

Gloucester City Strategic Housing Land Availability Assessment December 2012



Gloucester City Strategic Housing Land Availability Assessment Update 2012

Executive Summary

- The National Planning Policy Framework (March 2012) requires, at paragraph 47, local planning authorities to demonstrate a five year housing land supply of specific deliverable sites with an additional buffer of 5% to ensure choice and competition in the market for land.
- The 2012 Gloucester City Strategic Housing Land Availability Assessment (SHLAA) identifies that the City has a satisfactory 5 year plus 5% housing land supply.
- The revised annualised housing delivery requirement for the City based on the Councils interim housing requirements adopted at Council (November 2011) of 325 dwellings per annum is derived on the basis of the evidence published in 2011 to support the Joint Core Strategy Developing the Preferred Option Consultation.
- A five year supply for Gloucester City would require 1625 dwellings. An additional 5% (81 dwellings), would result in an overall total requirement for the first five years of 1706 dwellings. The 2012 SHLAA trajectory demonstrates that the projected supply of land in the City for the period April 2012 – April 2017 is 2339 units, this represents a 7.2 year supply.
- The NPPF requires local planning authorities to identify specific developable sites for growth for years 6-10 and where possible years 11-15. Projected delivery from developable sites from April 2017 – April 2022 demonstrates a further 4.5 year supply. When combined with the first five year period this represents a total 11.7 years housing land supply.
- For the period April 2022 – April 2027 the 2012 Gloucester SHLAA demonstrates a further 4.2 year housing land supply. Taken over the whole 15 year period from April 2012, the SHLAA identifies a 15.9 year housing land supply.
- As an urban authority, and owing to the rigorous search for sites undertaken and supported by the SHLAA panel, the 2012 SHLAA has identified windfalls as a potential capacity source from year 11 (April 2021) onwards.
- The tight boundary of the City, together with significant constraints such as flooding, landscape, statutory natural environment designations and the need to safeguard a supply of employment land in the City results in realistic supply of suitable, available and achievable sites over five years and potentially deliverable sites over the remaining plan period 2017 -2031.
- Using the SHLAA as evidence it is the role of the Gloucester City Plan to allocate sites for future housing within the City on the basis of the development strategy that will be contained in the emerging Joint Core Strategy.

1.0 Introduction

- 1.1 This study updates the Strategic Housing Land Availability Assessment (SHLAA) undertaken for Gloucester City and published in December 2011. The study covers the period from 2012 – 2031. The plan period being considered is the Joint Core Strategy Plan period of 2011 -2031.
- 1.2 The National Planning Policy Framework (NPPF), published in March 2012, references the role of the SHLAA at paragraphs 47 and 48 in helping to boost significantly the supply of housing across the country. While the NPPF revoked the previous policy guidance of Planning Policy Statement 3, the practice guide on producing SHLAA's (DCLG July 2007) is not revoked.
- 1.3 The 2011 Gloucester City SHLAA was undertaken in conjunction with Joint Core Strategy partners Cheltenham and Tewkesbury in order to produce a housing trajectory for the wider Gloucester area.
- 1.4 The 2012 Gloucester SHLAA update only considers those sites within the administrative boundary of the authority in order to provide an up to date robust evidence base on future capacity within the City in order to inform Joint Core Strategy and City Plan preparation.
- 1.5 Details of SHLAA sites that lie on the periphery of the City to the north and east can be found in the Tewkesbury Borough SHLAA 2012 and details of sites to the south in the Stroud SHLAA 2012.
- 1.6 Paragraph 15 of the DCLG SHLAA Practice Guide (July 2007) states that where a local planning authority has used the standard methodology set out in the practice guide and has been transparent in its processes the resulting SHLAA will be considered to be robust and the planning authority should not need to justify the methodology it has used in SHLAA preparation, including at independent examination. The 2012 SHLAA panel endorsed the City's approach to SHLAA review, therefore a methodology and approach in accordance with Government guidance is considered to have been undertaken.
- 1.7 This SHLAA has been produced to a consistent methodology with JCS partners, Tewkesbury and Cheltenham. However owing to the urban nature of Gloucester City and the difference in geography of partner authority's locally specific assumptions exist within each authority's SHLAA for 2012. These are locally justified.
- 1.8 The 'policy off' methodology used for the Gloucester City SHLAA is outlined further in Section 2. Differences between the 2011 and 2012 study are a result of the application of new evidence where this has become available over the course of the year as a result of both Joint Core Strategy and City Plan preparation. Where relevant this evidence has been applied to the SHLAA in order to provide a robust study that gives certainty to both plan preparation, the development industry and land agents with regard to housing land supply in the City, all in accordance with the DCLG SHLAA Practice Guide (July 2007) and the NPPF (March 2012).

- 1.9 This study has considered those sites listed in last years SHLAA plus four new sites that have been promoted to the City Council for the purpose of SHLAA over the course of 2012.
- 1.10 The results of the study and housing supply trajectory can be found at Section 3.
- 1.11 Details of the sites considered can be found at Appendix 1, which is available as a downloadable PDF on the City Council website, details of the anticipated delivery of existing residential commitments can be found at Appendix 2 and the projected delivery of SHLAA sites at Appendix 3. The housing delivery trajectory can be found in the results at Section 3.
- 1.12 In accordance with national guidance and while the SHLAA is important evidence to inform plan making as it identifies housing potential, it does not in itself determine whether a site should be allocated for housing development, this is the role of the plan making process. Therefore the capacities and trajectories within this SHLAA are provided to inform plan making and do not prejudice the decision to be taken during the plan making process.

2.0 2012 Gloucester City SHLAA Methodology

- 2.1 A review of the sites contained in the December 2011 SHLAA sites table was undertaken. In addition four new sites that had been submitted to the authority for inclusion in the SHLAA process

over the course of the year were included in the sites table as entries SUB52-SUB55.

- 2.2 A rigorous review of all the sites was undertaken, in accordance with Appendix 4 with the benefit of the following evidence having been prepared during the course of the year;
- A Landscape Sensitivity Study prepared for the Joint Core Strategy
 - Draft Biodiversity and Green Infrastructure Study for the Joint Core Strategy
 - The views of the Strategic Employment Land Availability Assessment (SELAA) Panel
 - A Draft Surface Water Management Plan for the City
- 2.3 Those promoting SHLAA sites were also asked to provide any new additional information or studies on their sites that had been undertaken since 2011. Information provided by those promoting sites through the City Plan process was also considered as new evidence for the 2012 update.
- 2.4 Details of heritage constraints for each SHLAA site were also reviewed.
- 2.5 A new column in the SHLAA table was added entitled 'Market Adjustment' to take account of any revised capacities for sites arising from the economic down turn or changes to the viability of previously approved residential schemes. This process was undertaken in 2011, however, for transparency the formal table

has been adjusted to clearly identify where a market adjustment has been applied.

- 2.6 A further column providing an update for 2012 was also added to the table to demonstrate to the SHLAA panel the intention of the planning authority with regard to the site having undertaken the 2012 review.
- 2.7 Once the SHLAA table had been satisfactorily reviewed a pre-panel draft trajectory was prepared forecasting the potential delivery of both existing commitments and SHLAA sites. Assumptions for delivery in the trajectory are explained in Appendix 4.
- 2.8 Both the updated SHLAA table and trajectory were presented to the SHLAA panel on 27th November 2012 and each site considered in turn.
- 2.9 The panel's comments on each site were noted and a revised SHLAA table and trajectory prepared accordingly. The draft revised documents were re-circulated to the panel for transparency and final comment prior to final publication of the SHLAA report in December 2012.
- 2.10 As an urban authority a figure for windfalls has been included in the trajectory for years 11-20 of the plan period, in accordance with Stage 10 of the 2007 DCLG guidance. Historically, as the City has not had an up to date development plan a fair proportion of residential completions in the City have been windfalls. This capacity will however decrease in the City as residential permissions are taken up and the change in coalition policy

concerning residential gardens begins to take effect. Moreover owing to the robust approach to SHLAA preparation, endorsed by the 2012 SHLAA panel, site identification has been rigorous and there is no need for a windfall capacity to be taken into consideration until the second half of the plan period.

- 2.11 The methodology above explains that an assumption with regard to windfalls has been based on the source delivering 10% of the overall housing requirement, ie: 590 dwellings over the remaining 19 years of the plan period. The delivery of these dwellings in the trajectory is spread over years 11-20 at a rate of 59 dwellings per year.
- 2.12 A further assumption has also been made concerning the delivery of existing small sites commitments. Over the past 3 years lapsed permission on small sites in the City have averaged at 16 units per annum. The SHLAA panel suggested a lapse rate on small sites be applied to 10% of permissions. Given that permissions now lapse after 3 years a trajectory adjustment was made for 10% of small site consents over the first 3 years. In practice out of a total of 250 dwellings permitted on small sites 25 dwellings were assumed not to deliver in the first three years of the trajectory.
- 2.13 No adjustment has been made for the lapsing of large sites in the trajectory on the basis that they would still represent capacity in the City and may come forward at a later stage in the plan period as a potential windfall.

3.0 2012 Gloucester City SHLAA Results

- 3.1 The Table attached at Appendix 1 clearly captures the results of the 2012 review of sites.
- 3.2 As a result of updating the table it is possible to produce a housing land supply trajectory which clearly demonstrates that Gloucester has a 5 year plus 5% housing land supply based on existing commitments, draft allocations and submitted SHLAA sites. The 2012 Trajectory Table can be found at Figure 1 and the corresponding Trajectory Graph at Figure 2.

- 3.5 For the purpose of the trajectory large greenfield sites are shown as delivering from year ten onwards, owing to the existing housing supply in the City. It should be remembered that inclusion in the SHLAA does not ensure that a site would be allocated for residential purposes through the development plan process. It is for the City Plan to allocate sites for future residential development taking into account additional evidence such as sustainability appraisal and building on the adopted strategy for the future growth of the City.

Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
GCC Commitments	218	477	525	363	374	273	138	80	66	50	50	50	50	50	50	25				2839
GCC SHLAA sites		26	35	120	201	195	206	171	135	90	240	173	165	128	103	63	33	33	36	2131
Windfall Allowance										59	59	59	59	59	59	59	59	59	59	590
Total	218	503	560	483	575	468	344	251	189	199	349	282	274	237	212	137	92	92	95	5570

Figure1: Gloucester City Trajectory Table 2012

- 3.3 It is noted that the reliance on delivery from SHLAA sites does not commence until the monitoring period April 2015 – April 2016, as delivery from existing commitments begins to fall.
- 3.4 Delivery at the end of the plan period from existing commitments is based on the extant permission at Gloucester Quays for residential development.

Figure 2: Gloucester City Housing Trajectory Graph 2012

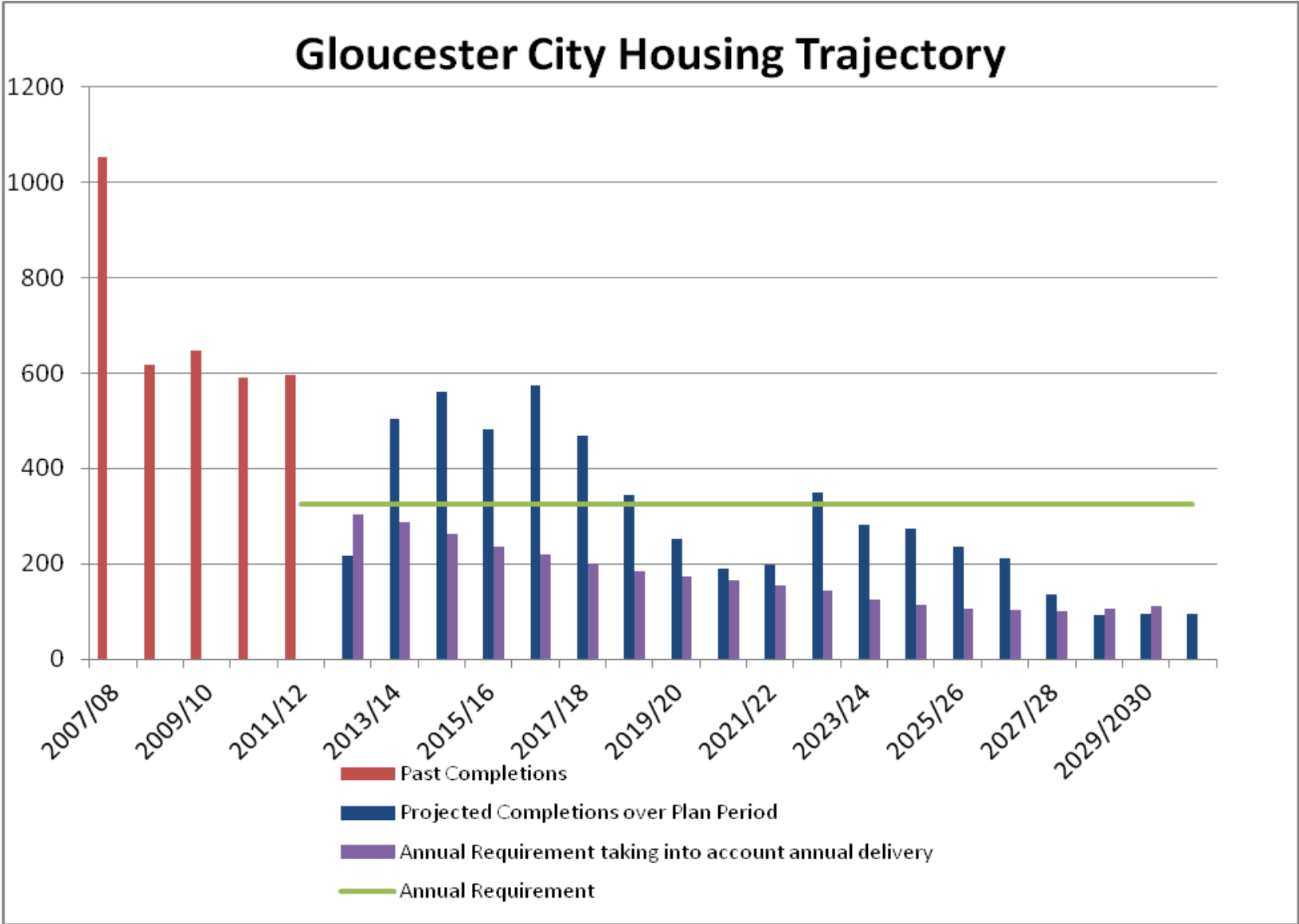


Figure 3: Housing Land Supply for Gloucester based on SHLAA data

Trajectory Period	Years	Dwellings Required	Delivered 2011-2012	Residual Rqd	Trajectory Capacity	+/-
1 -5 Years	2011-2016	1625	596	1029	2339	+1310
1-10 Years	2011-2021	3250	596	2654	3790	+1136
1 1-15 Years	2011-2026	4875	596	4279	5144	+865
1 1-20 Years	2011-2031	6500	596	5904	5560	-334

4.0 Conclusion

- 4.1 Figure 2 demonstrates that in 2011/12 Gloucester exceeded its annualised requirement in terms of housing completions. Projected completions over the next five years are also shown to significantly exceed the annual requirement taking into account annual delivery. Figure 3 demonstrates that the City has a 5 year plus 5% housing land supply in accordance with the NPPF (March 2012).

Appendix 1 2012 SHLAA Sites Table

Ref	Site	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential	Market Adjustment (Estimated yield)	2012 Update	2012 Panel comments
HA01	Gloucester Quays	Urban dockside development with outline permission for 1000 units. Numerous Listed buildings and within Docks Conservation Area. SFRA 2 Flood Zone 3a. Included in commitments in housing trajectory.	Good accessibility to services, facilities and employment.	Yes	Yes	6-10 11-15	26.77	1,000	500	Site identified as a 'Local Strategic Regeneration Priority' in emerging Council Regeneration Strategy	Should market pick up site may yield some apartments towards the end of the plan period.
HA02	Bus station and Market Parade	Town centre, bus station, office and retail uses, subject to development brief for retail lead redevelopment of area with residential. GHURC area for regeneration. Within area of principle archaeological interest and adjacent to City Centre Conservation Area. Multiple ownerships, would need comprehensive regeneration approach.	Good access to services, facilities and employment.	Yes	Yes	6-10	1.8	50	-	Kings Quarter is identified as a 'Major Strategic Regeneration Priority' in emerging Council Regeneration Strategy. Draft Kings Quarter Concept Statement has been out to consultation and final document will go to Council in New Year.	Residential will fit in around a predominantly retail led regeneration scheme.
HA03	RAF Quedgeley, Kingsway	Outline and full permissions in place for comprehensive redevelopment of site for residential, employment and community uses. Much of site complete and under construction. Contamination issues been/being dealt with. Will be included in commitments in housing trajectory. Remainder to be delivered included in commitments in housing trajectory. Within the area is the site of Manor Farm and associated barns which are designated as both listed buildings and scheduled monument.	Good access to public transport and employment. Good access to services and facilities in Quedgeley. Additional services and facilities to come forward on site.	Yes	Yes	0-5 6-10	139	3,300 (2000 dwellings already complete)		Whole site now benefits from reserved matters consents but Framework 4 is stalled owing to the market.	Agree
HA04	Land junction Barnwood Road and bypass	Derelict land with permission for hotel, commercial and residential development. Small amount of residential on part of site. Outline planning permission granted. Site is complete	Good access to public transport and employment. Access to services within Barnwood.	Yes	No	-	1.3	-		Site complete as of April 2012 delivering 14 dwellings and 9 flats	Agree
HA05	Former Industrial Sites Bristol Road	Derelict and Vacant employment site. Outline permission subject to S106 agreement for comprehensive redevelopment for employment and residential. Contamination from previous uses. Included with commitments in housing trajectory.	Fair access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-11	9.1	235		Application to amend S.106 contributions going to December 2012 Planning Committee (new viability report 235 dwellings – outline upto 340)	Agree
HA06	Part St Michael's Square	City centre location, part of site SFRA flood zone 2, surrounding area has listed buildings and conservation area and Article 4 directive. Area of Principle Archaeological Interest. Area purchased by local residents and developed as garden. Land not available for development.	Good access to public transport, services, facilities, employment and city centre uses/	No	No	No	0.1	-		Site not likely to come forward for residential purposes - in use as a community garden	Agree
HA07	Corner Southgate Street and Trier Way	Derelict land adjacent to Gloucester Quays and Gloucester park. Permission Subject to S106. SFRA flood zone 2 and 3a. Site located within the Southgate Street Conservation Area See section 9.2 management recommendations for site policy CA2/5.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	0.2	49		No live permission on site, previous consent for 49 flats subject to S.106	Agree
HA08	Car park Hampden Way	Occupied and functioning well used City Centre car park. SFRA flood zone 2. Need to replace car parking facility in order to develop. Site located within the Eastgate and St Michaels Conservation Area.	Good access to public transport, services, facilities and employment.	Yes	Yes (longer term)	6-10	0.2	75			Queried whether site would come forward for residential given it is a well used parking space – need to cross reference with Parking Strategy
HA10	Bus depot London Road	Urban location, operational bus depot for main bus operator. Subsequent to Local Plan process the bus operator has expressed intention to retain the depot for operational purposes. Site located adjacent to London Road and Denmark Road Conservation Area.	Good access to public transport, services, facilities and employment.	Yes	No	No	0.7	-		Bus station do not intend to relocate from site in foreseeable future	Agree
HA11	Part oil storage depot Hempsted Lane	Surrounding area subject to redevelopment. Contamination on site. Part of site housing allocation. SFRA 2 identifies part of site in flood zones 3a and 3b. Site adjacent to Newark House - listed building impact on setting and that of the conservation area designated.	Poor to fair access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-10	3.89	101		Planning application submitted for 101 dwellings, subject to S106 negotiations. (12/00725/OUT)	Part of site subject to flooding Proposed scheme access is off Hempsted Lane – all development proposed outside Flood plain.
HA12	Former Telecom House Great Western Road	Urban area, vacant buildings and associated parking area. Allocated for magistrates court.	Good access to public transport, services, facilities and employment.	Yes	No	6 - 10 11-15	0.6	25		SELLA panel 2012 stated best use of site was employment or mixed use	Agree
HA14	Kingsholm	Urban area, occupied and functioning rugby club.	Good access to public transport,	Yes	No	No	2.6			Rugby club do not intend to	Agree

