

Strategic Assessment of Land Availability 2018

Site ref:	HAR013	Address: Quadrant Way, Hardwicke GL2 2RN
Site name:	Land at Quadrant Distribution Centre	
Parish:	Hardwicke	



Site details		Key employment land	Within key employment land
Source of site	Issues and Options Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Brownfield	Historic parks & gardens	No
Gross site area (ha)	8.13	Scheduled Ancient Monument	No
Current/past land use	Vacant employment land. Former RAF supplies base	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy		RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	Outside the Cotswold AONB	Flood risk zone	Not within a Flood Zone
Listed building	No	Number of TPOs	0

Site Description:

Open grassed and undeveloped site set within industrial area still under construction and adjacent to some housing to the east. Site split by stepped level change and enclosed by metal mesh fencing. Some remnant hedging and tree'd areas remain perhaps denoting former field boundaries. Access road and two road entrances to the west side.

2018 Site Assessment for site HAR013

Suitability

Physical constraints:

The site is relatively level. There are no known ground contamination or land stability issues. There is reasonable access to services and facilities in the local area.

Potential impact summary:

An initial desktop heritage assessment of the site has indicated that there is potential to develop this site without harm to a designated heritage asset.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site.

Note that the assessment does not consider whether there are protected species on this site.

The site did not form part of the Landscape Sensitivity Assessment. However the site has few landscape features. Tree bund beyond to the south screens the site softens any potential visual impact to the wider landscape.

Overall, the optimum locations for developing the fringes of Gloucester need to be looked at as a whole to minimise the effects on landscape character and local communities.

Suitability summary:

The site is identified as a Key Employment Site EK13 Hunts Grove/ Quadrant Distribution Centre and is suitable for offices, factories, warehousing and light industrial uses. The site is not suitable for housing or community uses due to the loss of key employment land.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. Some sites of this type may be economically unviable at the present time, although actual viability will depend on site specific circumstances, for example, the extent and nature of brownfield costs. The capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: Brownfield mixed employment uses

Is the site achievable?: Reasonable Prospect in future

Development potential

Net site area (ha):	Net developable area (ha):	No. of houses:	Proposed use: B1, B2, B8,
0	0	0	

Development potential summary:

Taking account of the character of the site and its surroundings, this site could be developed for employment uses typically comprising a mix of single storey/two storey offices, industrial and business units.

Housing yield

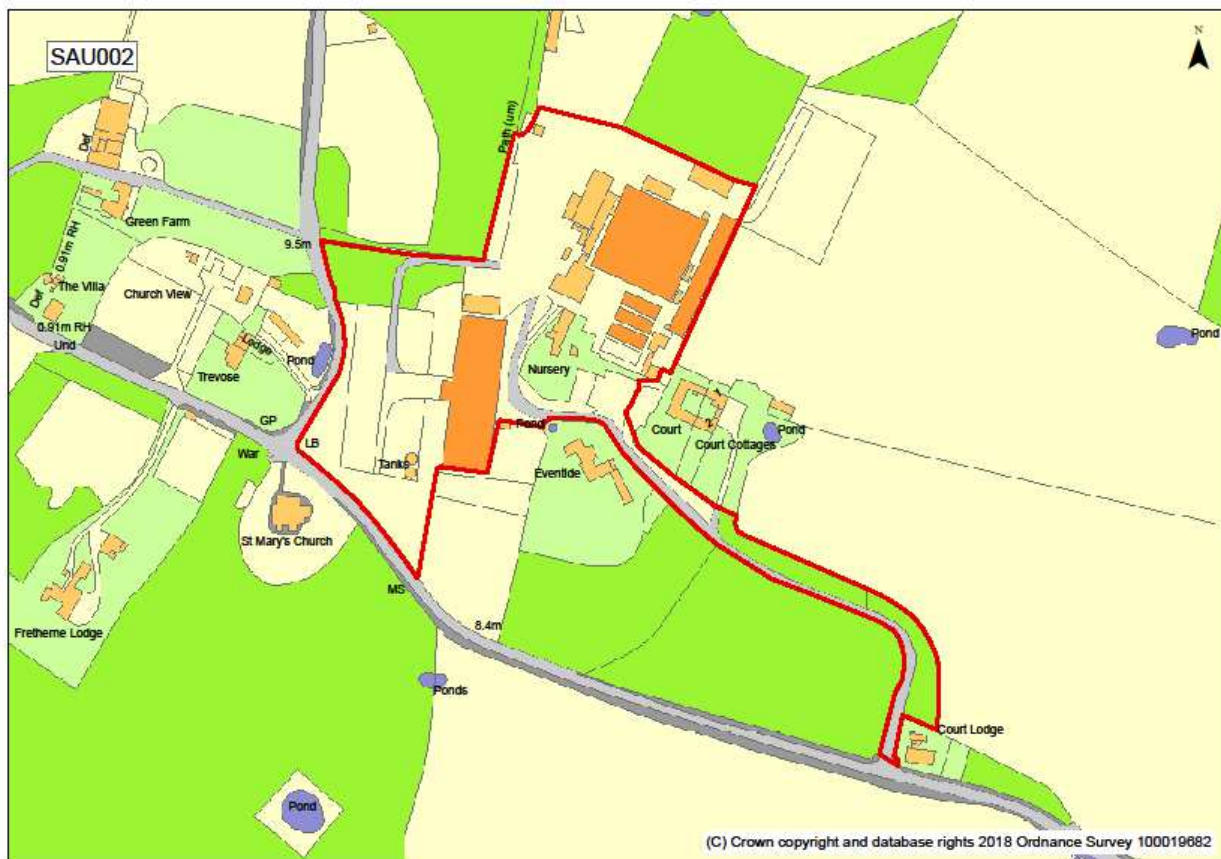
2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0

