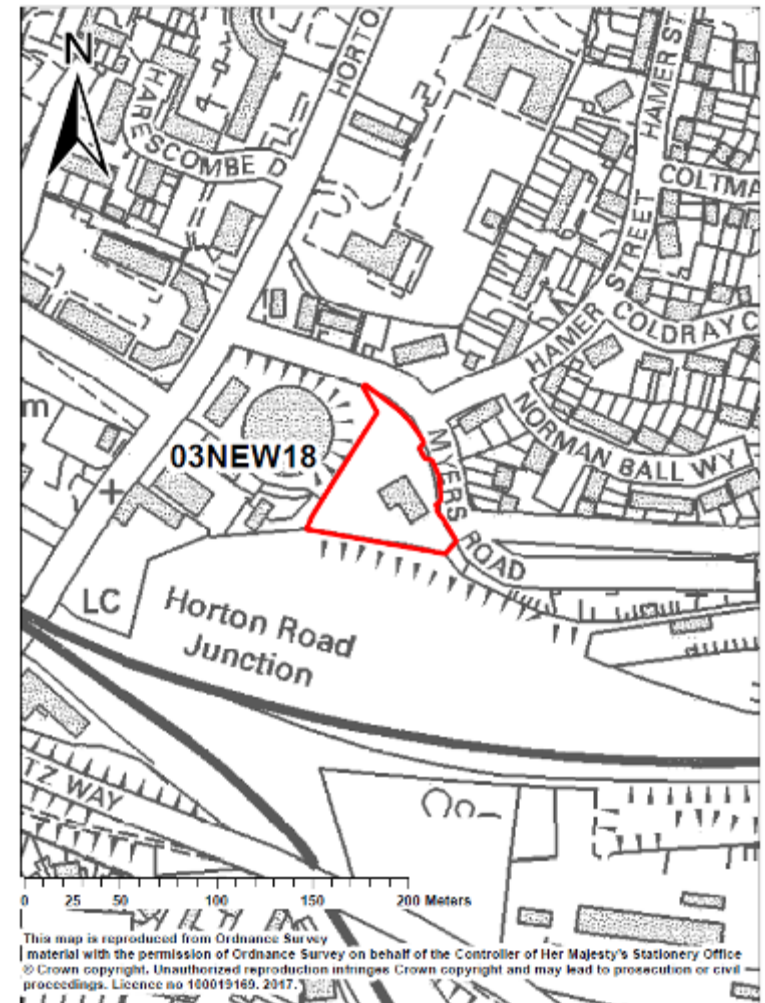
2016 Update New site to SALA.	2017 Update New site to SALA.	2018 Update No update.	Further Notes	

Site Name Jordans Brook House.	SALA Reference 02NEW18.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Submission.	Current Site Use and Character County Council residential care site. The character of the local area is residential.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site is in FZ1. <u>Landscape:</u> Not a constraint. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> This site is situated in an area of some archaeological potential; a Roman cemetery is recorded to the north whilst prehistoric and Roman settlement activity is noted to the west. Furthermore the natural gravels in this area have been shown to contain important Palaeolithic material – these may extend within the site. The site was also the location of a WWII military camp. Any application for development on this site would need to be supported by an archaeological desk-based assessment and possibly by an archaeological evaluation (trial trenching). <u>Topography:</u> Relatively flat site. <u>Wildlife/Biodiversity:</u> Large trees on site, particularly on the North Upton Lane boundary. <u>Green Infrastructure:</u> / <u>Contamination:</u>




		Not likely from educational site.		
Access to Services Reasonable access.	Highways Comments Awaiting comments.	Suitable – Yes or No Yes.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10.
Gross Site Area 0.85 ha.	Dwelling Capacity (dph) c.20 dwellings.	Capacity Derivation Applicant's estimation. (Density seems quite low so potentially more could be achieved on this site).	Employment Potential No.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update New site to SALA.	2018 Update No update.	Further Notes	