Gloucester Strategic Housing Land Availability Assessment
Review of sites 2012

Ref	Site	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential	Market Adjustment (Estimated yield)	2012 Update	2012 Panel comments
	Rugby Club	SFRA flood zone 3b. Site adjacent to Worcester Street and Kingsholm Conservation Areas Subsequent to Local Plan publication the Rugby Club have declared intention to remain at the site.	services, facilities and employment.					-		relocate from site.	
HA16	Greater Greyfriars inc. Gloscat main site and media site.	City centre. Vacant college buildings and surrounding area. Development brief, master planning and approved planning permission for comprehensive redevelopment of the area. Listed buildings, located within City and Eastgate and St Michaels conservation areas and archaeological constraints. To be included in commitments in housing trajectory.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5 6-10	7.91	254		Site is a 'Local Strategic Regeneration Priority' subject to permission for 254 dwellings as part of a mixed use scheme including commercial	Agree
HA17	Greater Blackfriars	City centre car parks, vacant and derelict buildings, county council offices, prison, police station, listed buildings and scheduled monument and located within Barbican and City Centre conservation areas. Multiple owners and interests. Development brief and master planning for comprehensive redevelopment of the area. GHURC regeneration area, 'Magnificent 7' site.	Good access to public transport, services, facilities and employment.	Yes	Yes	6-10 11-15	11.76	300		Site is a 'Major Strategic Regeneration Priority' in emerging City Council Regeneration Strategy	Agree
HA18	Adj Dry Dock	Dock side location adjacent to existing flats and employment uses. Setting of listed buildings and Docks conservation area, area of archaeological interest. Previous suggestion of apartment development. SFRA 2 indicates flood zone 3a & 3b.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	1.34	65	30	Site is a 'Local Strategic Regeneration Priority' in emerging City Council Regeneration Strategy	Agree
HA19	Westgate Quay	City centre and waterside location. Occupied by retail, office, car sales and engineering. Subsequent to Local Plan the owners have expressed an interest not to pursue redevelopment of the area for the foreseeable future. Recent improvements and extension to retail offer. Subject to draft planning brief which is on hold. Archaeological interest. SFRA flood zone 3a	Good access to public transport, services, facilities and employment.	Yes	No	No	2.35	-		Site not being pursued.	Agree
HA20	Railway Corridor: Great Western Road Sidings	Currently underused sidings, employment / commercial uses and car parking. Area included within the Railway Corridor planning brief and GHURC 'Magnificent 7' site.. Indicated for mixed use development to include employment, residential and community uses / facilities. Noise constraints for development adjacent to railway. Uses on sidings required to move to southern triangle to release land for development.	Good access to public transport, services, facilities and employment, as well as city centre.	Yes	Yes – after freight sidings have been relocated to southern triangle	0-5 6-10	4.5	150	100	Site is a 'Local Regeneration Project' in emerging City Council Regeneration Strategy Site identified by SELAA panel for mixed use development including biomedical HIC park.	Agree
HA20	Railway Corridor: Horton Rd Sidings	See SUB45 below.		-	-	-	4.26			Site is a 'Local Regeneration Project' in emerging City Council Regeneration Strategy	Agree
HA20	Railway Corridor: Northern Triangle	See SUB03 below		-	-	-	8.61			Site away for Supermarket and employment related development	Agree
HA20	Railway Corridor: Southern Triangle	See SUB08 below		-	-	-	4.22			Site required for operational railway purposes	Agree
HA21	Land between canal and Bristol Road	Occupied and functioning industrial and commercial land along canal side with accesses from Bristol Road. Numerous land owners and tenants in place. Some areas SFRA flood zone 2 and 3b. Some areas with contamination issues. Site subject to draft LDF allocation . GHURC 'Magnificent 7' site. Requires removal of redundant railway bridge. May require relocation of existing uses. Would need comprehensive development approach. Possible industrial heritage of local significance – requires survey.	Good access to public transport, services, facilities and employment.	Yes	No	11-15	23.81	200	0	This area is a 'Local Strategic Regeneration Priority' in emerging City Council Regeneration Strategy SELLA panel advised to retain as employment land for plan period. Site to be kept in SHLAA but capacity not in trajectory	Market adjustment should be zero
HA23	Clifton Road Triangle	Vacant land allocated within Site Allocation DPD. Surrounded by commercial and residential uses. SFRA flood zone 2 and 3b.	Good access to public transport, services, facilities and employment.	Yes	No	No	0.7	-		Part of site has extant permission for car showroom & sales	Agree

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										Restrictive covenant on site Site not being promoted	
HA24	Land at Clearwater Drive	See SUB18 below		-	-	-					
HA25	Mayos Land	See SUB32 below		-	-	-					
HA26	Land at Leven Close and Paygrove Lane	Greenfield site surrounded by residential uses. Access to the site is locked, therefore not public open space. Allocated for development on part of site, with remainder for public open space. Comprehensive SUDS scheme would be required as part of any development proposals.	Fair to good access to public transport, local services and facilities.	Yes	Yes	0-5	0.4	15		Response received. Site still being promoted and information held up-to-date. No change.	Agree
HA27	Land at Hammond Way, Barnwood	Car parking, hard standing, vacant land. Surrounded by residential, leisure and employment uses. Not promoted through SHLAA, but not further constraints to development.	Good access to public transport and local services and facilities within Barnwood.	Yes	No	No	0.22	-		Site not being promoted.	Agree
HA28	Blackbridge Allotments	See SUB13 below.		-	-	-				Site now has permission subject to S.106 for resi.	
HA29	Norville site Tarrington Road	Vacant industrial site, identified as housing allocation in draft DPD. Not promoted through SHLAA. Surrounded by residential. Approximately 1/3 of site within flood zone 3b.	Good access to local services and facilities.	Yes	Yes	0 – 5 6 - 10	0.86	20		Site in private ownership 2012 SELAA panel recommended redevelopment for residential	Check developable area owing to flooding. This will affect the capacity of the site. Potential remains to reinstate street along Tarrington Road & St. Aldwyn Street – Potential capacity amended accordingly.
HA30	Former B&Q, Trier Way	Bulky goods retail unit with car parking. Subject to draft DPD allocation for mixed-use development including residential. Surrounded by retail, leisure and residential. Part of the site located in flood zone 3B. The unit has now been renovated and occupied by a new bulky goods retailer (2010). Located adjacent to Barton Street and Eastgate and St Michaels Conservation Areas	Good access to public transport, services, facilities and city centre.	Yes	No	No	1.14	-		Existing unit renovated for new bulky goods retailer on a long lease.	Agree
EA01	Long stay car park, railway station	Functioning long stay car park for railway station users. Noise issues with proximity to rail. Surrounded by employment and transport uses. Site not available – required for continued use by railway users.	Good access to public transport, services, facilities and city centre.	No	No	No	0.49	-		Site required by Network Rail for surface parking for customers 2012 SELAA – site unlikely to come forward in plan period.	Agree
EA02	RMC site, Waterwells Bus Park	Vacant land surrounded by employment uses and park and ride site. Allocated for employment in Local Plan, site has planning permission for 37 office and industrial warehouse units.	Good access to public transport and employment. Poor access to education, health and leisure.	No	No	No	1.1	-		Site has outline and reserved matters consent for employment development – partly built out – 2012 SELAA panel agreed most suitable use is employment	Agree
EA03	Land east of Waterwells Business Park	Greenfield land allocated for employment uses within Local Plan and draft DPD. Subject to planning brief adopted by the Council for development control purposes. Surrounded by employment, agriculture and some residential uses. Only small part of site suitable for residential development – requires full financial evaluation to demonstrate contribution to viability of wider scheme. Land to east of site along line of brook has biodiversity interest and should be enhanced for green infrastructure and biodiversity purposes. Comprehensive SUDS scheme would be required.	Poor access to public transport, service and facilities. Good access to employment.	Yes	No	No	15.1	-		2012 SELAA panel agreed most suitable use is employment - this area is the City's only strategic release of employment land remaining Extant outline permission on part of site for employment.	Agree
EA04	Land at southwest bypass (Secunda Way Industrial Estate)	See SUB37 below.		No	Yes	No	-	-		2012 SELAA panel stated most suitable use is employment	Agree
EA05	Land north of Naas Lane, IM Group	See SUB30 below.		-	-	-					
EA06	Land south junction between	Vacant land adjacent to roundabout, extent of employment allocation includes part of the Territorial Army site. Access and possible multiple ownership	Good access to public transport, services, employment and facilities.	Yes	No	No	0.7	-		2012 SELAA panel – site needs to come forward as part of a larger	Agree

