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| **Sustainability (Integrated) Appraisal Appendix IV: SA of Site Options** |

The development of the SA Framework of 25 SA Objectives is explained in detail in section 2 of the Integrated Appraisal Report (October 2016 & July 2019). The SA Framework builds upon earlier SA work done by the Council in 2013; it also demonstrates alignment with the SA Framework for the JCS. It is considered that all site options have the potential for minor positive effects against SA Objectives 2, 3, 10, 15, 21 and 22; the explanations are detailed in Table 2.1 of the main IA Report.

**Key:**

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| **Categories of Significance** | | | |
| **Symbol** | | **Meaning** | **Sustainability Effect** |
| **++** | | Major Positive | Proposed development encouraged as would resolve existing sustainability problem |
| **+** | | Minor Positive | No sustainability constraints and proposed development acceptable |
| **0** | | Neutral | Neutral effect |
| **?** | | Uncertain | Uncertain or Unknown Effects |
| **-** | | Minor  Negative | Potential sustainability issues: mitigation and/or negotiation possible |
| **--** | | Major  Negative | Problematical & improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive |
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| **+?** | | For example, an option could have the potential for a minor positive effect against SA Objective 1 (Biodiversity) through improvements to habitats; however, also an element of uncertainty as the precise nature and scale is unknown at this stage. | |
| **--** | **+** | SA Objective 6 (sustainable transport & traffic) considers more than one topic and as a result the option could have a different effect upon each topic considered. | |

Options for site allocation were appraised and reported in Appendix IV of the IA Report (October 2016) accompanying the draft GCP on Regulation 18 consultation. Since that time, certain sites have had planning permission granted or there is uncertainty now about availability or suitability; a number of further site options have become available.

In March 2019, the SAs of the sites that are still proposed for allocation were updated, and the new site options were subject to SA in the same way using the same SA Framework.

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| **Site: Kings Quarter Bus Station and Market Parade**  **Size & Approx. Capacity:** 2.2ha, 0.5ha employment land & 50 dwellings (2016) & increased to 4.5 ha with 156 dwellings & now includes residential capacity from 104 Northgate Street (2019)  **Site Ref:** 1; SALA HA02 (progressed as SA15 Kings Quarter in 2016 & retained as **SA08 Kings Quarter** in 2019) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre &Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **-?** | **0** | **++** | **+** | **+** | **- ?** | **0** | **+** | **++** | **++** | **++** | **+** | **-** | **+** | **?** |
| **SA**  **2019** | **+** | **+** | **0** | **0** | **++** | **+** | **+** | **-?** | **0** | **+** | **++** | **++** | **++** | **+** | **-** | **+** | **+?** |
| **Sustainability Appraisal (2016):**  The site is identified to deliver 50 new dwellings and 0.5ha of new employment/retail land with the potential for minor long-term positive effects against SA Objective 18 and 12-13. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004F), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. A large proportion of the site lies within a flood risk area. If development were to avoid areas of flood risk on site, then this is likely to significantly reduce the developable area. Mitigation is likely to be difficult and/or expensive, and as such it is considered that there is the potential for a residual minor negative effect against SA Objective 5 with an element of uncertainty until site level assessments have been completed.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the railway station, bus services along Market Parade and Clarence Street, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly brownfield and does not contain any best and most versatile agricultural land with the potential for a minor positive effect against SA Objective 7. Previous use is/was not industrial so contamination is not likely to be an issue, but it is recognised that there will be a need for further investigation.  At this stage, the Landscape/Townscape sensitivity of the site is unknown, however as the site is mostly brownfield, and given design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8.  The site is in a sensitive heritage setting and contains a Scheduled Monument (Glevum Roman colonia[[1]](#footnote-1)). The site lies wholly within an Area of Principal Archaeological Interest, and partially within the City Centre Conservation Area. There are also Listed Buildings within and in close vicinity of the site. It is assumed that development at the site would: avoid the Scheduled Monument; be sensitively and responsively designed to enhance the Conservation Area designation and setting of designated heritage assets; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. However, at this stage, to reflect the presence of a nationally designated asset on site, and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located adjacent to the A430 which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and the site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24. The site however is located beyond 800m to existing open space with the potential for a minor long-term negative effect against SA Objectives 19-20.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, due to the proximity of the site to cultural facilities in the city Centre, it is considered that there could be minor positive effects but with some uncertainty.  **Update (2019):**  New bus station building work progressed through 2017- 2018, including archaeological studies that identified Roman finds; opened October 2018[[2]](#footnote-2). Part of Kings Quarter project, including plans submitted for Kings Square in December 2018[[3]](#footnote-3). Kings Quarter reassessed and capacity increased from 50 to 80 dwellings[[4]](#footnote-4). It may be noted that 104 Northgate Street is part of Kings Quarter but is retained as a separate site with its own residential capacity for SALA purposes.  SFRA 2[[5]](#footnote-5) reports that the site is largely not at risk of flooding with 72% within Flood Zone FZ1; only 11% of the site is within FZ3 and development should be avoided in this part of the site. This further information and indication of mitigation by avoidance changes the SA findings from minor negative to neutral.  **SA Recommendations**:   * Consider including requirement for ecological studies to identify opportunities for biodiversity gain on this brownfield site and to promote aims of the JCS GI Strategy * Development should avoid the FZ3 area; SUDS can be used to attenuate surfacewater as suggested by the SRFA2 and opportunities for integrating with biodiversity gain could be investigated * Historic environment and townscape studies to ensure that the settings of the Scheduled Monument and nearby Listed Buildings are protected and enhanced where possible * Archaeological studies required to investigate significant Roman and other interest in the area | | | | | | | | | | | | | | | | | |

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| **Site: Former Quayside - Greater Blackfriars**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment)  **Site Ref:** 2; SALA HA17 (progressed as SA16 Greater Blackfriars in 2016 & retained as **SA09 Greater Blackfriars** in 2019 for 50 dwellings) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0?** | **0?** | **0?** | **-** | **+** | **++** | **+** | **0?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **0?** | **0** | **0** | **-?** | **+** | **++** | **+** | **0?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **+?** |
| **Sustainability Appraisal (2016):**  The site is being promoted as part of a wider regeneration area ‘Greater Blackfriars’ to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004B), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  Alney Island Local Nature Reserve (LNR) is located over 200m from the site; however, the River Severn runs west of the site option and continues to flow adjacent to the LNR. Any potential effects on water quality therefore have the potential to indirectly affect ecological habitats in and around the LNR. The A430 runs immediately between the development site and the River Severn, and as development at the site is likely to increase traffic along this road, it is considered that there is the potential for minor negative effects on water quality through an increase in the associated polluting effects on surface water run-off. This therefore has the potential for minor indirect negative effects on habitats in around the River Severn and Alney Island LNR. It is recommended that site specific policy mitigation includes a requirement for lower level assessment of the potential effects of development on water quality and requires the use of Sustainable Drainage Systems. Given the policy mitigation provided through the GCT JCS and GCP, and available at the project level, it is considered unlikely that development will lead to any significant negative effects with the potential for a residual neutral effect against SA Objectives 1 and 4, with an element of uncertainty until site level assessments have been completed. However, the cumulative effect of development in this area on the A430, River Severn, and supporting habitats, will need to be considered. The site is also located within the Surface Water Safeguard Zone, and this should be further considered alongside the potential effects on water quality discussed above. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4.  The site is located partially within an area of flood risk. Development could avoid the areas of flood risk on site, however this will reduce the developable area of the site. Given mitigation provided through the GCT JCS and Draft GCP development is unlikely to lead to any significant negative effects with the potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until site level assessments have been completed.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Quay Street, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown; however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8.  The site is located adjacent to the A4301 which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located wholly within an area of Principal Archaeological Interest, and also within the Barbican Conservation Area. The site is further surrounded by numerous Listed Buildings. It is assumed that development will be sensitively and responsively designed to enhance the Conservation Area designation and setting of designated heritage assets and will ensure appropriate archaeological investigation prior to development. Development will inevitably change, to some degree, the setting of designated heritage assets, with the potential for both positive and negative effects. Given the policy mitigation provided through the GCT JCS and Draft GCP, and available at the project level, it is considered that there is the potential for a residual neutral effect against SA Objective 9 with an element of uncertainty until site level assessments have been completed.  The site is located within 800 metres of the City Centre offering a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, the central location within the City Centre and historic docks area suggests that residents might use nearby cultural facilities with potential positive effects, some uncertainty at this stage.  **Update 2019:**  The HRA identified that this site is within 200m of the s River Severn/Gloucester & Sharpness Canal that is connected to the River Severn and its wetlands; also, near to the River Severn and the Alney Island Local Nature Reserve (LNR) – that may be important functionally linked land for certain bird species such as the curlew and for which the Severn Estuary SPA/SAC/Ramsar are designated.  SFRA 2[[6]](#footnote-6) reports that the site is largely not at risk of flooding with 63.5% within Flood Zone FZ1; some 36.5% is in FZ2/FZ3 and development should be avoided in these parts of the site. Discussions about remediation/flood defences are ongoing with EA, landowners and developers[[7]](#footnote-7). This further information and indication of mitigation by avoidance confirms the SA findings of likely neutral effects.  **SA Recommendations**:   * Include requirement for ecological studies to identify opportunities for biodiversity gain on this brownfield site and to promote aims of the JCS GI Strategy * Consider whether embedded policy mitigation is sufficient or whether any requirement for project level HRA * Development should avoid the FZ3 area; SUDS can be used to attenuate surfacewater as suggested by the SRFA2 and opportunities for integrating with biodiversity gain could be investigated * Historic environment and townscape studies to ensure that the Scheduled Monuments, Listed Buildings and their settings are protected and enhanced where possible; and in line with design requirements for the Conservation Area * Archaeological studies required to investigate significant interest in area | | | | | | | | | | | | | | | | | |

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| **Site: Gloucester Prison (Greater Blackfriars)**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment)  **Site Ref:** 3; Masterplan/LDO with planning permission April 2017; application for 200 student flats at the Prison | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
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| **SA**  **Summary** | **0?** | **0?** | **-** | **-** | **+** | **++** | **+** | **- ?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal (2016):**  The site is being promoted as part of a wider regeneration area ‘Greater Blackfriars’ to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004E), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  Alney Island Local Nature Reserve (LNR) is located over 200m from the site, however the River Severn runs west of the site option and continues to flow adjacent to the LNR. Any potential effects on water quality therefore have the potential to indirectly effect ecological habitats in and around the LNR. The A430 runs immediately between the development site and the River Severn, and as development at the site is likely to increase traffic along this road, it is considered that there is the potential for minor negative effects on water quality through an increase in the associated polluting effects on surface water run-off. This therefore has the potential for minor indirect negative effects on habitats in around the River Severn and Alney Island LNR. It is recommended that site specific policy mitigation includes a requirement for lower level assessment of the potential effects of development on water quality and requires the use of Sustainable Drainage Systems. Given further policy mitigation provided through the GCT JCS and GCP, and available at the project level, it is considered unlikely that development will lead to any significant negative effects with the potential for a residual neutral effect against SA Objectives 1 and 4, with an element of uncertainty until site level assessments have been completed. However, the cumulative effect of development in this area on the A430, River Severn, and supporting habitats, will need to be considered. The site is also located within the Surface Water Safeguard Zone, and this should be considered alongside the potential effects on water quality discussed above. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4.  The site is almost entirely located within a flood risk area, which would be difficult to avoid, mitigation may be difficult and/or expensive. Potential for a residual long term minor negative effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Quay Street, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given that the site is entirely brownfield, and the design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive against SA Objective 8. The site is also a sensitive heritage setting, it lies wholly with an Area of Principal Archaeological Interest and the Barbican Conservation Area. The prison on site also contains 5 Listed Buildings/Structures (Grade II and Grade II\*). It is assumed that Listed Buildings/Structures on site would be retained in development, however, inevitably development at the site would result in a material change of use and is likely to affect the setting of designated heritage assets to some degree, with the potential for both positive and negative effects. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. At this stage of assessment however, taking a precautionary approach, it is considered that development has the potential for minor long-term negative effects on designated heritage assets and their setting (SA Objective 9), with an element of uncertainty until site level assessment have been completed.  The site is located adjacent to the A4031 which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800 meters of the City Centre offering a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  Planning permission granted April 2017 including around 200 student flats proposed at the Prison. | | | | | | | | | | | | | | | | | |