Site Name Land off Myers Road (Cheltenham Surfacing).	SALA Reference 03NEW18.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Submission.	Current Site Use and Character Depot/workshop/offices with associated vehicle parking. Surrounding uses include former gas holder site, commercial and industrial uses, waste processing and recycling, residential (Swallow Park).	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Not at risk – FZ1. <u>Landscape:</u> Not a significant constraint. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> This site is located fairly close to the recorded locations of two Roman period lead coffins - so there's a chance that a cemetery extends into the area. Any application would need to be supported by the results of an archaeological evaluation (trial trenching). <u>Topography:</u> The site is at the top of a small rise (up Myers Road) and has a slight slope away from the road towards the railway line. <u>Wildlife/Biodiversity:</u> There appears to little wildlife/ecological interest on site, but further investigation would be warranted. Urban foxes in this area. <u>Green Infrastructure:</u> / <u>Contamination:</u> Given long periods of commercial / industrial use there may be the potential for contamination on site. Needs



		further investigation.		
Access to Services Central Gloucester site, so good access to services and public transport. Nearby bus routes and Gloucester train station is 15 minutes walk away. Armscroft Park is 5 minutes walk away.	Highways Comments Awaiting comments.	Suitable – Yes or No The site is suitable, but suitability is based on justification of loss of employment land and to some degree on the area becoming more residential in character through the implementation of planning permission 16/00948/OUT (Allstone Sand & Gravel).	Available (in 0-5 Years) No because the current occupiers would have to be relocated, but 6-10 years is a possibility.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 6-10 or 11-15.
Gross Site Area 0.36 ha.	Dwelling Capacity (dph) c.10	Capacity Derivation Applicant estimation.	Employment Potential Yes.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update New site to SALA.	2018 Update No update.	Further Notes	

Site Name Land at Gloucester Golf Club.	SALA Reference 04NEW18.	City Plan Reference /	 <p data-bbox="1379 1150 2092 1177">This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no. 100010168. 2017.</p>
Source of Site Submission.	Current Site Use and Character Open grassed land with trees especially on boundary; part of golf course on the side of Robinswood Hill. Access from Matson Lane.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> FZ1, but problems of runoff from the hill could be significant. <u>Landscape:</u> On Robinswood Hill. In Gloucester's only 'High sensitivity' landscape. Highly visible site especially in winter when there is less tree cover. The JCS Landscape Characterisation Assessment and Sensitivity Analysis evidence points to this area being <i>'Inappropriate for anything other than small scale development'</i> . <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Some archaeological potential. Aerial photographs show medieval earthworks to the west of the site and the remains may extend within the site itself. Any application should be supported by an archaeological desk based assessment and it may be necessary to undertake further archaeological investigations. No built heritage concerns but need to consider wider character and the scale of any development should be in keeping with the rural Matson settlement. <u>Topography:</u>	

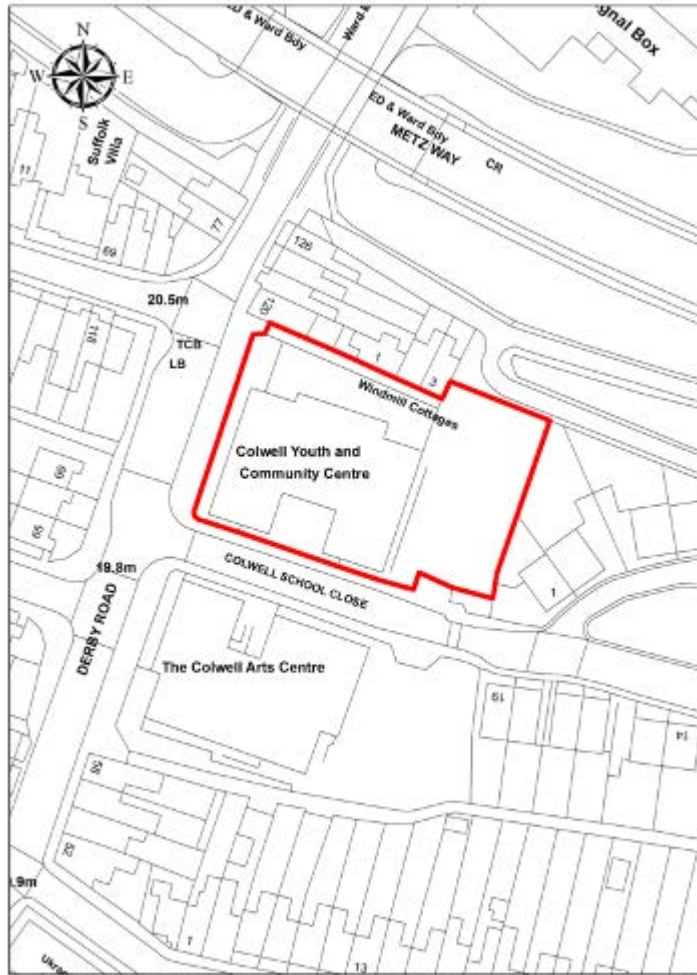
		<p>Sloping site</p> <p><u>Wildlife/Biodiversity:</u> Needs further assessment.</p> <p><u>Green Infrastructure:</u> Robinswood Hill is a strategic GI asset and of geodiversity significance.</p> <p><u>Contamination:</u> Unlikely to be contaminated.</p>		
<p>Access to Services</p> <p>Moderate access to public transport and local services and facilities in Matson. Similar to SALA site SUB24 directly to the north.</p>	<p>Highways Comments</p> <p>Similar issues to Forest View Road site.</p>	<p>Suitable – Yes or No</p> <p>No.</p>	<p>Available (in 0-5 Years)</p> <p>Yes.</p>	<p>Achievable in Years: 0-5, 6-10, 11-15, 16-20</p> <p>Not suitable so not achievable.</p>
<p>Gross Site Area</p> <p>1.6 ha.</p>	<p>Dwelling Capacity (dph)</p> <p>Applicant considers that the site could accommodate 50 dwellings.</p>	<p>Capacity Derivation</p> <p>Submisison.</p>	<p>Employment Potential</p> <p>No.</p>	<p>2014 Update</p> <p>New site to SALA.</p>
<p>2016 Update</p> <p>New site to SALA.</p>	<p>2017 Update</p> <p>New site to SALA.</p>	<p>2018 Update</p> <p>Not considered suitable on landscape grounds reflecting recently adopted JCS. Several members of the SALA Panel (Nov 2017) made comment that there were questions over the availability of the site as the golf club/members have signed a new lease.</p>	<p>Further Notes</p>	