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	Eastern Ave and Barnwood Road	issues. Design of site may not allow development of full potential of 20. Loss of employment allocation would need to be justified against policy.								redevelopment but TA has a long lease on the site – not likely to come forward in plan period.	
EA07	British Gas (Transco)	Vacant land adjacent and to rear of Gas site. Surrounded by industrial and employment uses. Allocated for employment uses. Severe contamination issues. SFRA flood zone 3b.	Poor access to services and facilities, good access to local employment.	No	No	No	10.09	-		Site has been remediated and bought forward for B8 open storage uses. Not suitable, available or achievable for resi.	Agree
EA08	BT Depot	Occupied and functioning depot and storage site. Subject to draft allocation for employment uses. Within cordon sanitaire and SFRA flood zone 3b. Would require relocation of existing employment uses.	Poor access to public transport and employment. Poor access to services and facilities.	No	No	No	3.03	-		Site required for operational purposes by BT. 2012 SELAA panel stated best use of site was employment.	Agree
EA09	Cedar House, Spa Road	Occupied and functioning office building. Subject to draft allocation for employment uses. Surrounded by residential and office uses. Within Spa Conservation area and setting of listed buildings. Relocation of existing user required. Site not available, required for continued employment uses.	Good access to employment, services and facilities.	No	No	No	0.38	-		Site not available, nor is it being promoted - required for continued employment uses.	Agree
EA10	Land adj to Walls factory	Vacant Greenfield site adjacent to industrial uses and railway line, would not create an appropriate environment for residential development. Allocated for employment use. Contamination investigation required. Access issues. Edge of site SFRA flood zone 3b. Opportunity to improve biodiversity value of site and to improve GI particularly access under railway. Site not available, required for employment use.	Good access to employment. Fair access to public transport, services and facilities within local area.	No	No	No	5.85	-		2012 SELAA panel stated best use of site was employment Site not available, required for employment use.	Agree
EA11	West of Tesco filling station, Quedgeley	Open space along footpath, road and retail development. Allocated for an extension to Quedgeley district centre. Surrounded by retail and medical centre uses. Site not available, required for extension to retail development.	Good access to public transport, employment, services and facilities.	No	No	No	0.84	-		Extension to car park and Tesco store now complete – site no longer available	Agree
NLUD0 1	Rear of 2 to 28 Hempsted Road	Surrounded by employment and industrial uses, electric sub station and land fill site. Part of site SFRA flood zone 3b. Access and ownership issues to overcome. Setting of Hempsted Conservation Area and impact on Newark House Listed Building.	Poor to fair access to facilities and services.	No	No	No	2.54	-		2012 SELLA panel identified site as most suitable for employment. Site now coming forward for employment permissions	Agree
NLUD0 3	Land to rear of 5 to 15 Kemble Road	Garages and vacant land to rear of residential properties. Surrounded by residential. Difficult shape to develop, multiple ownership with multiple access rights.	Poor to fair access to public transport, local services, employment and facilities.	Yes	No	6-10	0.27	6			Agree
NLUD0 4	Land Registry, Bruton Way	Occupied and functioning B1 office building. Surrounded by road links and city centre uses. Not available, required for continued employment use. Adjacent to Eastgate and St Michaels Conservation Area	Good access to public transport, employment, services, facilities and city centre.	No	No	No	1.27	-		Existing use is for employment – change of use would need to be justified against policy	Agree
SUB01	Joseph Rice, 26 Hempsted Lane	Surrounded by industrial employment and landfill site. SFRA flood zone 3b. Potential contamination issues. Setting of Hempsted Conservation Area and impact on Newark House Listed Building.	Poor to fair access to public transport, employment, services and facilities.	No	No	No	1.14	-		2012 SELLA panel agreed most suitable use to be employment	Agree
SUB02	GWRSA Social Club	Building on the site occupied by a church and land managed as car parking areas. Surrounded by employment uses, residential, hospital and railway uses.	Good access to public transport, employment, services and facilities.	No	Yes	No	0.4	-		Site now occupied by a church and land used for car parking	Active community use and adjacent to railway. Site not considered to be suitable for resi by Panel. Entry amended accordingly.
SUB03	Railway Triangle North	Currently inaccessible vacant land, surrounded by railway lines, raised road and embankment. Industrial and residential uses beyond. Noise, access and contamination issues. Subject to draft planning brief for mixed-use development.	No access to the site at present. General area has good access to employment, services and facilities.	No	No	No	8.61	-	0	Site now underway for mixed use development	Agree
SUB04	Helipebs, Sisson Road	Occupied and functioning industrial site. Contamination issues. Surrounded by industrial, rail, residential uses and public open space. Loss of existing employment use would need to be justified against policy. Impact on local industrial heritage.	Good access to public transport, employment, services and facilities in the wider area.	Yes	Yes	0-5 6-10	1.6	70		2012 SELLA panel agreed most suitable use to be residential	Agree
SUB05 (not SUB28)	Land at St Oswalds	Greenfield site, surrounded by open countryside and residential uses. New highways access would be required. SFRA flood zone 2.	Poor to fair access to public transport, employment, services and facilities.	Yes	No	6-10	1.0	20		Verbal update at SHLAA panel required	Panel suggested site would flood. Also that family housing would be more likely than a high density flatted scheme.

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Review of sites 2012

Ref	Site	Character / Constraints / Assessment summary	Accessibility	Suitable	Available (first five years?)	Achievable	Unconstrained site area (Ha)	Housing Potential	Market Adjustment (Estimated yield)	2012 Update	2012 Panel comments
											Site lies in flood zone 2 – capacity has been ammended to reflect panels comments.
SUB06	Land east of Hempsted	Greenfield open countryside. Surrounded by playing field and residential uses. Landscape sensitivity, prime biodiversity area, old orchard and good ridge and furrow. Landscape constraints need to be addressed. Would impact on setting of listed buildings . and setting of Hempsted Conservation Area see section 9.2 Management recommendations, Section 9.2 of Hempsted CAA&MP refers to the above and applies, including section on important views - adopted Sept 2007 as SPD for DC purposes.	Fair to poor access to public transport, employment, services and facilities.	Yes	Yes	6-10	3.42	50		Current evidence shows the site is subject to landscape sensitivity and this needs to be carefully addressed through any potential scheme in consultation with the local community.	Site les within the urban area, it is available and the landscape & archaeological heritage constraints can be overcome with careful consideration.. Community benefit could be achieved from the development of the site. Table amended to indicate site is suitable and could yield 50 dwellings - site added to trajectory.
SUB07	Frogcastle Farm	Greenfield site, surrounded by open countryside and residential uses. Access issues. Remote location. Nature Conservation Area with two key wildlife sites plus other biodiversity rich habitats. Medium to low landscape sensitivity. SFRA flood zone 3a & b precludes conventional development. Constraints cannot be overcome. Part of strategic GI corridor of the Severn and its washlands.	Fair access to transport, employment, services and facilities/	No	Yes	No	3.12	-		Response received. Site still being promoted and information held up-to-date. No change.	Site floods – unsuitable for residential development
SUB08	Southern Railway Triangle	Required to be retained for operational purposes by Network Rail and site is not developable.	No access to the site at present. General area has good access to employment, services and facilities.	No	No	No	3.24	-		Site required for operational purposes by Network Rail, is not suitable, available or achievable	Agree
SUB09	Land at The Wheatridge	Greenfield vacant land, surplus school site. Surrounded by residential development.	Fair access to public transport, local services and facilities. Access to employment in wider area.	Yes	Yes	0-5	2.28	65		Response received. Site still being promoted and information held up-to-date. City Council Draft Open Space Strategy identifies a shortfall of public open space in Abbey ward	Agree
SUB10	Hillfield House, Denmark Road	Occupied and functioning office building. Listed building over looking public open space and gardens, within London Road conservation area. Trading standards service has relocated from this site which is now vacant.	Good access to public transport and city centre facilities and services.	Yes	Yes	0-5	0.23	6		Vacant office building Response received. Site still being promoted and information held up-to-date. No change. Existing office could be converted to flats plus scope for a possible new build for flats.	Agree
SUB11	Heathfields, Denmark Road	Occupied and functioning office building for education and social care facilities. Surrounded by residential. Within Denmark Road Conservation Area, identified as a positive focal building.. 3 self contained flats completed 11/12 and noted in April 2012 housing monitoring report.	Good access to public transport and city centre facilities and services.	No	No	-	0.16	-		Site no longer owned by GCC Permission for 3 flats has been implemented.	Agree
SUB12	Saintbridge House, Painswick Road	Existing use (care home) has ceased and site is now vacant. Surrounded by residential. Saintbridge House is a listed building.	Fair access to public transport and city centre facilities and services.	Yes	No	-	0.43	-		Site no longer owned by GCC – sold to a care provider – no longer being promoted	Agree
SUB13	Blackbridge Allotments	Public open play space and under used allotments. Surrounded by residential, open space and railway line. Access issues. Part of area housing allocation in Local Plan. Sports and play space provision required. Biodiversity value along line of old railway. Potential to provide betterment for surface water runoff downstream. Site included in committments	Fair to poor access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	Yes	Yes	0-5	8.68	14		Part of site subject to extant permission for resi for 14 dwellings Subject to S.106 Response received. Site still being promoted and information held up-to-date. No change.	Agree
SUB14	Tuffley Library	Car park for local library, shops and schools. Surrounded by public open space, school, local shops and residential uses. Entrance acts as roundabout for junction, would need complete redesign for few residential units. Loss of existing	Good access to public transport, local services and facilities. Access to employment beyond immediate area and city centre.	No	Yes	No	-	-		Constraints and need for car parking means that development is less likely. Response received. Site still being promoted and	Agree