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| **Site: Ladybellegate Street Car Park (Greater Blackfriars)**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment)  **Site Ref:** 4 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
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| **SA**  **Summary** | **+** | **0** | **+** | **-** | **++** | **+** | **+** | **- ?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal (2016):**  The site is being promoted as part of a wider regeneration area Greater Blackfriars to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004B), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken prior to development.  The site is located within the Surface Water Safeguard Zone. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4. The site is not located within an identified flood zone, and it not known to be at risk of surface water flooding. Potential for a long term minor positive against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Quay Street and Ladybellegate Street, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly developed brownfield land with no best and most versatile agricultural land. Potential for a minor positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly developed brownfield land and the design standards outlined in policies in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is also a sensitive heritage setting, it contains two Scheduled Monuments (Glevum Roman Colonia) and is located wholly within an area of Principal Archaeological Interest and the Barbican Conservation Area. The site is also surrounded by numerous Listed Buildings. It is assumed that development at the site would; avoid the Scheduled Monument; be sensitively and responsively designed to enhance the Conservation Area designation; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of a nationally designated asset on site, and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located adjacent to the A4031 which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019:**  None | | | | | | | | | | | | | | | | | |

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| **Site: Longsmith Street Car Park (Greater Blackfriars)**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment) 50 dwellings  **Site Ref:** 5; SALA HA17 (progressed as part of SA16 Greater Blackfriars in 2016 & retained as **SA10 Former Fleece Hotel & Longsmith Street Carpark** in 2019 for approx. 25 dwellings) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution &Amenity** | **Economy & Employment** | **City Centre &Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **0** | **+** | **-** | **++** |  | **+** | **-?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **+** | **0** | **+** | **-** | **++** | **++** | **+** | **- ?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **+?** |
| **Sustainability Appraisal 2016:**  The site is being promoted as part of a wider regeneration area Greater Blackfriars to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004F), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken prior to development.  The site is located within the Surface Water Safeguard Zone. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4. The site is not located within an identified flood zone and is known to be at risk of surface water flooding. Potential minor positives against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Ladybellegate Street, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GTC JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is also a sensitive heritage setting, it contains two Scheduled Monuments (Glevum Roman Colonia) and is located wholly within an area of Principal Archaeological Interest and the Barbican Conservation Area. The site is also surrounded by numerous Listed Buildings. It is assumed that development at the site would; avoid the Scheduled Monument; be sensitively and responsively designed to enhance the Conservation Area designation and settings of designated heritage assets; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. Mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of a nationally designated asset on site, and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of goods and services with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, the central location within the City Centre and historic docks area suggests that residents might use nearby cultural facilities with potential positive effects, some uncertainty at this stage.  **Update 2019:**  The former Fleece Hotel is included in an adopted concept Statement (February 2012)[[8]](#footnote-8) and is part of the comprehensive redevelopment of the Greater Blackfriars area. It is now included as part of GCP SA10 together with the Longsmith Street Carpark for mixed use with residential capacity of 25 new dwellings. | | | | | | | | | | | | | | | | | |
| **Site: The Fleece (Greater Blackfriars)**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment) 50 dwellings  **Site Ref:** 6; SALA HA17 (progressed as part of SA16 Greater Blackfriars in 2016 & retained as **SA10 Former Fleece Hotel & Longsmith Street Carpark** in 2019) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution &Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **0** | **+** | **-** | **++** | **++** | **+** | **-?** | **-?** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is being promoted as part of a wider regeneration area Greater Blackfriars to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004F), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken at the site prior to development.  The site is located within the Surface Water Safeguard Zone. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Ladybellegate Street, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is also a sensitive heritage setting, it is located within the City Centre Conservation Area and an Area of Principal Archaeological Interest, it contains two Listed Buildings and is surrounded by many more. There are also 4 Scheduled Monuments in close vicinity. It is assumed that development at the site would; retain the Listed Buildings; be sensitively and responsively designed to enhance the Conservation Area designation and setting of designated heritage assets; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of a nationally designated asset on site, and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, the central location within the City Centre and historic docks area suggests that residents might use nearby cultural facilities with potential positive effects, some uncertainty at this stage.  **Update 2019**:  The former Fleece Hotel is included in an adopted concept Statement (February 2012)[[9]](#footnote-9) and is part of the comprehensive redevelopment of the Greater Blackfriars area. It is now included as part of GCP SA10 together with the Longsmith Street Carpark. | | | | | | | | | | | | | | | | | |
| **Site: Southgate Moorings (Greater Blackfriars)**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment) 0.5 ha for 40 dwellings  **Site Ref:** 7; SALA FS02 (progressed as part of SA17 Southgate Moorings in 2016 & not progressed further in 2019 as no longer available) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0?** | **0?** | **0** | **-** | **+** | **++** | **+** | **-?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **-** | **?** |
| **SA**  **2019** | **0?** | **0?** | **0** | **-** | **+** | **++** | **+** | **- ?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **-** | **+?** |
| **Sustainability Appraisal 2016:**  The site is being promoted as part of a wider regeneration area ‘Greater Blackfriars’ to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004B), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  Alney Island Local Nature Reserve (LNR) is located over 200m from the site, however the Docks are adjacent to the development site, connecting to the River Severn which continues to flow adjacent to the LNR. Any potential effects on water quality therefore have the potential to indirectly effect ecological habitats in and around the LNR. It is recommended that site specific policy mitigation includes a requirement for lower level assessment of the potential effects of development on water quality and requires the use of Sustainable Drainage Systems. Given further policy mitigation provided through the GCT JCS and GCP, and available at the project level, it is considered unlikely that development will lead to any significant negative effects with the potential for a residual neutral effect against SA Objectives 1 and 4, with an element of uncertainty until site level assessments have been completed. The site is also located within the Surface Water Safeguard Zone, and this should be considered alongside the potential effects on water quality discussed above. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4.  The site is located adjacent to Gloucester Docks which is an identified flood zone. Mitigation provided through the GCT JCS and Draft GCP, and available at the project level, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Southgate Street, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is also a sensitive heritage setting, it is located within the Southgate Street Conservation Area, and an Area of Principal Archaeological Interest, it contains a Listed Building and is adjacent to numerous others. The site is also in close vicinity to Scheduled Monuments within the City Centre Conservation Area. It is assumed that development at the site would; retain the Listed Building; be sensitively and responsively designed to enhance the Conservation Area designation; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of a nationally designated asset on site, and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located adjacent to the A301 which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is however located over 800m from the closest existing educational facility with the potential for a minor negative effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, due to the proximity of the site to cultural facilities in the city Centre, it is considered that there could be minor positive effects but with some uncertainty.  **Update 2019:**  Site unlikely to be available in the next 5 years and will be retained as a car park serving Gloucester quays and the docks[[10]](#footnote-10).  SFRA2 (Jan 2017) reported that 100% of the site is within FZ1 and thus no risk of flooding and neutral effects confirmed.  **SA Recommendations**:   * Include requirement for ecological studies to identify opportunities for biodiversity gain on this brownfield site and to promote aims of the JCS GI Strategy * Historic environment and townscape studies to ensure that the Scheduled Monuments, Listed Buildings and their settings are protected and enhanced where possible; and in line with design requirements for the Conservation Area * Archaeological studies required to investigate significant interest in area | | | | | | | | | | | | | | | | | |

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| **Site: Victoria Docks (Greater Blackfriars)**  **Size & Approx. Capacity:** Part of the Greater Blackfriars Regeneration Area (total of 7.5ha to deliver 400 dwellings and 0.4ha employment)  **Site Ref:** 8 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0?** | **0?** | **0** | **-** | **+** | **++** | **+** | **0?** | **0** | **+** | **++** | **+** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is being promoted as part of a wider regeneration area ‘Greater Blackfriars’ to contribute to the overall delivery of 400 new dwellings and 0.4ha of employment (retail) land, with the potential for minor long term positive effects against SA Objective 12-13 and 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  Alney Island Local Nature Reserve (LNR) is located over 200m from the site, however the Docks are adjacent to the development site, connecting to the River Severn which continues to flow adjacent to the LNR. Any potential effects on water quality therefore have the potential to indirectly effect ecological habitats in and around the LNR. It is recommended that site specific policy mitigation includes a requirement for lower level assessment of the potential effects of development on water quality and requires the use of Sustainable Drainage Systems. Given further policy mitigation provided through the GCT JCS and GCP, and available at the project level, it is considered unlikely that development will lead to any significant negative effects with the potential for a residual neutral effect against SA Objectives 1 and 4, with an element of uncertainty until site level assessments have been completed. The site is also located within the Surface Water Safeguard Zone, and this should be considered alongside the potential effects on water quality discussed above. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4.  The site contains an area of flood risk along the northern boundary. It is considered that development could avoid this area of the site and that mitigation provided through GCT JCS and GCP policies should ensure that development will not lead to any significant negative effects with the potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Southgate Street, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is also a sensitive heritage setting, it is located within The Docks Conservation Area and an Area of Principal Archaeological Interest. The site is also in close vicinity to Listed Buildings. It is assumed that development at the site would; be sensitively and responsively designed to enhance the Conservation Area designation and setting of Listed Buildings; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. It is considered that there is the potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: 104 Northgate Street (now part of Kings Quarter regeneration)**  **Size & Approx. Capacity:** 0.06ha, 50m² employment land & 20 dwellings  **Site Ref:** 9; SALA FS10 (progressed as SA18 104 Northgate Street in 2016; **now included within the Kings Quarter Allocation SA08 in 2019** for 156 dwellings) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0** | **+** | **0?** | **0** | **++** | **+** | **+** | **0?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **0** | **+** | **0** | **0** | **++** | **+** | **+** | **0?** | **0** | **+** | **++** | **++** | **++** | **+** | **+** | **+** | **+?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 20 new dwellings and 50m² of commercial land with the potential for minor long-term positive effects against SA Objectives 18 and 12-13. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004F), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The northern and eastern areas of the site are located within an area of flood risk. Development can avoid areas of flood risk on site, however this will reduce the developable area. Mitigation provided through the GCT JCS and Draft GCP policies should ensure that development will not lead to any significant negative effect from occurring with the potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until site level assessments have been completed.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Market Street and Worcester Street, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The majority of the site is brownfield and does not contain any best and most versatile agricultural land. Potential for minor positive against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is also a sensitive heritage setting, it is located within the London Road Conservation Area as well as an Area of Principal Archaeological Interest. Adjacent to the site is a Listed Building. Development at the site has the potential to negatively affect the setting of the Listed Building, however it is assumed that development at the site would; be sensitively and responsively designed to enhance the Conservation Area designation and setting of the Listed Building; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. Less than 100 meters to the South West of the site is a Scheduled Monument, however given existing development between the Scheduled Monument and the site it is considered unlikely that development will lead to any significant effects. Overall it is considered that there is the potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, due to the proximity of the site to cultural facilities in the city Centre, it is considered that there could be minor positive effects but with some uncertainty.  **Update 2019:**  Confirmation of availability[[11]](#footnote-11) and that this could progress as part of the Kings quarter redevelopment (please see **SA08**).  SFRA2 (Jan 2017[[12]](#footnote-12)) identified that 67% of the site is within FZ1 and not at risk of flooding; 33% of the site is within FZ2 and development must avoid this area. The developable parts of the site will need to be determined by a further project level flood risk assessment including opportunities for using SUDS.  Historic Impact Assessment (2016)[[13]](#footnote-13) indicates 0.06 ha available for development with details of mitigation to be further agreed, confirming the potential for neutral effects but with some uncertainty until these further studies have been completed.  **SA Recommendations**:   * Include requirement for ecological studies to identify opportunities for biodiversity gain on this brownfield site and to promote aims of the JCS GI Strategy, including retention of existing trees and hedgerows | | | | | | | | | | | | | | | | | |

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| **Site: Land at The Wheatridge**  **Size & Approx. Capacity:** 2.28ha, 50 dwellings and open space  **Site Ref:** 10; SALA SUB09 (progressed as SA04 Land at the Wheatridge in 2017; retained as **SA01 Land at The Wheatridge in 2019 for primary school & approx. 10 residential dwellings**) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0** | **+** | **+** | **0** | **+** | **-** | **-** | **0** | **0** | **0** | **+** | **+** | **++** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **0** | **+** | **+** | **0** | **+** | **-** | **-** | **0** | **0** | **0** | **+** | **+** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 50 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain the existing trees on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within a designated flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Wheatway and The Wheatridge East, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site does not contain any best and most versatile agricultural land; however, development would result in the loss of greenfield land with the potential for a long term minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown; however, as the site is entirely greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets, development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800 meters of both a District Centre and a Local Centre and the services and facilities on offer, with the potential for a minor positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019:**  This site is private land and the County Council informally allows an area of open space for use by dogwalkers[[14]](#footnote-14).  The SFRA2 (Jan 2017)[[15]](#footnote-15) reported that 100% of the site area is within FZ1 and thus no risk of flooding, confirming the minor positive effects for the previous SA.  The Historic Environment Assessment (Nov 2016)[[16]](#footnote-16) concluded that all 2.28 ha of the site would be available for development with details of mitigation to be further agreed, thus confirming the likely neutral effects found by the previous SA.  **SA Recommendations**:   * Include requirement for ecological studies to identify opportunities for biodiversity gain on this greenfield site and to promote aims of the JCS GI Strategy, including retention of existing trees and open space | | | | | | | | | | | | | | | | | |