Site Name Southern part of Land East of Forest View Road, Tuffley.	SALA Reference 05NEW18.	City Plan Reference /
Source of Site Submission.	Current Site Use and Character SUB42 'Land East of Forest View Road' is already a SALA site. This land to south is adjoining and so is of a similar character. Greenfield agricultural land. Improved grassland with good ridge and furrow adjacent to Robinswood Hill. Steeply sloping with high/medium landscape sensitivity. Surrounded by open countryside, country park school and some residential areas.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> FZ1 but runoff from Robinswood hill is a potential issue for site and areas south of the site. <u>Landscape:</u> In an area of High-medium landscape sensitivity where development must be managed to take significant account of landscape sensitivity and quality. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Roman remains to the north and Medieval remains directly to the south. Historic maps indicate structures on site. Any planning application would have to be supported by an archaeological desk-based assessment and the results of an evaluation (trial trenching incorporating geo-physical survey). No built heritage concerns. <u>Topography:</u> Steeply sloping. <u>Wildlife/Biodiversity:</u> Likely significant biodiversity and wildlife assets particularly on northern part of site. Needs further assessment. <u>Green Infrastructure:</u> On the lower slopes of Robinswood Hill which is a key element of Gloucester's GI.



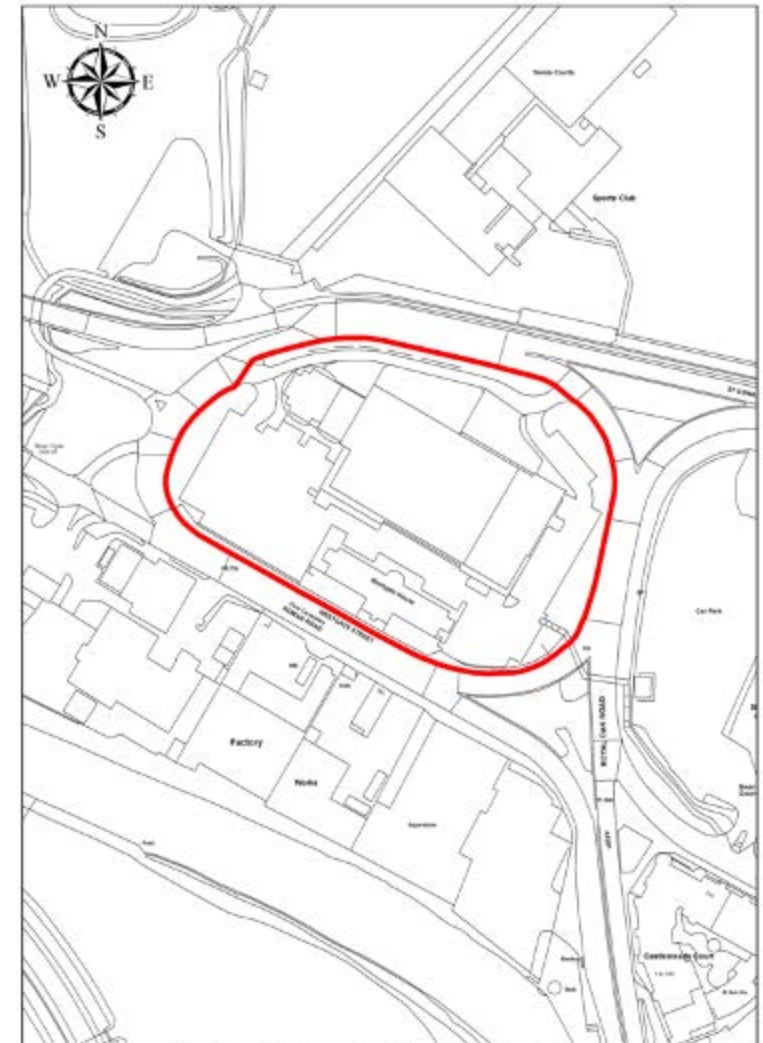
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100010166, 2017.