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Review of sites 2012

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		community use would need to be justified against policy.								information held up-to-date. No change.	
SUB15	Tuffley Resource Centre, Grange Road	Occupied and functioning education facility. Surrounded by residential uses and open countryside and edge of city development. Would require relocation of existing use. Loss of existing community use would need to be justified against policy.	Fair to poor access to public transport to enable access to services, facilities and employment beyond.	Yes	No	11-15	0.6	18		Site is still operational and availability is dependant on re-provision of existing education services. Response received. Site still being promoted and information held up-to-date. No change.	Agree
SUB16	Podsmead Court	Surrounded by residential and public open play space. Issues with relocating current use and residents. Redevelopment of existing housing would result in no net gain. Existing use would require relocating.	Fair to poor access to public transport, services, facilities and employment.	Yes	Yes	Yes	0.41	No net gain		Site no longer owned by GCC – sold to a care provider – no longer being promoted	Agree
HA17	Shire Hall	Occupied and functioning offices. Included as part of Greater Blackfriars area HA17 above. Located with City Conservation Area and impacts on listed buildings.	See HA17 above	-	-	-				Site is within area identified as a 'Major Strategic Regeneration Priority' in emerging City Council Regeneration Strategy. Response received. Site still being promoted and information held up-to-date. No change.	Agree
SUB17	Fire Station, Eastern Avenue	Former fire station site now vacant. Surrounded by retail, commercial and employment uses. Panel opinion that it is not a desirable location for residential development – detached from other residential uses. Loss of employment land would need to be justified against policy.	Fair to poor access to employment, retail and local services. Access to public transport within the area.	No	Yes	-	0.55	-		Operational Fire Station has relocated to Shepherd Road. Pre-app in Summer 2012 for possible use by police. 2012 SELLA panel considered site should be allocated for employment purposes. Disposal of site currently being considered by County Council	Site is not suitable –should not be in trajectory
SUB18	Land at Clearwater Drive	Greenfield land, surplus school site. Surrounded by residential development and canal. Half of site SFRA flood zone 2. Wildlife and nature conservation considerations to north west of site. Gloucestershire County Council confirm the site is no longer required for educational uses and the site is therefore available.	Fair to good access to public transport, local services, facilities and employment in the Quedgeley area.	Yes	Yes	6-10	2.09	30		Response received. Site still being promoted and information held up-to-date. No change.	Panel queried timescale – suggested 6-10 years rather than 0-5. Table amended accordingly.
SUB19	Bohanam House & adjoining Elmscroft Community Centre Barnwood Road	Occupied and functioning elderly persons care home, adjacent community centre and vacant land. Development of site would impact on setting of listed building. Existing use would require relocating and would need to be justified against planning policy.	Good access to public transport. Access to local services, facilities and city centre.	Yes	Yes	6-10	1.15	38		Response received. Site still being promoted and information held up-to-date. No change.	Agree
SUB20	Land at Posy Lane	Greenfield vacant land surrounded by residential development. Dwellings to be included with commitments in housing trajectory.	Good access to public transport. Access to local services, facilities and city centre.	Yes	Yes	Yes	0.68	15		Site is under construction 2011/12	Agree
SUB21	Land at Corncroft Lane	Greenfield agricultural land and farm. Site has a complex of listed buildings, setting issues. Possible key wildlife site with mosaic of biodiverse habitats. Landscape character of medium sensitivity. Site has been identified to assist flooding further downstream in draft surface water management plan by provision of a balancing structure. Improvements to GI to Cotswolds AONB to east required.	Access to public transport, local services & facilities.	Yes	Yes	11-15	8.82	150		Response received. Site still being promoted and information held up-to-date. No change. Extant permission on farm building complex	Possible flood attenuation requirements need to be better understood plus land take for extant permission in order to be certain about net developable area. This matter has been researched further by officers – developable area is approx 5Ha - Housing potential yield has been adjusted accordingly
SUB22	Land south of Hempsted	Greenfield agricultural land, with little biodiversity interest – potential for enhancement along black ditch. Medium to low landscape character. SFRA zone 3 along immediate brook corridor. Adjacent	Poor access to public transport, local services and employment in wider area and city centre.	No	Yes	No	12.2	-		Response received. Site still being promoted and information held up-to-date. No change.	Agree

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		strategic GI of Severn corridor and wash lands. Overlooking sewage works and effected by cordon sanitaire. Sloping land makes development of site prominent.								Site not suitable or achievable	
SUB23	Land adjacent ski centre	Part greenfield , some hard standing. Poor steep access to steeply sloping, prominent site. Development would impact on setting of listed building and heritage features. 2 good ponds and veteran trees, great crested newts and other amphibians on site. Good habitat of Robinswood Hill adjacent. High landscape character sensitivity. Adjacent to Robinswood Hill strategic GI asset. Difficult and costly to develop.	Fair to poor access to public transport, local services and facilities.	No	Yes	No	2.16	-		Response received. Site still being promoted and information held up-to-date. No change. Site not suitable or achievable	Agree
SUB24	Land south ski centre	Greenfield site with poor access, steeply sloping, prominent site. Development would impact on setting of listed building, landscape sensitivity. Difficult and costly to develop. Predominantly mown grassland, some woodland but no standing water, adjacent to Matson Wood key wildlife site. High to medium landscape sensitivity. Close to Robinswood Hill strategic GI asset.	Poor access to public transport, local services and facilities.	No	Yes	No	4.0	-		Response received. Site still being promoted and information held up-to-date. No change. Site not suitable or achievable	Agree
SUB25	Manor Gardens, Barnwood	Occupied and functioning sheltered retirement accommodation. Nursing home not included within area submitted. Development within curtilage of listed building and would impact on setting of listed building. Part of site in SFRA flood zone 2. Redevelopment of existing housing resulting in no net gain.	Fair access to public transport. Access to services and facilities within local area and employment beyond.	Yes	Yes	Yes	1.91	No net gain			Agree
SUB26	Land at Milton Avenue	Vacant land between industrial and residential development. Severe concerns regarding contamination.	Poor access to employment, services and facilities in wider area.	No	Yes	No	2.08	-		2012 SELAA stated best use of site was not employment. Site not suitable for resi or empty – best use may be as POS or for a community use.	Agree
SUB27	Land at corner of Laurels and Percy Street	Vacant land used for car parking for local shops. Surrounded by residential and local retail uses.	Good access to public transport, local services and facilities, with employment beyond and in city centre/	Yes	Yes	0-5	0.05	2		City Council owned site	Agree
SUB28	Rear of former cattle market	Vacant land surrounded by retail development. Residential development under construction adjacent to site. Could form continuation of these developments.	Fair to poor access to public transport and employment. Access to services and facilities and city centre.	Yes	Yes	0-5 6-10	2.5	65		City Council jointly own part of site Part of site to be used as compound for Tesco extension	Site could bring forward a scheme more quickly than 0-5 years as Tesco's are expected to complete quickly on their permission.
SUB29	Hare Lane car park	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.	Good access to public transport, employment, services and facilities within city centre.	Yes	Yes	11-15	0.32	12		City Council owned site	Potential of site determined by intensity of its use as a car park.
SUB30	IM Group Distribution, Naas Lane	Surrounded by agricultural land, railway line and some residential. Kingsway development to north and west will encroach on site. Site identified as employment allocation. Contamination issues on site. Currently in use for employment. Loss of employment land would need to be justified against policy.	Poor access to public transport, local services or facilities. Good access to employment.	Yes	No	No	8.1	-		An existing employment site. Site not being promoted by new owner	Agree
SUB31	Lynton Fields, east of Waterwells – Cross ref with land east of Waterwells	Greenfield, agricultural / small holding. Surrounded by open agricultural land, employment development and some residential. Included within land east of Waterwells allocation. Site subject to a planning brief that has been adopted by the Council for development control purposes. Currently subject to employment allocation, justification for the loss of allocated employment land would be required against policy.	Poor access to public transport, local services or facilities. Good access to employment.	-	-	-	1.91	-		Double counting with land east of Waterwells employment allocation	Agree
SUB32	Mayos Land, Quedgeley	Greenfield site, surrounded by residential and road network. Allocation for housing in Local Plan and LDF. Other half of site submitted to Stroud DC SHLAA. Firm commitments will be included in housing trajectory	Fair access to public transport, local services and facilities, with access to reemployment beyond.	Yes	Yes	0-5	1.9	49		Permission granted for 49 dwellings subject to S.106	Agree

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SUB33	Land at Snow Capel farm	Greenfield site adjacent M5, with high to medium Landscape sensitivity. Traditional semi improved grassland with good hedges and good isolated standard trees. Betterment for flooding issues downstream may be required. Site includes a scheduled monument, therefore impacts on heritage. Site is remote from any existing development. Landscape, environmental, sustainability and biodiversity together make the site unsuitable.	Poor access to public transport and any services and facilities.	No	Yes	No	20.26	-		Response received. No change.	Agree
SUB34	West Quay	Area of land submitted includes warehouses, the dock basin, dockside, car park and nature reserve. Development would impact on heritage and listed buildings. SFRA flood zone 3b Area also covered by SUB35 and HA18.	Fair to good access to services, facilities and employment.	No	Yes	No	7.19	-		Lock Warehouse has come forward in 2012. SUB35 & HA18 included in site	Agree
SUB35	Land adjacent Llanthony Warehouse	Area included within above submission. Currently car parking for museum. Development would impact upon Docks conservation area and listed buildings. SFRA flood zone 3b – though this has been overcome for other dockside developments.	Good access to public transport, and city centre facilities and services.	No	Yes	No	0.75	-		2012 SELLA panel stated site required for operational car parking for The Docks Site not suitable or achievable	Agree
SUB36	Travis Perkins	Former timber merchant yard, surrounded by housing development and canal. Planning permission granted for 104 dwellings to be included in commitments in housing trajectory.	Fair to poor access to public transport, services, facilities and city centre.	Yes	Yes	0-5 6-10	6.6	101		Planning permission granted for 104 residential dwellings - site under construction	Agree
SUB37	Secunda Way Industrial Estate	Vacant land within curtilage of small development of employment units. Surrounded by residential, public open space and employment uses. Allocated in Local Plan for employment use – would need to demonstrate not required for this use.	Fair to poor access to public transport, employment, local services and facilities.	No	Yes	No	-	-		2012 SELAA panel stated most suitable use was for employment – possible roadside use	Agree
SUB38	Land at Griggs Timber, Bristol Road	Vacant timber merchant site, part of site submitted. Access issues, due to potential ransom strip between site and Bristol Road. SFRA Flood zone 3B. Should be cross referenced with HA21 as site lies within this area- whole area to be retained for employment purposes through City Plan.	Poor access to public transport, services, facilities and employment.	No	Yes	No	0.5	-		2012 SELAA panel stated most suitable use was for whole area was for employment purposes	Agree
SUB39	Land at Commercial Road	Currently vacant office, surrounded by offices, some residential and city centre uses, backing onto the Docks Conservation Area. Listed building and design constraints require resolution.	Good access to public transport, services, facilities and employment.	Yes	Yes	0-5	0.01	3		Building could be converted to provide 3 dwellings units	Agree
SUB40	The Knoll, Stroud Road	Occupied and functioning elderly persons care home. Surrounded by residential development and Robinswood Country Park. Grassland and good supply of mature and veteran trees adjacent Robinswood Hill key wildlife site pond. Within high landscape sensitivity area. Development would impact on setting of listed building. Steeply sloping land. Only 1.5 hectares of the site indicated as developable by proposer. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Poor access to public transport. Access to services and facilities within Tuffley area and employment beyond.	No	Yes	No	4.5	-		Site not suitable or achievable.	Agree
SUB41	Former Selwyn School Site Land Matson Lane	Occupied and functioning school buildings and grounds. Traditional landscape conservation area. Small ornamental pond and good mature tree structures for biodiversity. Also an area of principle archaeological interest and a listed building with formal garden within grounds of house.	Poor access to local services and facilities. Access to public transport in the wider area and employment beyond.	No	Yes	No	2.2	–		Site is no longer used as a school but for care purposes. Site not suitable or achievable.	Agree
SUB42	Land Woods Orchard, Tuffley	Greenfield agricultural land improved grassland with good ridge and furrow adjacent to Robinswood Hill, steeply sloping, with high landscape sensitivity. Surrounded by open countryside, country park school and some residential. Environmental, landscape and biodiversity issues cannot be overcome. Sloping nature of land would make development at site prominent.	Poor access to public transport, local services and facilities.	No	Yes	No	2.82	-		Site not suitable or achievable	Agree
SUB43	Allstone, Myers Road	Occupied and functioning aggregate and waste facility. Surrounded by industry / employment, residential, railway line and public open space. Noise issues and contaminated land require	Good access to public transport, local services and facilities.	Yes	No	No	6.49	-			Site would be suitable for residential development as not suitable for employment owing to poor access.