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| **Site: Norville site, Tarrington Road**  **Size & Approx. Capacity:** 0.84ha, 60 dwellings  **Site Ref:** 11 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA Summary** | **+** | **+** | **0** | **0** | **+** | **++** | **+** | **0?** | **0** | **0** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 60 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Barton and Tredworth 008B), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located partially within a flood zone area along the eastern border. It is considered that development could avoid this area of the site, and mitigation provided through GCT JCS and GCP policies should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Tredworth Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for major positive against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain any designated heritage assets; however, it is located adjacent to a Listed Building which development has the potential to affect the setting of. It is assumed that development at the site would be sensitively and responsively designed to enhance the setting of the Listed Building and it is recognised that there is also the potential for minor positive effects from improvements to townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. Overall it is considered that there is the potential for residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.    Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Helipebs**  **Size & Approx. Capacity:** 1.6ha, 53 dwellings  **Site Ref:** 12 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **+** | **++** | **+** | **0** | **0** | **0** | **+** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Summary:**  The site is identified to deliver 53 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Elmbridge Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for major positive against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is located adjacent to a railway line which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800m of a Local Centre which offers a small range of service and facility provisions with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. It is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site**: **Former Civil Service Club**  **Size & Approx. Capacity:** 3.6ha, 60 dwellings and open space  **Site Ref:** 13 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **--** | **0** | **+** | **-** | **-** | **0?** | **0** | **0** | **-** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 60 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located entirely within a flood zone. It is considered that development would not be able to avoid building on the flood zone and mitigation could be expensive and/or difficult. Potential for a major negative effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Estcourt Road and Kingsholm Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site does not contain any best and most versatile agricultural land; however, development would result in the loss of greenfield land with the potential for a long term minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely greenfield land it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site is located within an Area of Principal Archaeological Interest and there are a number of Listed Buildings adjacent to the site. It is assumed that development at the site would be sensitively and responsively designed to enhance the setting of Listed Buildings and ensure appropriate archaeological investigation prior to development. 150 meters to the west of the site is a Scheduled Monument, however given the existing development between the site and Scheduled Monument, development is considered unlikely to lead to any significant negative effects. Overall it is considered that there is the potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is not located within reasonable walking distance (800m) of services and facilities within the City Centre or any local or District Centres with the potential for a minor negative effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: 67-69 London Road**  **Size & Approx. Capacity:** 0.35ha, 30 dwellings  **Site Ref:** 14; SALA ED044 (progressed as SA07 67-69 London Road in 2017; retained as **SA03 67-69 London Road Prospect House in 2019 for 30 dwellings)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **+** | **0** | **++** | **+** | **+** | **0?** | **0** | **0** | **++** | **++** | **+** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **+** | **+** | **+** | **0** | **++** | **+** | **+** | **0?** | **0** | **0** | **++** | **++** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 30 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Kingsholm and Wotton 002C), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and it not known to be at risk from surface water flooding. Potential for a long term minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along London Road, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly brownfield with no best and most versatile agricultural land. Potential for minor positive effects against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is located within a sensitive heritage setting, it is located within the London Road Conservation Area and is also located in an Area of Principal Archaeological Interest. It is assumed that development at the site would; be sensitively and responsively designed to enhance the Conservation Area designation; and ensure appropriate archaeological investigation prior to development. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. Although there are Listed Buildings in close proximity to the site, development is unlikely to have a negative effect on their setting due to the distance, and the existing development between them. Potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. It is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  The SFRA2 (Jan 2017)[[17]](#footnote-17) reported that 100% of the site is within FZ1 indicating no risk of flooding and confirming the previous SA with minor positive effects.  The Historic Environment Assessment (Nov 2016)[[18]](#footnote-18) reported that 0.35 ha of the site would be available for development with details of mitigation to be agreed, thus confirming the previous SA findings of likely neutral effects but with some uncertainty until detailed project level studies completed.  **SA Recommendations**:   * Consider including requirement for ecological studies to identify opportunities for biodiversity gain on this brownfield site and to promote aims of the JCS GI Strategy; protect and link with mature trees on boundary of site * Historic environment and townscape studies to ensure that the Conservation Area is protected and enhanced where possible * Archaeological studies required to investigate significant Roman (nearby Roman Road) and other interest in the area | | | | | | | | | | | | | | | | | |
| **Site: Wessex House (Railway Corridor)**  **Size & Approx. Capacity:** 0.25ha, Station car park/infrastructure for 20 dwellings  **Site Ref:** 15; SALA SUB51 (progressed as SA8 Wessex House in 2017; **retained as SA04 Wessex House, Great Western Road in 2019 for 20 dwellings**) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **+** | **-?** | **+** | **++** | **+** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **SA**  **2019** | **+** | **+** | **+** | **-?** | **+** | **++** | **+** | **0** | **0** | **0** | **+** | **+** | **+** | **+** | **0** | **+** | **+?** |
| **Sustainability Appraisal 2016:**  The site is promoted to deliver new car parking spaces and infrastructure supporting the regeneration of the Kings Quarter and bus station area. The nature of the development as car parking is unlikely to lead to any significant effects on the topics of economy & employment (SA Objectives 12-13), City Centre and Local Centres (SA Objective 14), inequalities (SA Objective 16), health (SA Objective 17), housing (SA Objective 18), public open space (SA Objectives 19-20), education (SA Objective 24) or cultural heritage (SA Objective 25) with the potential for a neutral effect against these objectives.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive against SA Objective 5.  Development of car parking is likely to increase the number of vehicles accessing the site, with the potential for minor negative effects on local roads, and minor indirect negative effects on air quality. The site is not located in close proximity to a designated AQMA, and mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage to reflect the potential for increased car usage in and around the site, it is considered that there is the potential for a residual minor negative effect against SA Objective 6a with an element of uncertainty until site levels assessments have been completed. The site is located within 800m of the railway station which can support access to this mode of transport for longer distance journeys with the potential for a minor positive effect against SA Objective 6b.  The site is entirely brownfield with no best and most versatile agricultural land. Potential for major positive effects against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as entirely brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8.  The site is partially located in an Area of Principal Archaeological Interest on the north western side. Given policy mitigation, it is assumed that development at the site would ensure appropriate archaeological investigation prior to development. Potential for a residual neutral effect against SA Objective 9.  **Update 2019**:  The site is vacant/former electrical wholesalers with the Royal Hospital to the north, Telecom House to the east and the railway station to the south; identified in Railway Corridor Development Brief adopted March 2011[[19]](#footnote-19).  The SFRA2 (Jan 2017)[[20]](#footnote-20) reported that 100% of the site is within FZ1 indicating no risk of flooding and confirming the previous SA with minor positive effects.  Possible contamination from pervious industrial uses and potential noise and vibration from the nearby railway line; still available and updated information indicates that the dwellings capacity could be increased to 30 dph[[21]](#footnote-21); also potential for mixed use including educational facility.  The confirmation of residential use with 20 dwellings indicates minor positive effects with delivery of residential redevelopment.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, the proximity to the city centre with cultural facilities indicates the potential for a minor positive effect but with some uncertainty.  **SA Recommendations**: | | | | | | | | | | | | | | | | | |
| **Site: Former Telecom House (Railway Corridor)**  **Size & Approx. Capacity:** 0.63ha, Station carpark/infrastructure  **Site Ref:** 16 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA Summary** | **+** | **+** | **+** | **-?** | **+** | **++** | **+** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Sustainability Appraisal 2016:**  The site is promoted to deliver new car parking spaces and infrastructure supporting the regeneration of the Kings Quarter and bus station area. The nature of the development as car parking is unlikely to lead to any significant effects on the topics of economy & employment (SA Objectives 12-13), City Centre and Local Centres (SA Objective 14), inequalities (SA Objective 16), health (SA Objective 17), housing (SA Objective 18), public open space (SA Objectives 19-20), education (SA Objective 24) or cultural heritage (SA Objective 25) with the potential for a neutral effect against these objectives.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive against SA Objective 5.  Development of car parking is likely to increase the number of vehicles accessing the site, with the potential for minor negative effects on local roads, and minor indirect negative effects on air quality. The site is not located in close proximity to a designated AQMA, and mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage to reflect the potential for increased car usage in and around the site, it is considered that there is the potential for a residual minor negative effect against SA Objective 6a with an element of uncertainty until site levels assessments have been completed. The site is located within 800m of the train station which can support access to this mode of transport for longer distance journeys with the potential for a minor positive effect against SA Objective 6b.  The site is entirely brownfield with no best and most versatile agricultural land. Potential for major positive effects against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely brownfield, and given design standards outlined in GCT JCS and Draft GCP policies it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9. | | | | | | | | | | | | | | | | | |

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| **Site: Great Western Road Sidings** (Railway Corridor)  **Size & Approx. Capacity:** 4.34ha, 100 dwellings  **Site Ref:** 17; SALA HA20 (progressed as SA9 Great Western Rd Sidings in 2017; retained as **SA05 Great Western Road Sidings in 2019 with capacity for approx. 200 new dwellings**) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **+** | **-** | **++** | **+** | **+** | **0** | **0** | **0** | **++** | **+** | **+** | **++** | **+** | **+** | **?** |
| **SA**  **2019** | **++** | **+** | **+** | **-?** | **++** | **+** | **+** | **0** | **0** | **0** | **++** | **+** | **+** | **++** | **+** | **+** | **+?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 100 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as predominantly brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Great Western Road and Horton Road, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly brownfield land with no best and most versatile agricultural land. Potential for a minor positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is partially located in an Area of Principal Archaeological Interest on the eastern side. Given policy mitigation provided in the Draft GCP it is assumed that development at the site would ensure appropriate archaeological investigation prior to development with the potential for a residual neutral effect against SA Objective 9.  The site is located adjacent to a railway line which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is also located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, due to the proximity of the site to cultural facilities in the city Centre, it is considered that there could be minor positive effects but with some uncertainty.  **Update 2019**:  Possible contamination from previous industrial uses and potential noise and vibration from the nearby railway line;  Still available and updated information indicates that the dwellings capacity could be increased.  Also, advised that a Phase 1 Habitat survey completed (March 2018).[[22]](#footnote-22)  The SFRA2 (Jan 2017)[[23]](#footnote-23) reported that 100% of the site is within FZ1 indicating no risk of flooding and confirming the previous SA with minor positive effects.  **SA Recommendations**:   * Consider including requirement for ecological studies to identify opportunities for biodiversity gain on this brownfield site and to promote aims of the JCS GI Strategy (recent Phase 1 Habitat survey will guide possibilities) * Consider including requirement for improvements to pedestrian and cycle facilities to mitigate minor negative effects | | | | | | | | | | | | | | | | | |