		<u>Contamination:</u> Not a significant concern.		
Access to Services Relatively poor access to public transport & services, but the southern part of the site is better than SUB42.	Highways Comments Will have an impact on St Barnabas roundabout – a known highway pinchpoint. Limited PT access to site – services will need to be accessed from Tuffley. A new access onto Stroud Road would be welcomed but the design of this link will be important. A WCHAR assessment may be required to understand the quality of crossing facilities for Stroud Road.	Suitable – Yes or No No, not suitable on landscape grounds. Major development would be highly visible.	Available (in 0-5 Years) Yes.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 Not suitable so not achievable.
Gross Site Area 5.74 ha.	Dwelling Capacity (dph) /	Capacity Derivation /	Employment Potential No.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update New site to SALA.	2018 Update At the SALA panel it was suggested that this site be considered separately to the northern site SUB42, thus 05NEW18 has been created.	Further Notes	

Site Name Colwell Youth & Community Centre.	SALA Reference 06NEW18.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.	 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction offences. Crown copyright and may lead to prosecution or civil proceedings. License no 100010168. 2017</p>	
Source of Site Officer found site.	Current Site Use and Character A grand redundant 3 storey brick building; a former school. Car parking to the rear. In the view of the Council, a prime site for housing redevelopment.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> Low risk – in FZ1. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> No significant issues from an archaeological viewpoint. This building is recommended for the Local List within the draft Townscape report for the City. It was originally constructed as Derby Road Council School in 1905-1907. It is recommended that a built heritage assessment of significance and character assessments are undertaken as part of any forthcoming application. <u>Topography:</u> Flat site. <u>Wildlife/Biodiversity:</u> Not a significant constraint. <u>Green Infrastructure:</u> N/A. <u>Contamination:</u> Unlikely.		
Access to Services Good access to facilities and services.	Highways Comments No concerns.	Suitable – Yes or No Yes.	Available (in 0-5 Years) No.	Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 or 6-10 if availability is established.

Gross Site Area 0.18 ha.	Dwelling Capacity (dph) c.15-20 dwellings.	Capacity Derivation c.100 dph.	Employment Potential No.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update New site to SALA.	2018 Update No update. The Council continues to attempt to contact the owner of this site/building. At the Nov 2017 Panel one member suggested that they had information related to ownership.	Further Notes	