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		resolution. Relocation of existing uses to an appropriate alternative site required to make the site available for development.									
SUB44	Land south Grange Road, Tuffley	Greenfield agricultural land – improved grassland, generally poor biodiversity value. Medium to low landscape character. Betterment will be sought in terms of surface water management for Whaddon Brook. Part of a larger site submitted to Stroud DC. Part of site SFRA flood zone 3b.	Fair to poor access to public transport, services and facilities.	Yes	Yes	11-20	16.41	220			Agree
SUB45	Horton Road Sidings	Site being used for screening, crushing and storage of aggregate	Good access to city centre services and facilities.	Yes	No	No	4.34	-			Site would be suitable for residential development as not suitable for employment owing to poor access.
SUB46	277-279 Bristol Road	Occupied and functioning employment land, surrounded by industrial, employment and commercial uses. Land contamination issues, SFRA flood zone 3b with known flood events.	Poor access to local services and facilities.	No	Yes	No	1.0	-		2012 SELLA panel recommended site be retained for employment purposes	Agree
SUB47	Gardner Denver site, Barton Street	Recently vacated employment site, surrounded by residential uses and bounded to the east by a railway line. (Not in commitments as permission granted after April 2012 – in trajectory)	Good access to services, facilities and employment.	Yes	Yes	0-5	1.83	82		Planning permission submitted for 82 dwellings.	Agree
SUB48	Warehouse, Great Western Road (former Pickfords)	Access to site through commercial development. Surrounded by offices, railway lines and parking. Needs to be considered in wider masterplan process.	Good access to services, facilities and employment.	No	No	No	0.55	-		2012 SELAA panel recommended site could come forward as part of a wider redevelopment	Site lies adjacent to railway
SUB49	Gospel Hall, Matson Lane	Functioning place of worship with parking, surrounded by golf course, open countryside and some residential. Within landscape sensitivity, nature conservation area and located at prominent viewpoint. Would need careful design and layout following relocation of occupier.	Poor access to public transport, services and employment.	No	Yes	No	1.3	-			Agree
SUB50	Site of former Bishops College, Oxstalls	Mixed greenfield/brownfield site located towards the northern periphery of Gloucester. Currently utilised as a school and private playing fields. Loss of playing field and education facility would need to be justified against policy.	Good access to services, facilities and employment.	Yes	No	11-15	9.18	105		New site submitted by Gloucestershire County Council Part of temporary wider Plock Court provision for sports facilities in the City & currently occupied by an outdoor activity provider	Need to look at capacity carefully as site includes playing fields. Playing fields and sports hall currently managed by Aspire Trust at Plock Court. Brownfield area comprises approx 3Ha. Housing potential based on this area at 35dph until firm decision about future of site is made by County.
SUB51	Wessex House	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.	Central location very close to public transport interchanges, shops and services.	Yes	Yes	6-10 11-15	0.3	20		2012 SHLAA panel identified that site could come forward with Telecom House site for a possible mixed use empty/resi scheme that might include key worker accommodation.	Agree
SUB52	Civil Service Sports Club Estcourt Road	Former sports club including social club buildings, playing pitch & bowling green. Site is bounded by Denmark Road & Kingsholm Conservation Area to west, south and east.	Good access to services, facilities and employment.	Yes	Yes	11-20	3.6	60		New site circulated by e-mail 4/12/12 Potential housing yield based on identified need for POS in wider area.	-
SUB53	Land at Winneycroft Farm	Greenfield agricultural land. Medium landscape sensitivity. Improvements to GI to Cotswolds AONB to east required. Mosaic of biodiverse habitats.	Poor access to public transport, local services or facilities.	Yes	Yes	11-20	20.2	300		New site circulated by e-mail 4/12/12 Capacity based on SHLAA submission	-
SUB54	Land at Rea Lane	Site on southern western edge of Hempsted village. Agricultural improved grassland bounded by species poor hedge. High to medium landscape sensitivity. Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area. Topography of site constrains development.	Poor access to public transport, services and facilities.	Yes	Yes	11-20	1.45	30		New site submitted 2011/12 Capacity constrained owing to topography	Agree
SUB55	Rectory Lane Hempsted	Site on southern western edge of Hempsted village. Site with former agricultural buildings and hardstanding, now overgrown, dwellings to north, open land on other sides, surrounded by nature hedges. High to medium landscape sensitivity. Adjacent strategic GI of Severn and wash lands. Impact on Hempsted Conservation Area.	Poor access to public transport, services and facilities.	Yes	Yes	11-20	0.2	4		New site submitted 2011/12 Capacity constrained owing to shape of site	Agree

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FS01	GALA Club, Fairmile Gardens	Occupied and functioning social club and sports facilities. Not proposed by owner to SHLAA process.	Poor access to public transport, services and facilities.	Yes	No	No	1.89	—		Operational social club, not available so not achievable	Agree
FS02	Southgate Moorings and Car Park	Utilised car park within the Docks. Interest to develop for office use. Not promoted to SHLAA. Subject to a draft allocation for employment uses. Loss of draft allocation for employment uses would need to be justified against policy. Located in Southgate Street Conservation Area and setting of numerous listed buildings.	Good access to public transport, services and facilities in city centre.	Yes	No	No	0.53	-		2012 SELAA panel recommended site be retained for employment purposes	Agree
FS03	Former Courts and Dunelm	Both these buildings have been renovated for office purposes and are now occupied	Good access to public transport, services and facilities in city centre.	No	No	No	0.56	-		Sites are now occupied for employment purposes and should be retained as such.	Agree
FS04	Garden centre Painswick Road	Privately owned garden centre, fully functioning. Site within flood zone 3B. Surrounded by residential. Not promoted to SHLAA.	Fair access to public transport, employment and local services.	No	No	No	0.28	-		Site not being promoted and is not available.	Agree
FS05/ SUB56	Royal Mail Distribution Centre, Eastern Avenue	Currently occupied and functioning Royal Mail sorting office and distribution centre with recent announcement of closure. Surrounded by employment uses and railway line. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy. No connectivity to existing residential communities.	Fair access to public transport, employment and local services.	No	No	6-11	2.25	-		2012 SELLA panel recommended site be retained for employment purposes.	Agree
FS06	Hucclecote Resource Centre	Adjacent to existing residential development, possible archaeological constraints and shortage of POS in ward. Dwelling numbers to be included in committments .	Fair to poor access to public transport and local services. Access to employment in wider area.	Yes	Yes	0 – 5 5-11	2.45	53		Site has outline permission for resi subject to S.106. Commitment to be included in housing trajectory. Site being marketed by County	Agree
FS07	Irish Club, Horton Road	Occupied and functioning social club, community facility. In multiple ownership, with intentions to remain on site. Not promoted to SHLAA.	Good access to public transport, employment, local services and city centre.	Yes	No	No	0.13	-		Site is not available	Agree
FS08	Colwell Community Centre, Derby Road	Occupied and functioning community facility. Not promoted to SHLAA. Loss of existing community use would need to be justified against policy.	Good access to public transport, employment, local services and city centre.	Yes	No	No	0.17	-		Site is not available	Agree
FS09	Rear of Smith & Choyce, Upton Street	Occupied and functioning employment premises. Not promoted to SHLAA. Loss of existing employment use would need to be justified against policy.	Good access to public transport, employment, local services and city centre.	Yes	No	No	0.54	-		Site is not available	Agree
FS10	104 Northgate Street	Vacant/derelict site located in Gloucester City Centre. Subject to an extant planning permission for residential development. Located within London Road Conservation Area and adjacent to Listed Building.	Excellent, located in Gloucester City Centre.	Yes	Yes	6-10	0.16	20		Site subject to expired planning permission. Now officer identified site through SHLAA.	Reduce capacity figure as site is small. Capacity of site reduced to reflect inner city flated scheme.