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| **Site: Former Bishops College**  **Size & Approx. Capacity:** 9.18ha, 108 dwellings (to include retained playing pitches)  **Site Ref:** 18 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **0** | **-** | **+** | **-** | **-** | **0** | **0** | **0** | **-** | **+** | **+** | **++** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 108 new dwellings with the potential for a major long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located partially within an area of flood risk along the northern boundary of the site, and there are minor areas on site at risk of surface water flooding. It is considered that development could avoid the area of flood risk on site, and mitigation provided through the GCT JCS and GCP should ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Estcourt Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site contains some previously developed land; however, the majority of the site is greenfield. The site is not known to contain best and most versatile agricultural land; however, the loss of greenfield land is considered to have the potential for a minor long-term negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development within a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affects any heritage settings with the potential for a neutral effect against SA Objective 9.  The site is not located within reasonable walking distance (800m) of service and facility provisions within the City Centre or any Local or District Centres with the potential for a minor negative effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land at Leven Close**  **Size & Approx. Capacity:** 1.4ha, 20 dwellings  **Site Ref:** 19 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **+** | **0** | **+** | **++** | **+** | **-?** | **0** | **0** | **++** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal:**  The site is identified to deliver 20 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located in an identified flood zone and is not known to be at risk of surface water flooding, with the potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Paygrove Lane, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield with no best and most versatile agricultural land. Potential for major positive effects against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is located in a sensitive heritage setting, it is located in the City Centre Conservation Area and also within an Area of Principal Archaeological Interest. Within the site itself there are also 2 Scheduled Monuments (Glevum Roman Colonia) and there are a number of Listed Buildings in close proximity to the south west of the site. It is assumed that development at the site would; avoid the Scheduled Monuments; be sensitively and responsively designed to enhance the Conservation Area designation and setting of designated heritage assets; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancements to townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of 2 nationally designated assets on site, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800m of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land East of Waterwells (part of) - Lynton Fields**  **Size & Approx. Capacity:** 16.04ha, 150 Dwellings (2016) 2 major land parcels now with planning permission (2019)  **Site Ref:** 20; SALA ref EA03 (progressed as SA13 Land East of Waterwells Business Park in 2016; residential land now with planning permission, so retained for **progression as SA07 Lynton Fields with 2.0 ha for employment uses in 2019**) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0** | **+** | **0** | **-** | **-** | **--** | **-** | **0** | **0** | **0** | **+** | **+** | **-** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **++?** | **+** | **+** | **0** | **-?** | **--** | **-** | **0** | **0** | **++** | **+** | **+** | **-** | **0** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  Three parcels of greenfield land surrounded by employment, agriculture and some residential uses. The site is identified to deliver 150 new residential dwelling with the potential for a major long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone, however there is an area around the stream running through the middle of the site that has a medium to high risk of surface water flooding. Development could avoid this area of the site and mitigation provided through GCT JCS and Draft GCP policies should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of national cycle routes and Public Rights of Way, however, it is located beyond 800m to a connection to modes of public transport (bus or train) and as such is considered to have the potential for a minor negative effect against SA Objective 6b.  The site is predominantly greenfield and contains some Grade 3a agricultural land. Development could result in the permanent loss of best and most versatile agricultural land with the potential for a major negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site is located within an Area or Archaeological Interest, given policy mitigation provided in the Draft GCP it is assumed that there would be appropriate archaeological investigation prior to development with the potential for a residual neutral effect against SA Objective 9.  The site is located adjacent to a railway line which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located just within 800 meters of a Local Centre with the potential for a minor positive effect against SA Objective 14. Although the site is located within 800m of promoted walking routes, it is located beyond 800m to an existing medical facility with the potential for a minor negative effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update in 2019**:  Planning permissions granted in 2018 for the 2.3 ha parcel of land to the west with 86 dwellings and 150 dwellings on the 4.0 ha parcel of land to the east.[[24]](#footnote-24) Therefore, the central land parcel to the north adjacent to the existing development with employment uses is retained and progressed as SA07 Lynton Fields, important as a source of strategic employment land in the district.  The change from housing to strategic employment development changes the previous SA findings from major positive to neutral and from neutral to major positive effects respectively. The delivery of new employment can also contribute to reducing inequalities confirming the potential for a minor long-term positive effect against SA Objective 16.  The SFRA2 (Jan 2017)[[25]](#footnote-25) reported that 100% of the site is within FZ1 indicating no risk of flooding and amending the previous SA with minor positive effects. However, there is the small stream at the southern boundary of the site, upper reaches of the Dimore Brook, a tributary of the R Severn to the west. It is considered that SUDS could be incorporated into the development design and integrate biodiversity enhancements, including linking with the wider GI for both wildlife and people – concomitant positive effects for biodiversity and health – potential for major positive effects but uncertainty at this stage until further studies completed.  The site remains not well connected to public transport, services and facilities, although just within 800m walking distance of the nearest Local Centre and the previous SA findings for SA Objectives No 6a&b, and 14 remain relevant and valid. There are footpaths to the east and south; if there could be connections made, perhaps through the other residential parcel that has recently gained planning permission, there would be enhanced access to walking routes in the countryside and providing some mitigation and introducing some uncertainty of significance for SA No 6b for sustainable transport.  The Historic Environment Assessment[[26]](#footnote-26) concluded that development on the EA03 site could be developed within significant harm to the heritage assets provided that certain areas are left free from development for mitigation through avoidance. The three late 19th century houses set with in the remains of medieval strip fields are not designated assets but have a local importance. Site option SA07 avoids these building and thus confirms neutral effects for SA Objective No 9.  **SA Recommendations**:   * Consider including requirement for ecological studies to identify opportunities for biodiversity gain on this greenfield site and to promote aims of the JCS GI Strategy, including possibilities to connect to the wider GI network and consideration of SUDS linking with the brook and GI * Consider any opportunities for improving public transport, walking & cycling routes | | | | | | | | | | | | | | | | | |

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| **Site: Land at Clearwater Drive**  **Size & Approx. Capacity:** 2.09ha, 30 dwellings and open space  **Site Ref:** 21 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **-** | **+** | **0** | **0** | **+** | **-** | **-** | **0** | **0** | **0** | **+** | **+** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver 30 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  A large part of the site contains The Causeway Key Wildlife Site, if development were to avoid the designated area, then this would significantly reduce the developable area of the site. Development could therefore result in the loss of locally designated land with the potential for a minor negative effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone however a large part of the site is of medium to high risk from surface water flooding. Mitigation provided through GCT JCS and Draft GCP policies should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect on SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Severnvale Drive, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely greenfield however it does not contain any best and most versatile agricultural land. Potential for minor negative against SA Objective 8. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800m of services and facilities within a District Centre with the potential for a minor positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land South of Grange Road**  **Size & Approx. Capacity:** 16.55ha, 250 dwellings  **Site Ref:** 22 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **0** | **-** | **+** | **-** | **-** | **0** | **0** | **0** | **+** | **+** | **++** | **++** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 250 new dwellings with the potential for a major long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located partially within an area of flood risk along the southern border (fluvial and surface water flood risk) and is also adjacent to another area of flood risk north of the site. It is considered that development could avoid the area of flood risk on site, and mitigation provided through the GCT JCS and GCP should ensure that there will be no significant negative effects, with the potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Chatsworth Avenue and Robert Raikes Avenue, national cycle routes and Public Rights of Way with the potential for a minor long term positive effect against SA Objective 6b.  The site is not known to contain any best and most versatile agricultural land, however development could result in the loss of greenfield land, with the potential for minor long term negative effects against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect a heritage setting with the potential for a neutral effect against SA Objective 9.  The site is located adjacent to a railway line which has the potential for minor negative effects on the amenity of future residents. Mitigation provided through the GCT JCS and GCP, and available at the project level (including an appropriate buffer), should ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 11.  The site falls within 800 meters of 3 different Local Centres with the potential for a minor positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Spinnaker Park**  **Size & Approx. Capacity:** 8.88ha, 2.54ha employment land  **Site Ref:** 23 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **--** | **0** | **+** | **+** | **+** | **0** | **-** | **+** | **++** | **+** | **++** | **0** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 2.54ha of employment development with the potential for a minor positive effect against SA Objectives 12-13. The delivery of new employment land can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located entirely within a flood zone. It is considered that development would not be able to avoid building on the flood zone and mitigation could be expensive and/or difficult. Potential for a major negative effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hempsted Lane and St Ann Way, national cycle routes and Public Rights of Way with the potential for a minor long term positive effect against SA Objective 6b.  The site is predominantly brownfield with no best and most versatile agricultural land, potential for minor positive against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is located in close proximity to Hempsted waste landfill site which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Secunda Way Industrial Estate**  **Size & Approx. Capacity:** 0.7ha employment land  **Site Ref:** 24 & progressed as **SA22 Secunda Way Industrial Estate** for employment land use | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0** | **+** | **0** | **0** | **+** | **-** | **-** | **0** | **0** | **+** | **++** | **+** | **++** | **0** | **+** | **+** | **?** |
| **SA 2019** | **0** | **+** | **0** | **0** | **+** | **-** | **-** | **0** | **0** | **+** | **++** | **+** | **++** | **0** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 0.7ha of new employment development with the potential for a minor positive effect against SA Objective 12-13. The delivery of new employment land can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is partially located within a flood zone on the northern and eastern boundaries of the site. It is considered possible for development to avoid these areas on site, and mitigation provided through the GCT JCS and GCP should ensure that there will be no significant negative effects, with the potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hempsted Lane, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is predominantly greenfield with no best and most versatile agricultural land. Potential for a minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly greenfield it is considered that development has the potential for a minor negative effect against SA Objective 8 as a result of development in an undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800m of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  Site is now available for employment use  **SA Recommendations**:   * Consider including requirement for ecological studies to identify opportunities for biodiversity gain on this greenfield site and to promote aims of the JCS GI Strategy, including retention of existing hedgerows and possibilities to connect to the wider GI networ | | | | | | | | | | | | | | | | | |

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| **Site: Land at Rea Lane, Hempsted**  **Size & Approx. Capacity:** 1.5ha, 35 dwellings  **Site Ref:** 25; SALA SUB54 (progressed as SA23 Land at Rea Lane in 2017; retained as **SA12 Land at Rea Lane in 2019** for 30 dwellings) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **0** | **+** | **+** | **0** | **+** | **-** | **-** | **0** | **0** | **0** | **-** | **+** | **-** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **0** | **+** | **+** | **0** | **+** | **-** | **-** | **0** | **0** | **0** | **-** | **+** | **-** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 35 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a long term minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hempsted Lane, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site land is entirely greenfield; however, it does not contain any best and most versatile agricultural land. Potential for minor negative against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage settings with the potential for a neutral effect against SA Objective 9.  The site is not located within reasonable walking distance (800m) of services and facilities within the City Centre, or any local or District Centres with the potential for a minor negative against SA Objective 14. Although the site is located within 800m of promoted walking routes, it is located beyond 800m to an existing medical facility with the potential for a minor negative effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  Planning application pending consideration – for 30 dwellings.[[27]](#footnote-27)  The SFRA2 (Jan 2017)[[28]](#footnote-28) reported that 100% of the site is within FZ1 indicating no risk of flooding and confirming the previous SA with minor positive effects.  The Historic Environment Assessment[[29]](#footnote-29) concluded that the total area of 1.47 ha would be available for development subject to detailed mitigation to be agreed, confirming the neutral effects previously found in the SA.  **SA Recommendations**:   * Consider including requirement for ecological studies to identify opportunities for biodiversity gain on this greenfield site and to promote aims of the JCS GI Strategy, including retention of existing hedgerows and possibilities to connect to the wider GI network * Consider requirement for archaeological studies * Need to consider the impacts on Hempsted Conservation Area and its setting * Need to include requirement for good design/layout to help mitigate the high to medium landscape sensitivity | | | | | | | | | | | | | | | | | |
| **Site: Land adjacent to Eastgate Shopping Centre**  **Size & Approx. Capacity:** 0.32ha, 0.5ha employment land  **Site Ref:** 26; SALA ref FS16 (progressed as SA19 Land Adjacent to Eastgate Shopping Centre in 2016; and retained **as SA16** **Land Adjacent to Eastgate Shopping Centre SA12 in 2019)** for 15 dwellings | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape/ Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **+** | **0** | **++** | **+** | **+** | **-?** | **0** | **+** | **++** | **++** | **++** | **0** | **+** | **+** | **?** |
| **SA**  **2019** | **+** | **+** | **+** | **0** | **++** | **+** | **+** | **- ?** | **0** | **0** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal 2016:**  The site is identified to deliver up to 0.5ha of new employment / retail land with the potential for a minor long-term positive effect against SA Objective 12-13. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004F), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken at the site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and it not known to be at risk of surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Brunswick Road and Parliament Street, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly brownfield with no best and most versatile agricultural land. Potential for a minor positive against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield, and design standards outlined in policies provided in the GCT JCS and Draft GCP it is considered that there is the potential for a minor positive effect against SA Objective 8.  The site is also a sensitive heritage setting, it is located in the City Centre Conservation Area and also within an Area of Principal Archaeological Interest. Within the site itself there are 2 Scheduled Monuments (Glevum Roman Colonia). Just outside the boundary, south east of the site is a Scheduled Monument (Roman wall remains) and to the north west of the site is another Scheduled Monument (Greyfriars Church). There are also a number of Listed Buildings within close proximity of the site. It is assumed that development at the site would: avoid the Scheduled Monuments; be sensitively and responsively designed to enhance the Conservation Area designation and designated heritage asset settings; and ensure appropriate archaeological investigation prior to development. It is considered that there is also the potential for minor positive effects through enhancement to townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of nationally designated assets on site, and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 meters of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  The changing retail market indicates that this site could be suitable for residential purposes.[[30]](#footnote-30) Therefore, SA changed from neutral to minor positive for Housing & from minor positive to neutral for Employment – to acknowledge the change in proposed use.  The SFRA2 (Jan 2017)[[31]](#footnote-31) reported that 100% of the site is within FZ1 indicating no risk of flooding and confirming the previous SA with minor positive effects.  **SA Recommendations**:   * Consider requirement for archaeological studies * Need to consider the impacts on the City Centre Conservation Area, Scheduled Monuments and their setting | | | | | | | | | | | | | | | | | |