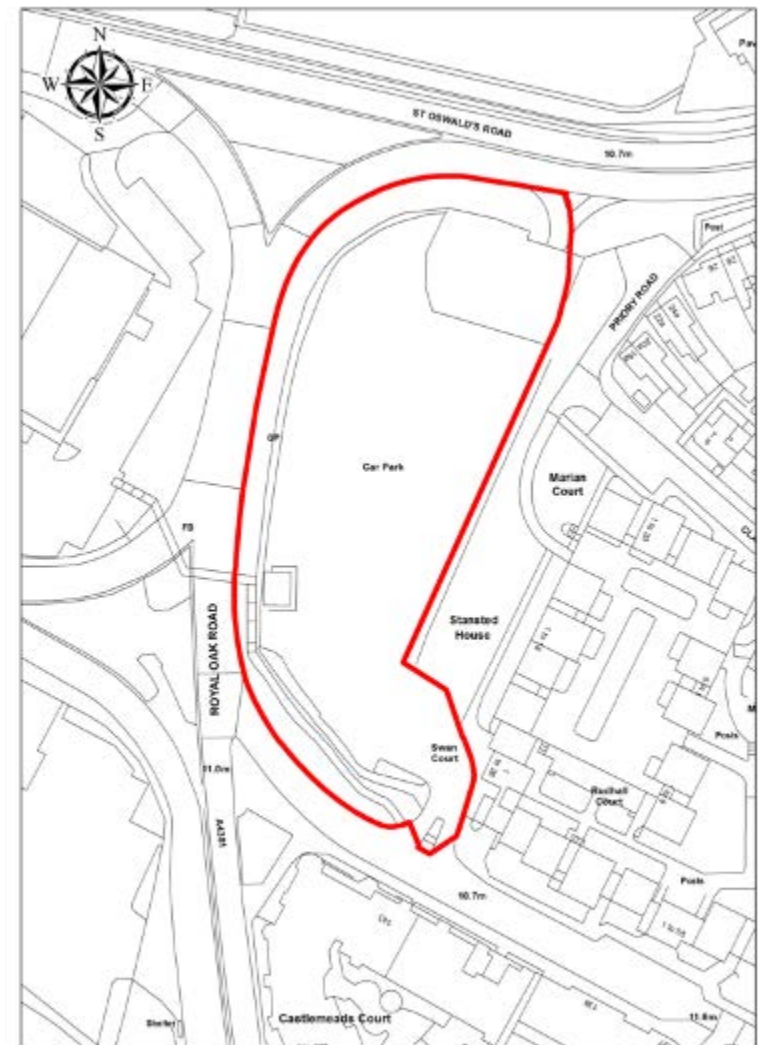
Site Name Westgate Island.	SALA Reference 07NEW18.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Submission.	Current Site Use and Character Operational retail park on island surrounded by gyratory road system. Nearby uses include commercial, leisure, car and coach parking and residential.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site is in either FZ2 or FZ3, but applicant contends that there have been no flood events in living memory. <u>Landscape:</u> N/A. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> Site of St. Bartholomew's Hospital founded in the 13 th century. Remains of the original medieval structures are likely to survive below ground. Possible site currently unclear if the site had a cemetery – but it's possible. The site is also located inside a Roman period suburb extending along Lower Westgate Street and appears to have contained defensive earthworks dating from the English Civil wars and a 19 th century match factory. An application should be supported by an archaeological desk-based assessment and a programme of archaeological evaluation (trial trenching). Not in a conservation area but a heritage assessment would be required and designated asset to be retained. There would also be setting



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019109, 2017.

		<p>considerations.</p> <p><u>Topography:</u> Flat site.</p> <p><u>Wildlife/Biodiversity:</u> Some trees on the northern boundary.</p> <p><u>Green Infrastructure:</u> N/A.</p> <p><u>Contamination:</u> Noise, and air pollution from A417 could be problematic if residential uses were proposed.</p>		
<p>Access to Services Residential development is not proposed, but if it were this site has excellent access to a range of city centre facilities.</p>	<p>Highways Comments The highway and pedestrian environment is a significant constraint for this complicated site. Access, safety and movement issues are complex and need significant attention. A full understanding of the future regeneration aspirations of the site needs to be understood in the context of existing and planned highways operation. This will be necessary to improve pedestrian / cyclist access, to make site accesses attractive and safely enable the site to come forward.</p>	<p>Suitable – Yes or No Yes, for retail.</p>	<p>Available (in 0-5 Years) Yes.</p>	<p>Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5.</p>
<p>Gross Site Area 1.7 ha.</p>	<p>Dwelling Capacity (dph) /</p>	<p>Capacity Derivation /</p>	<p>Employment Potential Retail.</p>	<p>2014 Update New site to SALA.</p>
<p>2016 Update New site to SALA.</p>	<p>2017 Update New site to SALA.</p>	<p>2018 Update No update. No comments from the Nov 2017 Panel.</p>	<p>Further Notes</p>	

Site Name Westgate Car park.	SALA Reference 08NEW18.	City Plan Reference If allocated a new reference will be given for the Regulation 19 consultation.
Source of Site Submission.	Current Site Use and Character Car and coach park with underground drainage infrastructure on northern portion.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> All of site is in either in FZ2 or FZ3. The northern quarter of the site is constrained by major underground drainage system. <u>Landscape:</u> Not a constraint. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> There is a small chance that archaeological remains relating to settlement activity survive in the eastern part of the site. The very tip of the southern part of the site may extend into the area of the Foreign Bridge (a medieval bridge extending between Westgate and Westgate Island). Civil war defensive earthworks appear to have crossed through the site as well. Any application should be supported by a desk-based assessment and an evaluation (borehole survey). Although not in a conservation area but adjacent to the Barbican Conservation Area, the site is located in a number of key view lines, which are identified in the 'Heights of Buildings Guidelines for Developers' (2008) Supplementary Planning