Appendix 2: Gloucester City Residential Commitments April 2012												
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H/A Reference No.	SHLAA Ref	Site name	Planning Ref	Commitments	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
1000.00		256 Barton Street	09/01227/FUL	2	1	1																	
1110.00		Ferncroft Brunswick Road	10/01118/COU	1	1																		
1118.10		Land south of Monk Meadow	09/00250/FUL	12	5	5	2																
1120.40		Phase 2 Land at Bodiam Avenue	07/00571/REM	29	10	10	9																
1256.14	HA03	Framework 2/3 Area A2	06/01304/REM	22	8	8	6																
1256.15	HA03	RAF Quedgeley Fmwk 2/3 Area A3	07/00856/REM	46	11	10	10	10	5														
1256.17	HA03	RAF Quedgeley Frmwk 2/3 Area B4	07/00998/REM	19	8	8	3																
1256.18	HA03	RAF Quedgeley Frmwk 2/3 Area B3	07/01214/REM	8	8																		
1256.19	HA03	Area 4A4 Framework Plan 4	09/00067/REM	150		20	30	30	30	30	10												
1256.20	HA03	Parcel A4 framework 2/3 RAF Quedgeley	09/00631/REM	37	20	17																	
1256.21	HA03	RAF Quedgeley Frmwk 4 Area 4A1	09/00800/REM	142		20	30	30	30	30	2												
1256.22	HA03	RAF Quedgeley Framework 4 Parcel 4b4	09/00897/REM	130		20	30	30	30	20													
1256.23	HA03	Framework 4 Area 4B2	10/00468/REM	120		20	30	30	30	10													
1256.24	HA03	Framework 4 Area 4A2	10/00467/REM	133		20	30	30	30	23													
1256.25	HA03	Parcel 4A3 I	11/00201/REM	84	26	20	20	18															
1323.00		106 Bristol Road	09/00551/FUL	9		9																	
1331.00		84 Frampton Road	10/00498/FUL	10		10																	
1333.00		Cattle Market	06/00046/REM	131	40	40	40	11															
1415.00		30 Clarence Street	11/00039/FUL	2	2																		
1419.00		117-119 Southgate Street	10/00506/COU	5		5																	
1443.00		2 Ryecroft Street	06/00108/FUL	1	1																		
1468.00		r/o 246 248 250 & 252 Stroud Road	09/00939/FUL	3	3																		
1511.00	SUB20	Land Off Posy Lane/Lansdown Road	10/01269/REM	15	7	8																	
1520.00		156A Barton Street	05/00989/COU	5		5																	
1549.00		Former Kwik Save Site	10/00769/FUL	119	20	20	30	30	30	9													
1564.00		184 Southgate Street	09/01333/FUL	3		3																	
1572.00		141 Southgate Street	09/00535/COU	3		3																	
1580.00		18 Park End Road	09/01372/FUL	12	6	6																	
1583.00		2A 2B 2C Clarence Street	09/00654/COU	6	3	3																	
1599.00		21 - 23A Worcester Street	08/01272/FUL	5	5																		
1630.00		24 Argyll Road	09/01021/FUL	1		1																	
1648.00	HA01	Gloucester Quays	02/00271/OUT	973						25	50	50	50	50	50	50	50	50	50	25			
1648.10	HA01	Land At Bakers Quay Llanthony Wharf And Monkmeadow	09/01096/REM	12	2	5	5																
1651.00		53 Wellington Street	10/00431/CON	3		3																	
1674.00		143 Deans Way	10/00689/REP	4	4																		
1680.00		68 Weston Road	11/00290/REP	14		7	7																
1705.00		2 Furlong Road	10/00122/OUT	1		1																	
1710.00		136 - 138 Southgate Street	10/00416/REP	9		5	4																
1711.00		Ramada Hotel and Resort	10/00419/REP	11		5	6																
1712.00		Jet & Whittle	09/00879/FUL	30		15	15																
1713.00		Lock Warehouse	10/00894/REP	26	26																		
1718.00		LAT 152 Tuffley Avenue	10/00737/REP	1		1																	
1734.00		4 Winnycroft Cottages	11/00002/REP	1		1																	
1738.00		16 Newland Street	11/00698/REP	3		3																	
1755.00		26 Carisbrooke Road	08/00848/FUL	1		1																	
1758.00		Land rear of 315 Stroud Road	11/01253/REP	1		1																	
1762.00		87 Stroud Road	11/01210/REP	6		6																	
1774.10	HA05	St Gobain Former Wellman Graham Contract Chem	07/00472/OUT	156				20	30	30	30	30	16										
1774.20	HA05	Former Contract Chemicals Site Bristol Road	07/00474/OUT	79				20	30	20	9												

[illegible]

[illegible]

Appendix 3: Gloucester City 2012 SHLAA Sites																					
Reference	Site	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
HA02	Bus Station & Market Parade						25	25													
HA07	Southgate St /Trier Way				20	29															
HA08	Car park Hampden Way						20	20	20	15											
HA11	Oil Storage Depot Hempsted				20	20	20	20	21												
HA12	Telecom House										10	15									
HA17	Greater Blackfriars						50	50	50	50	50	50									
HA18	Land adj Dry Dock					30															
HA20	Great Western Road Sidings				20	30	30	20													
HA26	Leven Close/Paygrove Lane				15																
HA29	Norville Site Tarrington Rd					10	10														
NLUD03	R/o 5-15 Kemble Rd							6													
SUB04	Helipebs, Sisson Rd					20	20	20	10												
SUB05	Land at St. Oswalds							10	10												
SUB06	Land east of Hempsted								10	20	20										
SUB09	Land at The Wheatridge			15	25	25															
SUB10	Hillfield House		6																		
SUB15	Tuffley Resource Centre											18									
SUB18	Clearwater Drive							15	15												
SUB19	Bohanam Hs/Elmscroft CC								10	28											
SUB21	Corncroft Lane											30	30	30	30	30					
SUB27	Land at Laurels/Percy Street					2															
SUB28	Rear of former cattlemarket					10	20	20	15												
SUB29	Lower Hare Lane Car park													12							
SUB39	Land at Commercial Rd					3															
SUB44	Land south Grange Road											30	40	40	40	40	30				
SUB47	Gardner Denver		20	20	20	22															
SUB50	Former Bishops College											20	30	30	25						
SUB51	Wessex House										10	10									
SUB52	Civil Service Club Estcourt Rd											20	20	20							
SUB54	Rea Lane Hempsted											10	20								
SUB55	Rectory Lane Hempsted											4									
SUB53	Winneycroft Farm											33	33	33	33	33	33	33	33	36	
FS10	104 Northgate Street								10	10											
			26	35	120	201	195	206	171	123	90	240	173	165	128	103	63	33	33	36	2141

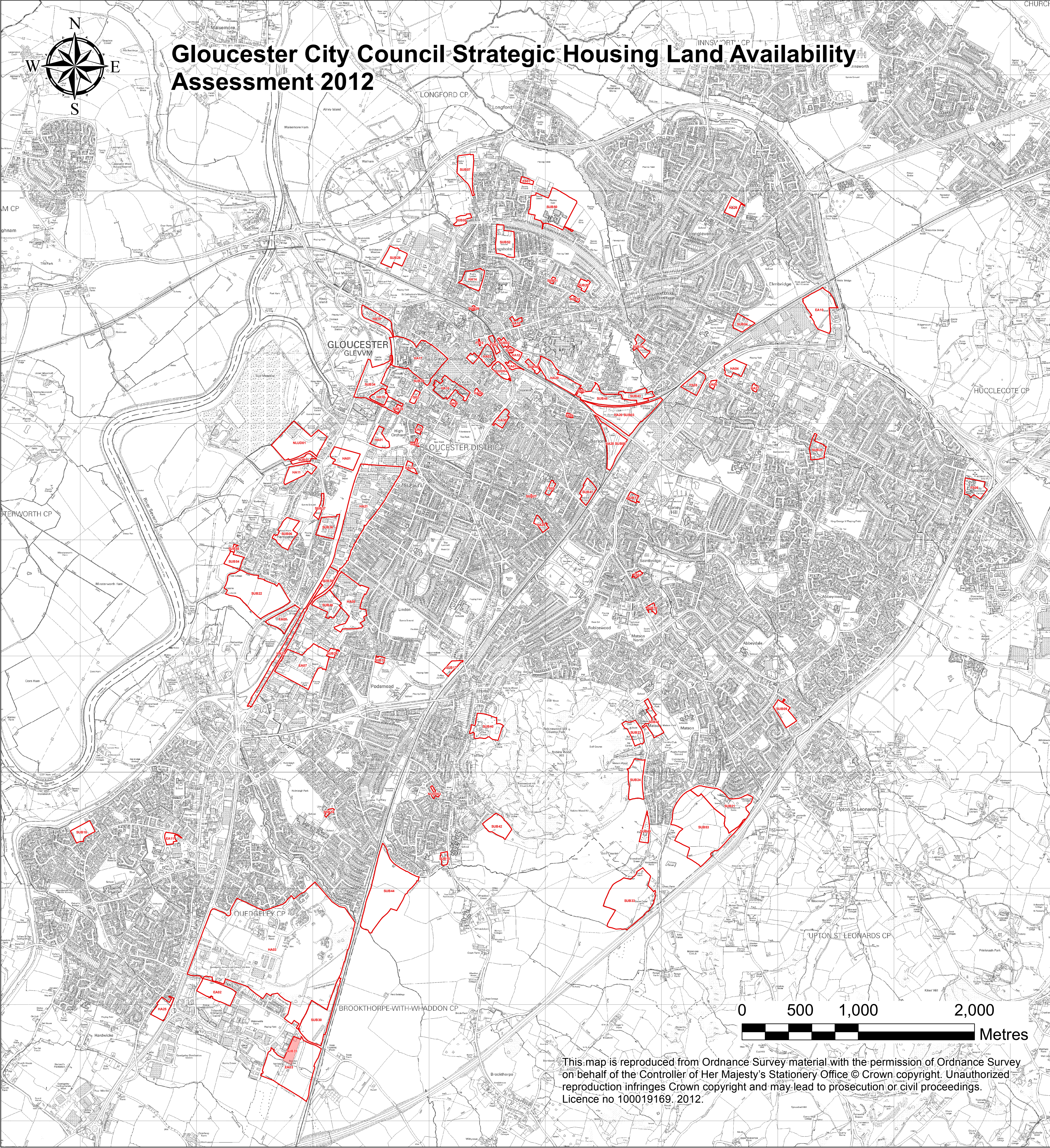
Appendix 4: Gloucester City SHLAA Methodology 2012