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| **Site: Newark Farm**  **Size & Approx. Capacity:** 1.97ha, 48 dwellings  **Site Ref:** 27 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA Summary** | **0** | **+** | **+** | **0** | **+** | **-** | **-** | **0?** | **0** | **0** | **++** | **+** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 48 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or specie; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and it not known to be at risk of surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hempsted Lane, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely greenfield with no best and most versatile agricultural land. Potential for a minor negative against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown however, as the site is entirely greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area.  The site is located within an Area of Archaeological Importance and to the northern boundary of the site there is a Listed Building. It is assumed that development at the site would be sensitively and responsively design to enhance the setting of designated heritage assets and ensure appropriate archaeological investigation prior to development. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located around 800m of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land at St Oswalds**  **Size & Approx. Capacity:** 2.5ha, 65 dwellings  **Site Ref:** 28; SALA ref SUB28 (progressed as SA20 Land at St Oswalds in 2017; retained as **SA11 Land at St Oswalds in 2019** and size/capacity increased to 6.44 ha and approx. 300 dwellings) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **--** | **-** | **+** | **+** | **+** | **0** | **0** | **0** | **++** | **++** | **++** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **++?** | **+** | **0?** | **-?** | **+** | **+** | **+** | **0** | **0?** | **0** | **++** | **++** | **++** | **++** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 65 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004E), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Given the nature of the site as partially brownfield land and its size, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a major long-term positive effect against SA Objective 1 but with some uncertainty at this stage until further studies are completed.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located entirely within a flood zone. It is considered that development would not be able to avoid building on the flood zone and mitigation could be expensive and/or difficult. Potential for a major negative effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services at St Oswalds Village, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is predominantly brownfield and does not contain any best and most versatile agricultural land with the potential for a minor positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield and design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located adjacent to a railway line which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800m of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  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.[[32]](#footnote-32) Therefore, SA changed from minor positive for Housing to major positive – to acknowledge the increase in provision of housing with enhanced positive effects indicated.  It is understood from the SALA update that a recent survey of the original SUB28 site did not find any protected species but did indicate that there were habitats that could potentially support species such as Bats, Birds, and Reptiles. Therefore, this confirms the minor positive effects reported by the previous SA with opportunities to protect and enhance important biodiversity; this additional size of the development site may suggest that there is more scope to achieve biodiversity gain and including linking with the wider GI network. The increased size of the site also may offer increased opportunities for enhancing the sustainable transport network with cycleways and pathways linking with the wider network and integrating with GI for additional health/wellbeing and biodiversity positive effects. Therefore, there may be possibilities for increasing the previous SA findings to potential major positive effects on biodiversity – but uncertainty remaining at this stage until further project level studies completed.  The SFRA2 (Jan 2017)[[33]](#footnote-33) reported that 0% of the site is within FZ1but 100% in FZ2 with 9% in FZ3 indicating risk of flooding and confirming the previous SA with negative effects. The SFRA2 advised that development will be possible if it can be demonstrated that flood risk will not be exacerbated elsewhere and that it avoids the FRZ3 area. Thus, possibilities for mitigating the negative effects are indicated and suggest that the SA findings may be amended from major to minor negative but with some uncertainty remaining as details of project level design/layout are not yet available.  It is understood now that a high-pressure gas main runs through the site; and further studies to ensure safety, including investigations into any contamination will be required.  **SA Recommendations**:   * Include requirement for further ecological studies to identify opportunities for biodiversity gain on this large brownfield site and to promote aims of the JCS GI Strategy, including possibilities to connect to the wider GI network and integrating flood risk management SUDS * Consider requirement to provide/improve cycleways and pathways, including linkages and integrating with the GI network, where possible, for further enhancements for human health/wellbeing and biodiversity * Detailed design and layout should include consideration of appropriate planting buffers to help mitigate for any noise/vibration from the railway line – and again integrated with the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: Allstones, Myers Road (Railway Corridor)**  **Size & Approx. Capacity:** 6.49ha, 250 dwellings  **Site Ref:** 29; SALA ref 03NEW18 (not progressed in 2017 as suitability not justified for loss of employment land; progressed as much smaller site 0.36 ha c 10 dwellings as **SA19 Land off Myers Road in 2019)** | | | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | | **Townscape / Landscape** | | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | | **8** | | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2016** | **+** | **+** | **0** | **-** | **+** | **+** | | **+** | | **0** | **0** | **0** | **+** | **+** | **+** | **++** | **+** | **+** | **?** |
| **SA**  **2019** | **+?** | **+** | **+** | **0** | **+** | **+** | | **+** | | **0** | **0** | **0** | **+** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site identified to deliver 250 dwellings with the potential for a major long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located partially within an area of flood risk along the eastern border of the site. It is considered that development could avoid this area of the site, and mitigation provided through GCT JCS and GCP policies should ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Horton Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is not known to contain best and most versatile agricultural land, and the majority of the site is brownfield, development therefore has the potential for a minor long-term positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly brownfield and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is located adjacent to a railway line which has the potential for minor negative effects on the amenity of future residents. Mitigation provided through the GCT JCS and GCP, and available at the project level (including an appropriate buffer), should ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 11.  The site is located partially within a Local Centre boundary with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  The SALA includes a much smaller site with only c 10 dwellings than that previously subject to SA earlier in 2016.[[34]](#footnote-34) Therefore, SA changed from major positive for Housing to minor positive – to acknowledge the significant decrease in provision of housing and reduced positive effects indicated. With such a reduced site size, the opportunities for biodiversity net gain are less certain – a minor positive is retained for the SA but revised to include some uncertainty of this significance.  It is understood from the SALA that the site is fairly close to the recorded locations of two Roman period lead coffins so a chance that a cemetery extends into the area and indicates need for archaeological investigation. Previous SA findings are still relevant and valid.  The SFRA2 (Jan 2017)[[35]](#footnote-35) reported that 100% of the site is within FZ1confirming that there is no flood risk and therefore, the previous SA is changed to minor positive from neutral to reflect the updated information.  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | | | |
| **Site: Barnwood Manor**  **Size & Approx. Capacity:** 1.95ha, 20 dwellings  **Site Ref:** 30; SALA ref SUB25 (progressed as SA7 Land at Barnwood Manor in 2017; retained for progression as **SA02 Land at Barnwood Manor in 2019** with 30 dwellings) | | | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | | **Townscape / Landscape** | | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
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| **SA**  **2016** | **0?** | **+** | **0** | **0** | **+** | **+** | **-** | **+** | **-** | **0?** | **0** | **0** | **+** | **+** | **--** | **+** | **+** | **+** | **?** |
| **SA**  **2019** | **+?** | **+** | **0** | **0** | **+** | **+** | **-** | **+** | **-** | **0?** | **0** | **0** | **+** | **+** | **--** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 20 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  Barnwood Arboretum Local Nature Reserve is located within 200m of the site, and Wotton Brook flows between the two sites. Given the existing environmental pathway it is considered that development has the potential to affect water quality with the potential for minor indirect negative effects on the LNR. Mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems should ensure that there will be no significant negative effects, with the potential for a residual neutral effect. However, there remains an element of uncertainty until site level assessments have been completed.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. Running from east to west through the middle of the site is an area of flood risk associated with the Wotton Brook. This area of the site is also subject to surface water flooding. It is possible for development to avoid this area of the site, and mitigation provided through GCT JCS and Draft GCP policies should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Barnwood Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is a roughly equal split of brownfield and greenfield with the potential for both minor positive and minor negative effects against SA Objective 7. There is no best and most versatile agricultural land on the site. At this stage, the Landscape/Townscape sensitivity of the site is unknown. It is considered that there is the potential for both minor positive and minor negative effects against SA Objective 8 through the regeneration of brownfield land and through development in a previously undeveloped area. The site is located within an Area of Principal Archaeological Importance and to the north of the site there is a Listed Building. Given policy mitigation provided through the Draft GCP it is assumed that development at the site would be sensitively and responsively designed to enhance the setting of designated heritage assets and ensure appropriate archaeological investigation prior to development. Potential for a residual neutral effect against SA Objective 9, with some uncertainty until site level assessments have been completed.  The site is located within 800m of a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located beyond 800m to existing promoted walking routes, and development at the site could result in the loss of existing medical facilities (Wheatstone Palliative Care Medical Centre) with the potential for a major negative effect against SA Objective 17. However, it should be noted that the site is located within 800m of other existing medical facilities. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **Update 2019**:  The SALA includes a larger site at 3.38 ha and high capacity of 31 dwellings than that previously subject to SA earlier in 2016 with only 20 dwellings.[[36]](#footnote-36) However, the SA findings remain relevant and valid with only minor positive effects indicated (compared to other sites at 100 or more dwellings that would indicate the potential for major positive effects). With an enhanced site size and housing capacity, the opportunities for effects on biodiversity – both negative and positive are increased but still with some uncertainty at this stage until further project level studies are untaken.  The SFRA2 (Jan 2017)[[37]](#footnote-37) reported that 85% of the site is within FZ1confirming that there is no flood risk for much of the site; 15% of the site along the Wotton Brook is in FZ2 of which 9% is in FZ3 with a high risk of flooding and therefore, the previous SA is confirmed at neutral effects. The SFRA2 reported that development could be avoided in FZ2 & 3. It is considered that this corridor along the Brook could offer opportunities through provision of SUDS for biodiversity gain – and including links with the wider GI network with possibilities for positive effects on wildlife and health wellbeing – some uncertainty at this stage until further project level studies completed.  **SA Recommendations**:   * Include requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network, especially along the Wotton Brook and as part of delivery of SUDS | | | | | | | | | | | | | | | | | | | |

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| **Site: Redcliffe College, Horton Road**  **Size & Approx. Capacity:** 1.3ha, 20 dwellings  **Site Ref:** 31 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA Summary** | **+** | **+** | **+** | **0** | **++** | **-** | **-** | **0?** | **0** | **0** | **++** | **++** | **+** | **+** | **+** | **--** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 20 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located partially within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Kingsholm and Wotton 002C), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, it is recommended that existing trees and hedgerows on site are retained where possible. Given the nature of the site as partially brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding with the potential minor positive against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Horton Road and London Road, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly greenfield with some previously developed land also present. There is no best and most versatile agricultural land on the site. Potential for minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown however as the site is predominantly greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in an undeveloped area. The site contains a Listed Building. It is assumed that development at the site would retain the Listed Building and be sensitively and responsively designed to enhance the setting. It is considered that there is also the potential for minor positive effects through enhancement to townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects with the potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located around 800m of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is also located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20.  Development at the site could result in the loss of existing educational facilities (Redcliffe College) with the potential for a major long-term negative effect against SA Objective 24. However, it should be noted that there are other educational facilities within 800m of the site, however these are not at the college educational level (nursery / early years, primary, secondary and university facilities within 800m). It should also be noted that the loss of this facility does not affect the accessibility findings in this SA for the surrounding site options against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Holly House, Barnwood**  **Size & Approx. Capacity:** 1.16ha, 34 dwellings  **Site Ref:** 32 | | | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | | **Townscape / Landscape** | | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | | **8** | | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **0** | **0** | **+** | **+** | **-** | **+** | **-** | **0** | **0** | **0** | **+** | **++** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 34 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Barnwood 007E), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as predominantly brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located partially within a flood risk area in the north west of the site. It is considered that development could avoid this part of the site and mitigation provided through GCT JCS and Draft GCP policies should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hawthorne Avenue and Bittern Avenue, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is neither predominantly brownfield or greenfield, but a mixture of the two. Therefore, there is the potential for both minor positive and minor negative effects against SA Objective 7. There is no best and most versatile agricultural land on the site. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, it is considered that there is the potential for both minor positive and minor negative effects against SA Objective 8 as a result of regeneration of brownfield land and development in a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800m of services and facilities within a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | | | |