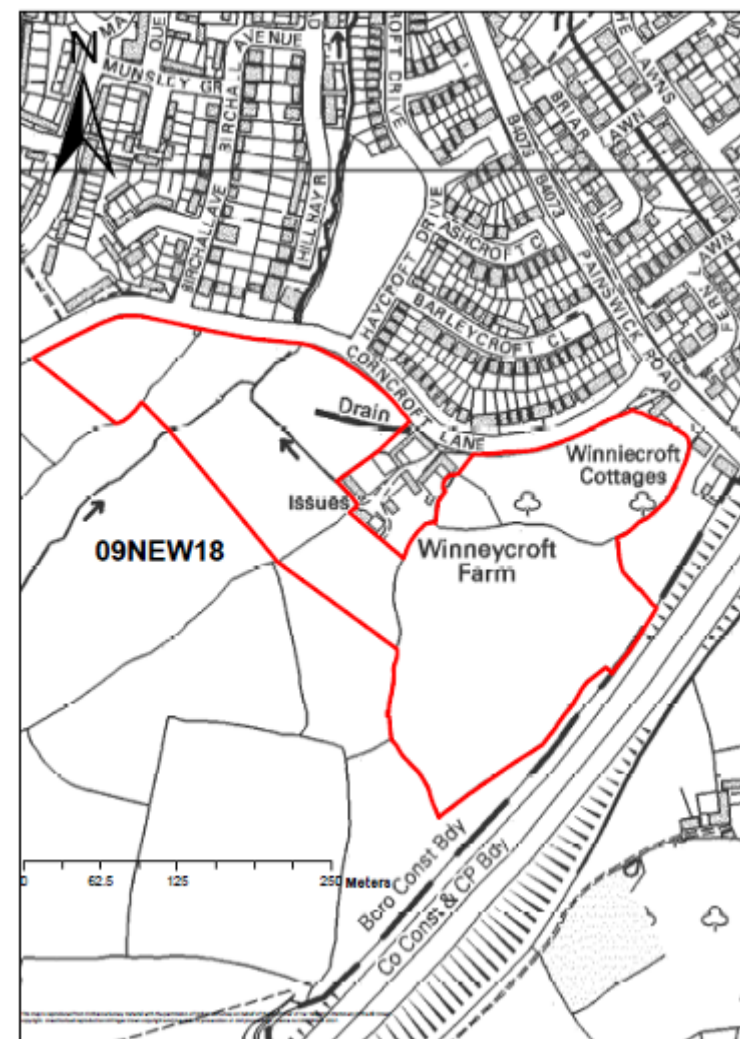


This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no: 100019168. 2017

		<p>Document. It forms part of views 13, 14 and 15. These are from various points and provide views of both the cathedral and St Nicholas Church. There are no Listed Buildings or Schedule Ancient monuments listed on the Westgate Quays Site but there are a number in close proximity to consider and therefore setting issues. Height and design will be an important consideration.</p> <p><u>Topography:</u> Flat city centre site.</p> <p><u>Wildlife/Biodiversity:</u> Mature trees to the western boundary which provide good screening.</p> <p><u>Green Infrastructure:</u> N/A.</p> <p><u>Contamination:</u> Noise, and air pollution from A417 could be problematic if residential uses were proposed.</p>		
<p>Access to Services Residential development is not proposed, but if it were this site has excellent access to a range of city centre facilities.</p>	<p>Highways Comments The highway and pedestrian environment is a significant constraint for this complicated site. Access, safety and movement issues are complex and need significant attention. A full understanding of the future regeneration aspirations of the site needs to be understood in the context of existing and planned highways operation. This will be necessary to improve pedestrian / cyclist access, to make site accesses attractive and safely enable the</p>	<p>Suitable – Yes or No Has potential for car parking with the potential for other car parks in central Gloucester to be freed up for other uses including residential development.</p>	<p>Available (in 0-5 Years) Yes.</p>	<p>Achievable in Years: 0-5, 6-10, 11-15, 16-20 Yes.</p>

	site to come forward.			
Gross Site Area 0.88 ha.	Dwelling Capacity (dph) /	Capacity Derivation /	Employment Potential Not proposed.	2014 Update New site to SALA.
2016 Update New site to SALA.	2017 Update New site to SALA.	2018 Update Car parking likely on this site, especially if Longsmith car park is utilised for other uses. There was some discussion at the Nov 2017 Panel as to whether the site was big enough for the proposed use.	Further Notes	