SHLAA Component	Gloucester
Site selection	Submitted sites Officer-identified sites Previous SHLAA sites Expired Planning Permissions
Criteria Suitability	A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Development Plan Policy Neutral at this stage of plan preparation.
Availability	It is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. No identified ransom strips or restricted covenants.
Achievability	Site is considered deliverable and viable for residential development and there is reasonable prospect of it being available at a point in time. Sites require a timescale for delivery where suitable, available and achievable. Site cannot be considered achievable if it is identified as unavailable or unsuitable.
Suitability for residential development Green Belt	N/A for Gloucester City
AONB	N/A for Gloucester city
Physical constraint: Flood Risk	Not considered suitable if entirely within area of 3a/b Flood Risk. Capacity adjusted where part of site falls within areas of flood risk. Evidence - SFRA Levels 1 & 2; Draft Surface Water Management Plan

Physical constraint: Access	Not suitable if not physically accessible or cannot be overcome within achievability considerations
Physical constraint: Topography	Not suitable if topography of site is steeply sloping or deemed a physical constraint on development
Evidence: Employment Land	All employment land included within SHLAA. Suitability for residential development determined by 2012 SELAA/Panel evidence.
Evidence: Landscape	All sites contained within SHLAA. Where JCS Landscape Evidence identifies it site as 'High Sensitivity' it is not considered suitable for residential development. Updates and replaces previous 2011 SHLAA approach.
Cordon Sanitaire	Site unsuitable where falling within an identified cordon sanitaire
Capacity Considerations Market adjustments to existing consents	Capacities adjusted based upon discussion with applicants and local delivery evidence to provide realistic indicative capacities.
Density Assumptions	Site capacities evidenced from promoters of sites, urban design principles and local evidence. Where evidence is unavailable 40dph has been used for central areas and 30dph for areas outside of this.
Evidence: Heritage	Review of all sites for heritage considerations undertaken. Heritage identified as a potential constraint on capacity but figures not adjusted at this stage.
Evidence: JCS Wildlife/Biodiversity	JCS Biodiversity Evidence identified as a potential constraint on capacity but figures not adjusted at this stage.

Evidence: Green Infrastructure	Green Infrastructure identified as a potential constraint on capacity but figures not adjusted at this stage.
Contamination	Contamination identified as a potential constraint on capacity but figures not adjusted at this stage.
Trajectory Purpose	To inform plan making and five year supply of deliverable sites.
Time Period	20 years from 2011
Trajectory	Realistic housing trajectory setting out a clear 5 year housing land supply figure. Includes market adjustment figures for indicative capacities. Realistic phasing of sites included, particularly the first 5 years.
Small Sites	Phased over the first five years based upon 2012 housing monitoring starts evidence with a 10% capacity reduction in first 3 years for lapses.
Green Belt Sites	N/A for Gloucester City
Greenfield sites	Indicative capacities phased to commence in years 10+ on the basis that there is a healthy supply of sites prior to then against housing targets.
Lapse Rate	10% lapse rate applied to final capacity from small sites only.

Windfalls	<p>Included within years 10+ of the plan period and based upon realistic delivery rates as observed historically.</p> <p>Previously 100 per annum in 2011 SHLAA but on the advice of 2012 Panel have derived an annual rate based upon 10% of total 20 year requirement figure. This is then applied to last 10 years.</p>
Delivery Rates	<p>2011 SHLAA included a figure of 25 in the first year and 50 per annum per developer.</p> <p>2012 SHLAA adjusted based upon Panel advice to use 20 dwellings in the first year and then 30 per annum per developer in subsequent for sites in the urban areas.</p>
Lead in periods	<p>Sites without planning permission and under 100 dwellings will have 1 year lead in from planning consent to first house being registered as completed. For sites over 100+ there will be an 18 months or 2 year lead in period from planning consent to the first house being delivered.</p>
Housing requirement	<p>Locally derived housing supply target based upon JCS 'Developing the Preferred Options Consultation Document' 2011.</p>



Key to Sites (please note that sites where residential development has been completed have not been included)

HA01 - Gloucester Quays	HA28/SUB13 - Blackbridge Allotments	SUB12 - Sainbridge House, Painswick Road	SUB40 - The Knoll, Stroud Road
HA02 - Bus Station and Market Parade	HA29 - Norville site, Tarrington Road	SUB13 - Blackbridge Allotments	SUB41 - Land at Matson Lane
HA03 - RAF Quedgeley, Kingsway	HA30 - Former B&Q, Trier Way	SUB14 - Tuffley Library	SUB42 - Land at Woods Orchard, Tuffley
HA04 - Land at junction of Barnwood Road and bypass	EA01 - Long stay car park, railway station	SUB15 - Tuffley Resource Centre, Grange Road	SUB43 - Allstone, Myers Road
HA05 - Former Industrial Sites, Bristol Road	EA02 - RMC site, Waterwells Bus Park	SUB16 - Podsmead Court	SUB44 - Land south of Grange Road, Tuffley
HA06 - Part of St Michael's Square	EA03 - Land east of Waterwells Business Park (incl. SUB31)	SUB17 - Fire Station, Eastern Avenue	SUB45 - Allstones, Myers Road
HA07 - Corner of Southgate Street and Trier Way	EA04/SUB37 - Land at south west bypass (Secunda Way Industrial Estate)	SUB18 - Land at Clearwater Drive	SUB46 - 277 to 279 Bristol Road
HA08 - Car park Hampden Way	EA05/SUB30 - Land north of Naas Lane, IM Group	SUB19 - Bohanam House, Barnwood Road	SUB47 - Gardner Denver site, Barton Street
HA10 - Bus depot, London Road	EA06 - Land south of junction between Eastern Av. and Barnwood Rd.	SUB20 - Land at Posy Lane	SUB48 - Warehouse, Great Western Road (former Pickfords)
HA11 - Part of oil storage depot, Hempsted Lane	EA07 - British Gas (Transco)	SUB21 - Land at Corncroft Lane	SUB49 - Gospel Hall, Matson Lane
HA12 - Former Telecom House, Great Western Road	EA08 - BT Depot	SUB22 - Land south of Hempsted	SUB50 - Site of former Bishops College, Oxstalls
HA14 - Kingsholm Rugby Club	EA09 - Cedar House, Spa Road	SUB23 - Land adj. Ski Centre	SUB51 - Wessex House
HA16 - Greater Greyfriars incl. Gloscat main & media site	EA10 - Land adj. to Walls factory	SUB24 - Land south Ski Centre	SUB52 - Civil Service Sports Club
HA17 - Greater Blackfriars	EA11 - West of Tesco filling station, Quedgeley	SUB25 - Manor Gardens, Barnwood	SUB53 - Winneycroft Farm
HA18 - Land adj. Dry Dock	NLUD01 - Rear of 2 to 28 Hempsted Lane	SUB26 - Land at Milton Avenue	SUB54 - Land at Rea Lane
HA19 - Westgate Quay	NLUD03 - Land to rear of 5 to 15 Kemble Road	SUB27 - Land at corner of Laurels and Percy Street	SUB55 - Land at Rectory Lane
HA20 - Railway Corridor: Great Western Sidings	NLUD04 - Land Registry, Bruton Way	SUB28 - Rear of former cattle market	FS01 - GALA Club, Fairmile Gardens
HA20/SUB45 - Railway Corridor: Horton Road Sidings	SUB01 - Joseph Rice, 26 Hempsted Lane	SUB29 - Hare Lane car park	FS02 - Southgate Moorings and car park
HA20/SUB03 - Railway Corridor: Northern Triangle	SUB02 - GWRSA Social Club	SUB30 - IM Distribution, Naas Lane	FS03 - Former Courts and Dunelm
HA20/SUB08 - Railway Corridor: Southern Triangle	SUB04 - Helpebs, Sisson Road	SUB31 - Lynton Fields, east of Waterwells	FS04 - Garden Centre, Painswick Road
HA21 - Land between canal and Bristol Road (incl. SUB38)	SUB05 - Land at St Oswalds	SUB33 - Land at Snow Capel farm	FS05 - Royal Mail Distribution Centre, Eastern Avenue
HA23 - Clifton Road Triangle	SUB06 - Land east of Hempsted	SUB34 - West Quay	FS06 - Hucclecote Resource Centre
HA24/SUB18 - Land at Clearwater Drive	SUB07 - Frogcastle Farm	SUB35 - Land adjacent Llanthony Warehouse	FS07 - Irish Club, Horton Road
HA25/SUB32 - Mayo's Land	SUB09 - Land at The Wheatridge	SUB36 - Travis Perkins	FS08 - Colwell Community Centre, Derby Road
HA26 - Land at Levens Close and Paygrove Lane	SUB10 - Hillfield House, Denmark Road	SUB37 - Secunda Way Industrial Estate	FS09 - Rear of Smith & Choyce, Upton Street
HA27 - Land at Hammond Way, Barnwood	SUB11 - Heathfields, Denmark Road	SUB38 - Land at Griggs Timber, Bristol Road	FS10 - 104 Northgate Street
		SUB39 - Land at Commercial Road	

Contacts

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