

Bristol Road, Gloucester

Client

Commercial Estates Group

Project Team

Alder King Planning & Property Consultants,
Charter Architects,
White Young Green,
Hawksmoor

Timescale

2006 - Present

Contact



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The Project

Alder King Planning and Property Consultants obtained planning permission on behalf of Commercial Estates Group for a mixed use development on 9 hectares of former industrial land at Bristol Road, Gloucester (subject to the necessary Section 106 Agreements). The development will comprise 340 housing units, 1 hectare of employment uses fronting the main road adjacent to the site, open space and community uses.

Whilst the Council required a comprehensive development, the land remained in two separate ownerships. After CEG had sought (but failed) to bring the land into single ownership, Alder King recommended submitting two separate but interlinked planning applications in accordance with a masterplan that governs both parts of the development. Central to the strategy was the equalisation of values across the two land ownerships.

The strategy allows each land owner to either develop separately in accordance with the masterplan, form a joint venture, or for one to buy out the other. As a last resort the Council can use CPO powers to ensure development takes place in accordance with the masterplan.

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