Site Name Land at Corncroft Lane.	SALA Reference 09NEW18 (Previously SUB21).	City Plan Reference JCS Allocation.
Source of Site Submission on behalf of landowner.	Current Site Use and Character Farm land allocated for housing as part of a strategic allocation in the adopted Joint Core Strategy.	Major Constraints – as per agreed Methodology <u>Flood Risk:</u> In FZ1. The site has been identified to assist flooding further downstream in draft surface water management plan by provision of a balancing structure. <u>Landscape:</u> The site is on an area of Medium landscape sensitivity. Rural / urban fringe. <u>Cordon Sanitaire:</u> N/A. <u>Historic Environment & Archaeology:</u> The farm itself has a complex of listed buildings and setting issues will require consideration. (See SALA site 01NEW18 within this report). Archaeological interest (medieval and some limited Roman material) on site and further investigation needed. <u>Topography:</u> The site is sloping/undulating but it is not a significant constraint. <u>Wildlife/Biodiversity:</u> Greenfield agricultural land and farm. Possible key wildlife site with mosaic of biodiverse habitats including historic orchards. Tree Preservation Orders on site. <u>Green Infrastructure:</u> This is a green field site and the loss of it to development does



		<p>represent a loss of a natural/farmed landscape. Improvements to GI to Cotswold AONB to east required.</p> <p><u>Contamination:</u> Not a significant concerns in terms of ground contamination. Site bounded by M5 to east – potential noise/vibration and air pollution issues.</p>		
<p>Access to Services Moderate access to public transport, local services & facilities.</p>	<p>Highways Comments Any applications required to be supported by a Transport Assessment. Impact on Painswick Rd / Winnycroft Lane/ Corncroft Lane / Norbury Ave will need careful consideration. Any application for residential to demonstrate safe and suitable access (vehicular and pedestrian). Parking will need to be carefully considered. Improvements to pedestrian and cycling facilities will be sought.</p>	<p>Suitable – Yes or No Yes.</p>	<p>Available (in 0-5 Years) Yes.</p>	<p>Achievable in Years: 0-5, 6-10, 11-15, 16-20 0-5 (subject to planning permission the first completions are due in 2020/21).</p>
<p>Gross Site Area 8.196 ha</p>	<p>Dwelling Capacity (dph) Up to 250.</p>	<p>Capacity Derivation Submission.</p>	<p>Employment Potential No.</p>	<p>2014 Update /</p>
<p>2016 Update /</p>	<p>2017 Update Was considered in the 'Commitment' category in the March 2017 SALA Report due to the fact that the capacity had been counted in the JCS for the as part of the Winnycroft Strategic Allocation.</p>	<p>2018 Update Considered 'suitable' in previous SALA reports and has been put back into this 2018 Report because it was resubmitted by the agent on behalf of the landowner in October 2017.</p>	<p>Further Notes</p>	

Appendix 3: Timeframe/Trajectory for Suitable, Deliverable and Developable Housing / Employment Sites

Sl. No.	Site Name / Ref	Potentially Available in Years 0-5*	Potentially Achievable in Years 6-20*
1.	Kings Quarter (HA02)	80	
2.	Hampden Way Car Park (HA08)		Uncertain
3.	Greater Blackfriars (HA17)	350-400	
4.	Railway Sidings, Great Western Road (HA20A)	c.200	
5.	Southern Railway Triangle (HA20B)		Suitable for employment use
6.	Land between Canal & Bristol Road (HA21)		Suitable for employment use and no indication of availability / achievability
7.	Land at Leven Close (now just the Paygrove Lane part) (HA26)		10
8.	Long stay car park, Railway Station (EA01)	40	
9.	Land east of Waterwells Business Park (EA03)	150 & 86 = 236	
10.	Secunda Way Industrial Estate (EA04)	Suitable for employment use	
11.	Land south of junction between Eastern Ave and Barnwood Road (EA06)		Uncertain
12.	GWRSA Social Club (SUB02)		Uncertain
13.	Helipebs, Sisson Road (SUB04)	60 (but uncertainties exist over availability)	
14.	Land at The Wheatridge (SUB09)	50	
15.	Car park at Tuffley Library (SUB14)		Uncertain
16.	Land at Clearwater Drive (SUB18)	Educational use or residential use	
17.	Bohanam House & adjoining Community Centre, Barnwood Road (SUB19)		15
18.	Land south of Ski Centre (SUB24)	Not suitable	
19.	Manor Gardens, Barnwood (SUB25)	c. 20	
20.	Rear of former Cattle Market (SUB28)	150 - 280	
21.	Hare Lane Car Park (SUB29)		12
22.	Land at Snow Capel farm (SUB33)	Not suitable	
23.	Griggs Timber, Bristol Road (SUB38)		Suitable for employment use
24.	The Knoll, Stroud Road (SUB40)	Not suitable	
25.	Former Selwyn School Site (SUB41)	Not suitable	
26.	Northern part of Land East of Forest View Road, Tuffley (SUB42)	Not suitable	
27.	277-279 Bristol Road (SUB46)		Suitable for employment use