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| **Site: Fieldview House, Barnwood/Abby**  **Size & Approx. Capacity:** 0.36ha, 12 dwellings  **Site Ref:** 33 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **+** | **+** | **+** | **0** | **0** | **0** | **+** | **++** | **--** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 12 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Barnwood 007E), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as predominantly brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hawthorne Avenue and Bittern Avenue, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is predominantly brownfield land with no best and most versatile agricultural land on site. Potential for a minor positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly brownfield and given design standards in policies provided in the GCT JCS and Draft GCP it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800m of services and facilities within Local Centres and a District Centre. Potential for a minor positive effect against SA Objective 14. The site is located beyond 800m to both existing medical facilities and promoted walking routes with the potential for a major negative effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land off Horton Road (NHS**)  **Size & Approx. Capacity:** 0.72ha, 21 dwellings  **Site Ref:** 34 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA Summary** | **+** | **+** | **+** | **0** | **++** | **-** | **-** | **0?** | **0** | **0** | **++** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 21 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Given the nature of the site as partially brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk from surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the train station, bus services along Horton Road, national cycle routes and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site is predominantly greenfield with some previously developed land as well. There is no best and most versatile agricultural land present on the site. Potential for a minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. The site does not contain and is not located adjacent to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800m of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Hallmark Hotel, Matson**  **Size & Approx. Capacity:** 0.43ha, 13 dwellings  **Site Ref:** 35 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **-** | **++** | **+** | **0?** | **0** | **0** | **+** | **++** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 13 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Matson and Robinswood 011B), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site is not known to contain any priority habitats or species; however, it is located within 200m of Matson Wood Key Wildlife Site. There are no significant ecological pathways between the sites, and given the brownfield nature of the site, development will not lead to fragmentation of ecological corridors. It is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located in an identified flood zone and is not known to be at risk of surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of national cycle routes and Public Rights of Way, however, it is located beyond 800m to a connection to modes of public transport (bus or train) and as such is considered to have the potential for a minor negative effect against SA Objective 6b.  The site is entirely brownfield, with no best and most versatile agricultural land on the site. Potential for major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the nature of the site as predominantly brownfield, and design standards identified in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. Adjacent to the site on the western side there is a Listed Building. Given policy mitigation provided through the GCT JCS and Draft GCP it is assumed that development would be sensitively and responsively designed to enhance heritage setting with the potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800m of a Local Centre with the potential for minor positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land adjacent to St Aldates**  **Size & Approx. Capacity:** 0.5ha, 20 dwellings  **Site Ref:** 37 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **+** | **-** | **-** | **0?** | **0** | **0** | **+** | **++** | **++** | **+** | **+** | **+** | **?+** |
| **Sustainability appraisal in 2016:**  The site is identified to deliver 20 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. As the site is also located partially within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Matson and Robinswood 008C), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as predominantly brownfield land, it is considered that there are potential opportunities to record and enhance biodiversity on site, with the potential for a minor long-term positive effect against SA Objective 1. It is recommended that a Phase 1 Habitat Survey is undertaken on site prior to development.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Reservoir Road and Finlay Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is predominantly greenfield with some previously developed land also on site. There is no best and most versatile agricultural land on site. Potential for minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown however as the site is predominantly greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development in a previously undeveloped area. Adjacent to the site on the northern side there is a Listed Building. Given policy mitigation provided through the GCT JCS and Draft GCP it is assumed that development would be sensitively and responsively designed to enhance heritage setting with the potential for a residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located adjacent to the A38 which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800m of services and facilities available within a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land East of Hempsted Lane**  **Size & Approx. Capacity:** 3.38ha, 50 dwellings  **Site Ref:** 39 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA Summary** | **0** | **+** | **+** | **0** | **+** | **-** | **-** | **0** | **0** | **0** | **-** | **+** | **-** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 50 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is not located within an identified flood zone and is not known to be at risk of surface water flooding. Potential for a minor positive effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hempsted Lane, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely greenfield land with no best and most versatile agricultural land present on the site. Potential for minor negative effects against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely greenfield there is the potential for a minor negative effect against SA Objective 8 through development in a previously undeveloped area. The site is partially within the Hempsted Conservation Area. It is assumed that development would be sensitively and responsively designed to enhance the Conservation Area designation. Potential for residual neutral effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is not located within 800m of the City Centre or a Local or District Centre. Potential for minor negative effect against SA Objective 14. Although the site is located within 800m of promoted walking routes, it is located beyond 800m to an existing medical facility with the potential for a minor negative effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site**: MOD Site, Hempsted  **Size & Approx. Capacity:** 4.42ha, 85 dwellings  **Site Ref:** 40 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **- ?** | **0** | **+** | **-** | **-** | **0** | **-** | **0** | **++** | **+** | **++** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 85 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is largely covered by flood zone, with only a small area in the south of the site which is not at risk of flooding. If development were to avoid the area of flood risk on site. this would significantly reduce the developable area. Mitigation is likely to be difficult and/or expensive. Potential for a residual minor negative effect against SA Objective 5 with an element of uncertainty until site level assessments have been completed.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Hempsted Lane, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is predominantly greenfield with a small amount of previously developed land. There is no best and most versatile agricultural land on the site. Potential for a minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development within a previously undeveloped area. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located in close proximity to Hempsted waste landfill site which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800m of the City Centre and a Local Centre with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Former Contract Chemicals**  **Size & Approx. Capacity:** 9.19ha, 340 dwellings  **Site Ref:** 41 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **-** | **+** | **0** | **-** | **+** | **+** | **+** | **0** | **0** | **0** | **+** | **++** | **+** | **++** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 340 new dwellings with the potential for a major long-term positive effect against SA Objective 18. As the site is also located partially within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Podsmead 009E), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16.  The site contains an area of Deciduous Woodland Priority habitat; development has the potential for minor long term negative effects on biodiversity through potential direct loss. Mitigation provided through the GCP should seek to retain the Priority habitat on site, however it is still considered that there is the potential for a residual minor negative effect on biodiversity through increased disturbance as a result of development on site.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The southern area of the site is located partially within a flood zone, and there are small areas in the middle of the site which are at risk of surface water flooding. It is considered that development would be able to avoid the area of flood risk, and that mitigation provided through GCT JCS and Draft GCP policies should ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Bristol Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is predominantly brownfield and there is no best and most versatile agricultural land on the site. Potential for minor positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly brownfield and given design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect heritage settings with the potential for a neutral effect against SA Objective 9.  The site is located within 800m of services and facilities within a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land adjacent to Wall’s Factory**  **Size & Approx. Capacity:** 6.4ha, 2.79ha employment  **Site Ref:** 44 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **0** | **-** | **+** | **-** | **-** | **0** | **-** | **++** | **+** | **+** | **--** | **0** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 2.79ha of new employment land with the potential for a major long-term positive effect against SA Objectives 12-13.  The delivery of new employment land can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species; however, development should seek to retain existing trees and hedgerows on site where possible. Potential for a neutral effect against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located partially within a flood risk zone along its eastern border. This same area is also at risk of surface water flooding. Development could avoid this area of the site and that mitigation provided through GCT JCS and GCP policies should ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Nine Elms Road, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely greenfield land with no best and most versatile agricultural land on the site. Potential for minor negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely greenfield it is considered that there is the potential for a minor negative effect against SA Objective 8 as a result of development within a previously undeveloped area. The site is located within an Area of Principal Archaeological Importance. It is assumed that development at the site would ensure appropriate archaeological investigation prior to development. Potential for a residual neutral effect against SA Objective 9.  The site is located adjacent to a railway line and the A40, which has the potential for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located within 800m of a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located beyond 800m to both existing medical facilities and promoted walking routes with the potential for a major negative effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Land adjacent to Dry Dock**  **Size & Approx. Capacity:** 1.35ha, 1.35ha employment  **Site Ref:** 45 | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0?** | **0?** | **--** | **0** | **+** | **++** | **+** | **- ?** | **0** | **+** | **++** | **+** | **++** | **0** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2016:**  The site is identified to deliver 1.35ha of new employment land with the potential for a minor long-term positive effect against SA Objectives 12-13. Potential for minor positive effect on SA Objective 12-13. The delivery of new employment land can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  Alney Island Local Nature Reserve (LNR) is located within 200m of the site, and the River Severn runs north of the site option and continues to flow adjacent to the LNR. The Docks are also located to the south and east of the site, providing further connections to the River Severn. Any potential effects on water quality therefore have the potential to indirectly effect ecological habitats in and around the LNR. The A430 runs immediately between the development site and the River Severn, and as development at the site is likely to increase traffic along this road, it is considered that there is the potential for minor negative effects on water quality through an increase in the associated polluting effects on surface water run-off. This therefore has the potential for minor indirect negative effects on habitats in around the River Severn and Alney Island LNR. It is recommended that site specific policy mitigation includes a requirement for lower level assessment of the potential effects of development on water quality and requires the use of Sustainable Drainage Systems. Given further policy mitigation provided through the GCT JCS and GCP, and available at the project level, it is considered unlikely that development will lead to any significant negative effects with the potential for a residual neutral effect against SA Objectives 1 and 4, with an element of uncertainty until site level assessments have been completed. However, the cumulative effect of development in this area on the A430, River Severn, and supporting habitats, will need to be considered. The site is also located within the Surface Water Safeguard Zone, and this should be considered alongside the potential effects on water quality discussed above. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4.  The site is located entirely within a flood risk zone. It is considered that development would not be able to avoid the area at risk and mitigation could be difficult / expensive. Potential for a major negative effect against SA Objective 5.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Southgate Street, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield land with no best and most versatile agricultural land on site. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is entirely brownfield and given design standards outlined in policies provided in the GCT JCS and Draft GCP it is considered that there is the potential for a minor positive effect against SA Objective 8. The site is in a sensitive heritage setting however, it lies wholly within an Area of Principal Archaeological Interest, and within The Docks Conservation Area. There are also 4 Listed Buildings on site. It is assumed that development at the site would; retain the Listed Buildings on site; be sensitively and responsively designed to enhance the Conservation Area designation and setting of designated heritage assets; and ensure appropriate archaeological investigation prior to development. It is also considered that there is the potential for minor positive effects through enhancement to townscape, access and signage. Policy mitigation provided through the GCT JCS and Draft GCP should ensure that development will not lead to any significant negative effects. However, at this stage, to reflect the presence of 4 Listed Buildings on site, it is considered that there is the potential for a residual minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800m of the City Centre which contains a wide range of service and facility provision with the potential for a major positive effect against SA Objective 14. The site is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25). | | | | | | | | | | | | | | | | | |