Conclusion

Development status: Deliverable

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Site ref:	SAU002	Address: Arlingham Road, Saul GL2 7JF
Site name:	Fretherne Nurseries	
Parish:	Fretherne With Saul	



Site details		Key employment land	No
Source of site	Issues and Options Call for sites	Protected outdoor play space	No
Greenfield/brownfield	Greenfield	Historic parks & gardens	No
Gross site area (ha)	3.90	Scheduled Ancient Monument	No
Current/past land use	Horticulture and commercial nursery including warehousing and distribution	Key wildlife site	No
Policy Constraints		Special Areas of Conservation (SAC)	No
Settlement boundaries	Outside Settlement Development Limit	Special Protection Areas (SPA)	No
Settlement hierarchy	other location	RAMSAR	No
Conservation Area	Outside conservation area	SSSI	No
% within Cotswolds AONB	Outside the Cotswold AONB	Flood risk zone	34.23% Zone 2, 27.9% Zone 3
Listed building	No	Number of TPOs	0

Site Description:

Self-contained commercial nursery premises, operated by Glendale Horticulture, located on the eastern edge of Fretherne, accessed from Arlingham Road and Fretherne Lane. The property includes a number of glasshouse structures, other buildings including offices and an existing ancillary dwelling at Nursery Cottage, and areas of hard standing associated with the commercial horticultural and distribution use, as well as historical features. A number of other residential properties, including Eventide and Court Cottages, are located immediately adjoining the site, enclosed by the listed boundary wall and served by the main estate drive from Arlingham Road.

2018 Site Assessment for site SAU002

Suitability

Physical constraints:

Existing commercial premises. The site is relatively level; there are no known ground contamination or land stability issues. The western most part of the site is located within Flood Zones 2 and 3. Shared main access drive, from Arlingham Road. There is poor access to services and facilities in the local area.

Potential impact summary:

Significant heritage constraints. The site consists of the former kitchen gardens and parts of the pleasure grounds of demolished Fretherne Court, a Victorian mansion, including the historic avened driveway to the Court and a section of the impressive Grade II listed stone boundary wall to Fretherne Lane. The site contributes to the setting of neighbouring Grade II* St Mary's Church. The site's sensitivity relates to the sense of Fretherne's place in the landscape, its character and the dominance of the church – visually and historically. The impact on the setting of multiple designated and non-designated heritage assets and on the character and context of the settlement would be likely to preclude development on significant portions of the site, and to limit the siting, scale, height and design of any new built form. There could be scope for development that would have some positive heritage benefits to parts of the site. If a suitable use can be identified, which would retain the height-restricted and open character of the former kitchen gardens, there might be potential to enhance the spaces and structures and to better reveal their historic character and significance. Subject to appropriate scale, massing and detailing, there may be scope for more substantial redevelopment across the central portion of the site. The southernmost and westernmost part of the site should be kept clear of any new built form, in order to retain the vegetated and open 'parkland' character of this part of the site, and to protect the visual dominance of the listed and unlisted boundary walls, as seen from Fretherne Lane.

An initial desktop biodiversity and geodiversity assessment of the site has indicated there is potential to develop this site without harm to a designated natural environment site. Note that the assessment does not consider whether there are protected species on this site and it is therefore recommended that any developer consult the Gloucestershire Centre for Environmental Records (GCER) for the potential presence of protected species on site.

The site was not considered as part of the Landscape Sensitivity Assessment but the wall and mature trees contribute to the landscape setting of Fretherne.

Suitability summary:

This site is generally not suitable for housing development because of the remoteness of the site from a sustainable settlement and the likely significant heritage impact. However, sensitive redevelopment of the central part of the site and former kitchen gardens for residential institutional use with ancillary housing, including supported living units, may be acceptable to secure the long term future of this important heritage asset. Alternatively a non-residential institutional use, such as a college or other educational or training establishment, or a single business use, such as a commercial headquarters or other 'campus' style business use, within a managed landscape environment, may be acceptable. A comprehensive masterplan and supporting heritage justification would be required. The western part of the site should be retained for open space/ leisure uses.

Is the site suitable? Yes

Availability

Availability summary:

The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.

Is the site available? Yes

Achievability

Achievability summary:

From the information available, it is considered that there is a reasonable prospect that development as envisaged will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the properties in the timeframe expected in this area is good.

Site Typology: 18 - Rural West

Is the site achievable?: Yes

Development potential

Net site area (ha): 2.30	Net developable area (ha): 1.96	No. of houses: 0	Proposed use: Other
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Development potential summary:

Taking account of the character of the site and its surroundings, this site could be partly redeveloped for residential/ non residential institutional use or single business use, such as a commercial headquarters or other 'campus' style business use, within a managed landscape environment. Development is likely to result in more substantial building running north to south across the central portion of the site with single storey development of the eastern part of the site designed to retain the open character and historic features of the former kitchen gardens. The western part of the site should be retained for open space/ leisure uses.

Housing yield

2018/19	0	2021/22	0	2024/25	0	2027/28	0	2030/31	0	2033/34	0
2019/20	0	2022/23	0	2025/26	0	2028/29	0	2031/32	0	2034/35	0
2020/21	0	2023/24	0	2026/27	0	2029/30	0	2032/33	0	2035/36	0

Conclusion

Development status: Deliverable