28.	Warehouse, Great Weston Road (SUB48)		Suitable for employment use
29.	Gospel Hall, Matson Lane (SUB49)	Not suitable	
30.	Wessex House, Great Western Road (SUB51)	20 - 30	
31.	Former Civil Service Sports Club, Estcourt Road (SUB52)	20	
32.	Land at Rea Lane (SUB54)	30	
33.	Gloucester Mail Centre, Eastern Avenue (SUB56)	Suitable for employment use	
34.	30 St Catherine Street (SUB58)	3 - 5	
35.	9-11 St Catherine Street (SUB59)	3 - 6	
36.	GALA Club, Fairmile Gardens (FS01)	Not available	
37.	Southgate Moorings and Car Park (FS02)		40
38.	Colwell Arts Centre, Derby Road (FS08)		30
39.	Rear of Smith & Choyce, Upton Street (FS09)		Suitable for employment use
40.	104 Northgate Street (FS10)	20	
41.	Kemble Close (FS11)		8
42.	Mead Road (FS14)		8
43.	Former Redcliffe College, Horton Road (FS15)	Not suitable	
44.	Land adj. Eastgate Shopping Centre & City Council Indoor Market (FS16)	20, but also suitable for retail use	
45.	Former Lansons, 12-16 Quay Street (FS20)	10 - 15	
46.	Cathedral Coaches, 18 Quay Street (FS21)	Not suitable	
47.	Industrial Units, Alvin Street (EDO12)		20
48.	Peel Centre & Madleaze Industrial Estate (ED013NEW)	Suitable for existing uses on the Peel Centre and for employment use on Madleaze Industrial Estate. On Madleaze, subject to fully addressing flood risk concerns could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected.	
49.	Gloucester Retail Park (ED036)		Suitable for employment / retail use
50.	67-69 London Road (ED036)	30	
51.	37-39 Worcester Street - Tanners Hall (LAP2)	Not available	
52.	Blackbridge Sports Hub (01NEW17)	Suitable as a sports hub	
53.	Former Town Ham Allotments (02NEW17)	Not suitable	
54.	Land at Blackbridge (03NEW17)	30	
55.	Land off Rudloe Drive (04NEW17)	Suitable for employment use and potentially for residential development	

		subject to national and local policy considerations	
56.	Land off Eastgate Street (05NEW17)		15
57.	Land East of Winnycroft Lane (06NEW17)	Not suitable	
58.	Land East of Sneedhams Road (07NEW17)	28	
59.	43-49 and 51-53 St Catherine Street (08NEW17)	Not suitable	
60.	Mill Place (10NEW17)	Suitable for employment use, but subject to fully addressing flood risk concerns could be suitable for a mix of uses through the intensification and/or reconfiguration of the site, as long as employment uses are protected	
61.	Winneycroft Farm Buildings (01NEW18)	Not suitable	
62.	Jordans Brook House (02NEW18)	20	
63.	Land off Myers Road (03NEW18)		10
64.	Land at Gloucester Golf Club (04NEW18)	Not suitable	
65.	Southern part of Land East of Forest View Road, Tuffley (05NEW18)	Not suitable	
66.	Colwell Youth & Community Centre (06NEW18)		15 - 20
67.	Westgate Island (07NEW18)	Suitable for retail	
68.	Westgate Car Park (08NEW18)	Suitable for car parking	
69.	Land at Corncroft Lane (09NEW18) (aka Little Winnycroft)	c.250	
*All figures are a best estimate of dwelling capacity factoring in a large number of variables.			