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| **Site: Former Colwell Youth & Community Centre**  **Size & Approx. Capacity:** 0.18ha, 20 dwellings  **Site Ref:** 46; SALA ref FS08 (progressed as **SA13 Former Colwell Youth & Community Centre in 2019)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2019** | **+?** | **+** | **+** | **0** | **+** | **+** | **+** | **0** | **0** | **0** | **+** | **+** | **+** | **+** | **+** | **+** | **-?** |
| **Sustainability Appraisal in 2019:**  The site identified to deliver 20 dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors; it is currently a small urban site used as a community facility and provision of 20 dwellings could include biodiversity enhancements through provision of GI with the potential for minor positive effects but uncertain at this stage.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[38]](#footnote-38) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Metz Way, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is not known to contain best and most versatile agricultural land, and the majority of the site is brownfield, development therefore has the potential for a minor long-term positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is predominantly brownfield and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is located partially within a Local Centre boundary with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  The site is currently in use as an arts centre and there is the potential for negative effects on cultural heritage (SA Objective 25) if the building is converted to flats – unless mitigation is available through provision of such cultural facilities elsewhere.  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: Land at Blackbridge**  **Size & Approx. Capacity:** 0.8ha, 30 dwellings  **Site Ref:** 47; SALA ref 03NEW17 (progressed as **SA14 Land off New Dawn View in 2019)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **2019** | **+** | **+** | **+** | **0** | **+** | **+** | **+** | **0** | **0** | **0** | **+** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2019:**  The site identified to deliver 30 dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors; it is currently a small urban site used as a community facility and provision of 30 dwellings could include biodiversity enhancements through provision of GI with the potential for minor positive effects but uncertain at this stage. There are vacant playing fields to the west (and see also SA06) and allotments to the northeast, as well as a track on the old railway line adjacent to the south and west, so potential for linking with the wider GI network.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[39]](#footnote-39) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services in Tuffley and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is not known to contain best and most versatile agricultural land; currently vacant playing fields so greenfield land with the potential for a minor long-term negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is greenfield and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is adjacent to the railway line to the south and there may be issues associated with noise and vibration for minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located near to services and facilities including a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities; with a path and track linking to streets to the north and south, potential for a minor positive effect against SA Objective 17. The site is located on existing open green space of vacant playing fields and loss of this amenity has the potential for a minor long-term negative effect against SA Objectives 19-20 with some uncertainty of significance and mitigation possibilities are unknown; the site is within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Potential effects on cultural heritage (SA Objective 25) are unknown since evidence is not available at this stage.  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: Blackbridge Sports Hub**  **Size & Approx. Capacity:** N/A Sports Hub  **Site Ref:** 48; SALA ref 01NEW17 (progressed as SA12 Blackridge Sports Hub in 2017; retained for progression as **SA06 Blackridge Sports Hub in 2019)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **+** | **-** | **+** | **0** | **0** | **+?** | **+** | **+** | **++** | **0** | **+** | **+** | **++** |
| **Sustainability Appraisal in 2019:**  The site is a playing field with an actively used running track; it has been identified in the adopted Gloucester Playing Pitch Strategy as being a significant opportunity. The site is not identified to deliver housing or employment with neutral effects for SA objectives 12-13 & 18. The delivery of a sports hub could also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16, especially for accessibility for residents in the south of the city.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors; it is currently a greenfield playing field site so could include biodiversity enhancements with the potential for minor positive effects but uncertain at this stage. so potential for linking with the wider GI network.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[40]](#footnote-40) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects with likely neutral effects against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services in Tuffley and street walking access with the potential for a minor long-term positive effect against SA Objective 6b.  The site is not known to contain best and most versatile agricultural land; currently vacant playing fields so greenfield land with the potential for a minor long-term negative effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is greenfield and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is greenfield and unlikely to be any issues for contamination or pollution – neutral effects for SA Objective No 11.  It is assumed that the development of a Sports Hub would be associated with some additional local employment such that some positive effects would be achieved but uncertainty of significance at this stage as information about details and jobs not known.  The site is located near to services and facilities including a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities; development of a Sports Hub is likely to have major positive effects against SA Objective 17 for health, especially for residents in the south of the City. The site is located on existing open green space playing fields and the development of this amenity as a Sports Hub would increase access with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Potential effects on cultural heritage (SA Objective 25) are likely to be major positive since sports provide people with opportunities for social interaction through which skills can be developed; culture and sports are both human rights.  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: Land East of Sneedhams Road**  **Size & Approx. Capacity:** 0.86 ha; 30 dwellings  **Site Ref:** 49; SALA ref 07NEW17 (progressed as **SA15 Land south of Winnycroft Allocation in 2019)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **+** | **-** | **+** | **0** | **0** | **0** | **+** | **+** | **++** | **+** | **+** | **+** | **++** |
| **Sustainability Appraisal in 2019:**  The site is identified to deliver 28 dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors; it is currently in use as agricultural land so could include biodiversity enhancements with the potential for minor positive effects but uncertain at this stage. so potential for linking with the wider GI network.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. There is a drain alongside Winnycroft Lane and extending along part of the western boundary to the site. There appears to be no links to watercourses and the wider R Severn surfacewater catchment area; the site is located 100% in FZ1 with no risk of flooding[[41]](#footnote-41) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects with likely neutral effects against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located at the southern edge of the City with limited access to bus services, although adjacent to Winnycroft Lane and close to pedestrian street routes with a likely neutral effect against SA Objective 6b but some uncertainty at this stage.  The site is graded agricultural land classification grade 3b[[42]](#footnote-42) and therefore is not best and most versatile agricultural land as defined in the NPPF and therefore, minor negative effects for Sa Objective No 7.  At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is greenfield and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9. However, the site is within the National Historic Landscape Characterisation for open strip fields, so some uncertainty of effects at this stage until further project level studies completed.  The site is greenfield and unlikely to be any issues for contamination or pollution – neutral effects for SA Objective No 11.  The site is not located near to services and facilities including a Local Centre with the potential for a minor negative effect against SA Objective 14. The site is not located within 800m of existing medical facilities with the potential for minor negative effects against SA Objective 17 for health. However, the site is at the edge of the urban area with nearby footpaths that could encourage walking in the countryside so some uncertainty at this stage of overall significance.  The site is located on existing agricultural land with the potential for minor positive effects against SA Objectives 19-20 and nearby access to green and open space. The site is not within 800m of existing educational facilities with the potential for a minor negative effect against SA Objective 24.  Potential effects on cultural heritage (SA Objective 25) are unknown at this stage.  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: Land off Eastgate Street**  **Size & Approx. Capacity:** 0.13 ha, 15 dwellings  **Site Ref:** 50; SALA 05NEW (progressed as **SA16 Land off Eastgate Street in 2019).** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre &Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0** | **+** | **+** | **0** | **++** | **++** | **+** | **- ?** | **0** | **0** | **++** | **++** | **++** | **+** | **-?** | **+** | **+?** |
| **Sustainability Appraisal (2019):**  The site is identified to deliver 15 new dwellings with the potential for minor long-term positive effects against SA Objective 18. As the site is also located within one of the 10-30% most deprived Lower Level Super Output Areas (LSOAs) in Gloucester (Westgate 004F), new development could contribute to reducing inequalities, with the potential for major long-term positive effects against SA Objective 16. The site is currently used as single storey businesses and it is assumed that these will be retained with overall neutral effects on employment and SA Objectives No 12-13  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. Given the nature of the site as brownfield land, currently used as single storey businesses, and with intention to deliver flats above the shops[[43]](#footnote-43), it is considered that there are limited opportunities to record and enhance biodiversity on site, and neutral effects indicated against SA Objective 1.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[44]](#footnote-44) indicating positive effects.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of the railway station, bus services, national cycle route and Public Rights of Way with the potential for a major long-term positive effect against SA Objective 6b.  The site does not contain any best and most versatile agricultural land, is totally previously developed land and therefore, with the potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however as the site is currently single storey businesses, and given design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8 through redevelopment and enhancement to the existing townscape.  The site is in a sensitive heritage setting, located within the Eastgate and St Michaels Conservation Areas; there are several Listed Buildings to the west of the site[[45]](#footnote-45); the site also lies within an Area of Principal Archaeological Interest with the route of the Roman road known as the Portway extending through the northern part of the site. It is assumed that development at the site would be sensitively and responsively designed to enhance the Conservation Area designation and setting of designated heritage assets; and ensure appropriate archaeological investigation prior to development. There is also the potential for minor positive effects through enhancement to the townscape, access and signage.  At this stage, to reflect the presence of important archaeology and the potential for development to affect the setting of designated heritage assets, it is considered that there is the potential for a long-term minor negative effect against SA Objective 9, with an element of uncertainty until site level assessments have been completed.  The site is located within 800 metres of the City Centre which contains a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and the site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24. The site however is located beyond 800m to existing open space with the potential for a minor long-term negative effect against SA Objectives 19-20.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25); however, the proximity to the city centre with cultural facilities indicates the potential for a minor positive effect but with some uncertainty.  **SA Recommendations**:   * Historic environment and townscape studies to ensure that the settings of nearby Listed Buildings are protected and enhanced where possible; design principles should promote Conservation Area requirements * Archaeological studies and heritage impact assessment required to investigate significant Roman interest in the area | | | | | | | | | | | | | | | | | |
| **Site: Southern Railway Triangle**  **Size & Approx. Capacity:** 4.22 ha, 0 dwellings  **Site Ref:** 51; SALA ref HA20B (progressed as **SA17 Southern Railway Triangle in 2019)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **++?** | **+** | **+** | **0** | **+** | **+** | **+** | **0** | **0** | **++?** | **+** | **+?** | **+** | **0** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2019:**  In 2017, the site was reserved for future Strategic Rail Freight use, however, the SALA noted that if such use is not forthcoming in the next 5 years, it will then be available for development in the 6-10 year category. The site is not suitable for residential use and therefore, neutral effects for SA objective18. Provision of additional local employment could also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16, but uncertainty at this stage until further information is available. The site currently provides employment for railway uses; it is assumed that any new employment use might be encouraged to promote the overall aspirations for the GLP with additional jobs and potential for a range of positive effects – but uncertainty at this stage.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors; it is currently an operational railway site.  Such brownfield sites are often rich in biodiversity and with the size of the site, it is considered that there may be opportunities for biodiversity enhancements through provision of GI, including links to the wider GI network, with the potential for major positive effects but uncertain at this stage.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[46]](#footnote-46) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects and it is considered that there is the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Metz Way, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is brownfield currently used for railway purposes, development therefore has the potential for a major long-term positive effect against SA Objective 7 through reuse of land. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9. However, there may be significant archaeological potential, so some uncertainty of significance at this stage until further project level studies.  The site is adjacent to the railway line at the western edge and there is the potential for noise, vibration and air pollution from the railway with minor negative effects on the amenity of future residents at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is not located within a Local Centre boundary but is located well within existing services and facilities with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities, however it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  The effects on cultural heritage are unknown (SA Objective 25).  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network * Archaeological studies required to investigate potential significant assets * Detailed design and layout should include consideration of appropriate planting buffers to help mitigate for any noise/vibration and air pollution from the railway line – and again integrated with the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: Jordans Brook House**  **Size & Approx. Capacity:** 0.85 ha, 20 dwellings  **Site Ref:** 52; SALA ref 02NEW18 (progressed as **SA18 Jordans Brook House in 2019**) | | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | | **The Historic Environment** | **Pollution and Amenity** | **Economy & Employment** | **City Centre and Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+** | **+** | **+** | **0** | **+** | **+** | **+** | **-** | **0?** | **0** | **0** | **+** | **+** | **++?** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2019:**  The site is identified to deliver 20 new dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  Barnwood Arboretum Local Nature Reserve[[47]](#footnote-47) is located within 200m to the west of the site; the arboretum has many mature trees and unimproved grassland, providing habitat for birds, insects and small mammals[[48]](#footnote-48). There are large trees on the site, particularly on the North Upton Lane boundary to the east. It is considered that there may be opportunities for biodiversity enhancements through provision of GI, including links to the wider GI network, with the potential for minor positive effects that will be long-term.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[49]](#footnote-49) indicating positive effects.  Transport modelling is unavailable at this stage, however given the size of the proposed development, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services along Barnwood Road, national cycle routes and Public Rights of Way, including a footpath linking with the Barnwood Park, so potential for a minor long-term positive effect against SA Objective 6b.  The site is currently in use as a residential care home; there is no best and most versatile agricultural land on the site. As this is currently in residential use, redevelopment would not affect the soil quality and therefore, minor positive effects indicated for SA Objective No 7.  At this stage, the Landscape/Townscape sensitivity of the site is unknown. It is considered that there is the potential for both minor positive and minor negative effects against SA Objective 8 through the redevelopment of an existing residential area.  The site is located within an Area of Principal Archaeological Importance; a Roman cemetery is recorded to the north whilst prehistoric and Roman settlement activity is noted to the west; the site was also the location of a WWII military camp. There are no Scheduled Monuments or Listed Buildings within or nearby the site. Given policy mitigation provided through the JCS and Draft GCP it is assumed that development at the site would be sensitively and responsively designed and including appropriate archaeological investigation prior to development. Potential for a residual neutral effect against SA Objective 9, with some uncertainty until site level assessments have been completed.  The site is located within 800m of a Local Centre with the potential for a minor positive effect against SA Objective 14. The site is located within 800m to existing walking routes, and access to Barnwood Arboretum, located within 800m of existing medical facilities with the potential for a major positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **SA Recommendations**:   * Include requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network * Archaeological studies required to investigate potential significant assets | | | | | | | | | | | | | | | | | | |

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| **Site: Glevum Works**  **Size & Approx. Capacity:** 0.54 ha; c 10 dwellings  **Site Ref:** 53 SALA ref FS09 Rear of Smith & Choyce, Upton Street (not progressed as no longer available) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **++?** | **+** | **+** | **0** | **+** | **++** | **+** | **0** | **0** | **-?** | **+** | **+** | **+** | **+** | **+** | **+** | **?** |
| **Sustainability Appraisal in 2019:**  The site is identified to deliver around 10 dwellings with the potential for a minor long-term positive effect against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16. The site is a trading estate and currently used for employment purposes including removals/storage; it is uncertain at this stage whether all the existing employment would be lost but likely for some negative effects with uncertainty of significance until further information including possibilities for mitigation such as provision of alternative and/or enhanced employment space.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. It is currently an urban employment/trading site and provision of around10 dwellings could include biodiversity enhancements through provision of GI, especially with the green space to the west at St James’ Park and there may be opportunities for GI linkages - potential for major positive effects but uncertain at this stage.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[50]](#footnote-50) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is not known to contain best and most versatile agricultural land; the site is brownfield, development therefore will have a major long-term positive effect against SA Objective 7 through redevelopment of previously developed land. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is currently in employment use and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8 through redevelopment. The site does not contain and is not located in close proximity to any designated heritage assets; to the south of the site, there is one Listed Building about 130m and another about 250m distance[[51]](#footnote-51) – development is unlikely to affect their settings. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is located nearby to shops, services and facilities with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities; however, it is located beyond 800m to existing promoted walking routes; potential for a minor positive effect against SA Objective 17. The site is located within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20, and within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to effectively assess the effects of development at the site option on cultural heritage (SA Objective 25).  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: White City Replacement Community Facility**  **Size & Approx. Capacity:** 0.42 ha, community use  **Site Ref:** 54; SALA ref (progressed as **SA20 White City Replacement Community Facility in 2019)** | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **+?** | **+** | **+** | **0** | **+** | **++** | **+** | **0** | **0** | **0** | **+** | **+** | **+** | **0** | **+** | **+** | **++** |
| **Sustainability Appraisal in 2019:**  The proposal is to replace the existing community facilities and therefore, neutral effects for housing and employment against SA Objective 18 and 12-13. The delivery of enhanced community facilities can contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. It is just within the outer boundary of the impact zone for the Robin’s wood Hill quarry SSSI to the south; however, the replacement of the existing community centre is not considered to have any effects on the SSSI. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors; redevelopment could include biodiversity enhancements through provision of GI with the potential for minor positive effects but uncertain at this stage. There are playing fields and allotments nearby, so potential for linking with the wider GI network.  The site is not located in the Surface Water Safeguard Zone, and development is unlikely to lead to any significant negative effects on water quality; potential for a minor positive effect against SA Objective 4. The site is located 100% in FZ1 with no risk of flooding[[52]](#footnote-52) indicating positive effects.  Transport modelling is unavailable at this stage, although it is considered unlikely to lead to any significant negative effects, given the higher capacity of the site it is considered that there is the potential for a residual minor negative effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is not known to contain best and most versatile agricultural land; currently used as a community centre with the potential for major long-term positive effects against SA Objective 7 through reuse of developed land. At this stage, the Landscape/Townscape sensitivity of the site is unknown, however, as the site is brownfield and given the design standards and mitigation provided through the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8. The site does not contain and is not located in close proximity to any designated heritage assets. Development is unlikely to affect any heritage setting with the potential for a neutral effect against SA Objective 9.  The site is adjacent to the railway line to the south and there may be issues associated with noise and vibration for minor negative effects on the amenity of users at the site. Mitigation provided through the GCT JCS and GCP policies, and available at the project level, including an appropriate buffer, should ensure that redevelopment will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 11.  The site is located near to services and facilities with the potential for a minor positive effect against SA Objective 14. The site is located within 800m of existing medical facilities potential for a minor positive effect against SA Objective 17. The site is located within 800m of Public Open Space with minor positive effects against SA Objectives 19-20. The site is within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24; redevelopment and maintaining provision of enhanced community facilities will have positive effects for both health and education.  Potential effects on cultural heritage (SA Objective 25) are likely to be major positive.  **SA Recommendations**:   * Consider requirement for ecological studies and any opportunities to provide biodiversity gain and links to the wider GI network | | | | | | | | | | | | | | | | | |

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| **Site: West Quay**  **Size & Approx. Capacity:** 0.7 ha; 20 dwellings  **Site Ref:** 55; SALA (progressed as **SA21 Part of West Quay, the Docks in 2019** for 20 dwellings) | | | | | | | | | | | | | | | | | |
| **SA**  **Objectives** | **Biodiversity** | **Water Quality** | **Flood Risk** | **Sustainable Transport & Traffic** | | **Soil Quality** | **Townscape / Landscape** | **The Historic Environment** | **Pollution & Amenity** | **Economy & Employment** | **City Centre & Local Centres** | **Inequalities** | **Health** | **Housing** | **Public Open Space** | **Education** | **Cultural Heritage** |
| **1** | **4** | **5** | **6** | | **7** | **8** | **9** | **11** | **12-13** | **14** | **16** | **17** | **18** | **19-20** | **24** | **25** |
| **SA**  **Summary** | **0?** | **0** | **0?** | **0** | **+** | **++** | **+** | **0?** | **0** | **0** | **++** | **+** | **++** | **+** | **+** | **+** | **+?** |
| **Sustainability Appraisal in 2019:**  The site is being considered for 20 dwellings with the potential for minor long-term positive effects against SA Objective 18. The delivery of new housing can also contribute to reducing inequalities with the potential for a minor long-term positive effect against SA Objective 16.  Alney Island Local Nature Reserve (LNR) is located about 150m[[53]](#footnote-53) from the site; however, the River Severn runs west of the site option and continues to flow adjacent to the LNR. Any potential effects on water quality therefore have the potential to indirectly affect ecological habitats in and around the LNR.  The site does not contain and is not located in close proximity to any nationally or locally designated biodiversity. The site is not known to contain any priority habitats or species, and development will not lead to fragmentation of ecological corridors. It is currently an urban site and provision of 20 dwellings could include biodiversity enhancements through provision of GI, especially with the blue spaces nearby at the docks and the River Severn and there may be opportunities for GI linkages - potential for positive effects but uncertainty at this stage until further studies undertaken.  The HRA identified that this site is within 200m of the s River Severn/Gloucester & Sharpness Canal that is connected to the River Severn and its wetlands; also, near to the River Severn and the Alney Island Local Nature Reserve (LNR) – that may be important functionally linked land for certain bird species such as the curlew and for which the Severn Estuary SPA/SAC/Ramsar are designated.  Vehicle access to the site would be along the Severn Road and Llanthony Road with likely increased traffic along these roads such that it is considered there is the potential for minor negative effects on water quality through an increase in the associated polluting effects on surface water run-off. This therefore has the potential for minor indirect negative effects on habitats in around the River Severn and Alney Island LNR. It is recommended that site specific policy mitigation includes a requirement for lower level assessment of the potential effects of development on water quality and requires the use of Sustainable Drainage Systems. Given the policy mitigation provided through the GCT JCS and GCP, and available at the project level, it is considered unlikely that development will lead to any significant negative effects with the potential for a residual neutral effect against SA Objectives 1 and 4, with an element of uncertainty until site level assessments have been completed. However, the cumulative effect of development in this area on the A430, River Severn, and supporting habitats, will need to be considered. The site is also located within the Surface Water Safeguard Zone, and this should be further considered alongside the potential effects on water quality discussed above. It is considered that there is suitable mitigation provided through the GCT JCS and GCP, including the use of sustainable drainage systems, to ensure that there will be no significant negative effects. Potential for a residual neutral effect against SA Objective 4.  The site is located within an area of flood risk in FRZ2[[54]](#footnote-54). Given mitigation provided through the GCT JCS and Draft GCP, development is unlikely to lead to any significant negative effects with the potential for a residual neutral effect against SA Objective 5 with an element of uncertainty until site level assessments have been completed.  Transport modelling is unavailable at this stage, but taking into account the capacity, it is considered that there is the potential for a residual neutral effect against SA Objective 6a. The site is not located in close proximity to a designated AQMA, however the cumulative effect of development on air quality will need to be considered to ensure that air quality does not decrease and ultimately continues to improve in Gloucester. The site is located within 800m of bus services, national cycle routes and Public Rights of Way with the potential for a minor long-term positive effect against SA Objective 6b.  The site is entirely brownfield and does not contain any best and most versatile agricultural land. Potential for a major positive effect against SA Objective 7. At this stage, the Landscape/Townscape sensitivity of the site is unknown; however, given the nature of the site as previously developed land, and with the design standards outlined in policies provided in the GCT JCS and Draft GCP, it is considered that there is the potential for a minor positive effect against SA Objective 8 through redevelopment enhancements.  The site is located within an area of Principal Archaeological Interest, and within the Docks Conservation Area. There are two Listed Buildings within the site and the Dry Dock adjacent to the northern boundary of the site is listed. The Scheduled Monument Llanthony Secunda Priory is located some 170m to the south of the site. It is assumed that development will be sensitively and responsively designed to enhance the Conservation Area designation, designated heritage assets and their settings, and will ensure appropriate archaeological investigation prior to development. Development will inevitably change, to some degree, the setting of designated heritage assets, with the potential for both positive and negative effects. Given the policy mitigation provided through the GCT JCS and Draft GCP, and available at the project level, it is considered that there is the potential for a residual neutral effect against SA Objective 9 with an element of uncertainty until site level assessments have been completed.  The site is located within 800 metres of the City Centre offering a wide range of service and facility provisions with the potential for a major positive effect against SA Objective 14. It is located within 800m of both existing medical facilities and promoted walking routes, with the potential for major long-term positive effects against SA Objective 17, and within 800m of existing open space with the potential for a minor long-term positive effect against SA Objectives 19-20. The site is also located within 800m of existing educational facilities with the potential for a minor long-term positive effect against SA Objective 24.  Evidence is unavailable at this stage to assess the effects of development at the site option on cultural heritage (SA Objective 25); however, the central location within the City Centre and historic docks area suggests that residents might use nearby cultural facilities with potential positive effects, some uncertainty at this stage.  **SA Recommendations**:   * Include requirement for ecological studies to identify opportunities for biodiversity gain on this site and to promote aims of the JCS GI Strategy, including possibilities with both green and blue spaces. * Consider whether embedded policy mitigation is sufficient or whether any requirement for project level HRA * Consider site specific requirement to protect water quality * SUDS can be used to attenuate surfacewater and opportunities for integrating with biodiversity gain could be investigated * Historic environment and townscape studies to ensure that the Scheduled Monuments, Listed Buildings and their settings are protected and enhanced where possible; and in line with design requirements for the Conservation Area * Archaeological studies required to investigate significant interest in area | | | | | | | | | | | | | | | | | |

1. <https://magic.defra.gov.uk/MagicMap.aspx> [accessed March 2019] [↑](#footnote-ref-1)
2. <https://www.gloucester.gov.uk/about-the-council/news/latest-news/gloucester-s-new-bus-station-set-to-open-its-doors/> [↑](#footnote-ref-2)
3. <https://www.gloucester.gov.uk/about-the-council/news/latest-news/plans-submitted-for-kings-square-transformation/> [↑](#footnote-ref-3)
4. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-4)
5. Atkins for Gloucester City Council (January 2017) SRFA Level 2 <https://www.gloucester.gov.uk/media/2793/gloucester-sfra-level2-final-report-v3.pdf> [↑](#footnote-ref-5)
6. Atkins for Gloucester City Council (January 2017) SRFA Level 2 <https://www.gloucester.gov.uk/media/2793/gloucester-sfra-level2-final-report-v3.pdf> [↑](#footnote-ref-6)
7. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-7)
8. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-8)
9. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-9)
10. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-10)
11. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-11)
12. Atkins for Gloucester City Council (January 2017) SRFA Level 2 <https://www.gloucester.gov.uk/media/2793/gloucester-sfra-level2-final-report-v3.pdf> [↑](#footnote-ref-12)
13. <https://www.gloucester.gov.uk/media/1099/fs10_104_northgate_street.pdf> [↑](#footnote-ref-13)
14. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-14)
15. Atkins for Gloucester City Council (January 2017) SRFA Level 2 <https://www.gloucester.gov.uk/media/2793/gloucester-sfra-level2-final-report-v3.pdf> [↑](#footnote-ref-15)
16. <https://www.gloucester.gov.uk/media/1825/sub09_land_at_the_wheatridge.pdf> [↑](#footnote-ref-16)
17. Atkins for Gloucester City Council (January 2017) SRFA Level 2 <https://www.gloucester.gov.uk/media/2793/gloucester-sfra-level2-final-report-v3.pdf> [↑](#footnote-ref-17)
18. <https://www.gloucester.gov.uk/media/1821/ed044_67-69_london_road.pdf> [↑](#footnote-ref-18)
19. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-19)
20. Atkins for Gloucester City Council (January 2017) SRFA Level 2 <https://www.gloucester.gov.uk/media/2793/gloucester-sfra-level2-final-report-v3.pdf> [↑](#footnote-ref-20)
21. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-21)
22. Strategic Assessment of Land Availability SALA updated 2018 <https://www.gloucester.gov.uk/planning-development/planning-policy/strategic-assessment-of-land-availability-sala/> [↑](#footnote-ref-22)
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