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BUSINESS ADVISERS & CHARTERED ACCOUNTANTS

Top 100, 2008

Gloucestershire's Magnificent Seven

Great Greyfriars – £70m



42 town houses, 355 apartments, new local shops, a new public square and the Four Gates Community Resource Centre, delivered by Linden Homes in conjunction with English Partnerships. Project milestones: Planning Permission granted February 2009; start on site June 2009.

Greater Railway Triangle – £200m



800 new homes and 6,000sqm of commercial space alongside a new linear park connecting with the city centre. Proposals being prepared by developers LXB, Gloucestershire County Council, English Partnerships, SWRDA and other developers (to be appointed). Project milestones: GVA Grimleys to complete Masterplan in July 2008. Phase 1 detailed planning application to be submitted in August 2008 by LXB.

The Canal Corridor – £130m



847 new homes and 23,000sqm of industrial and commercial opportunities. Developer partners include British Waterways, the Commercial Estates Group, Bloor Homes and other developers (to be appointed). Planning permission for Contract Chemicals site determined spring 2008. Independent report to finalise options for British Gas/Transco site to be commissioned in June 2008. The Canal Corridor Partnership Business Improvement District Feasibility Study completed in June 2009.

The King's Quarter – £85m



30,000sqm of retail and leisure opportunities, 257 new homes, a new bus station and a new public square selected through an International Design Competition, delivered by Morley, Gloucester City Council and development partner (to be appointed). Project milestones: Developer partner to be appointed in December 2008.

Rebirth of the city

The ongoing development of Gloucester Quays and Gloucester Docks and the building of the designer outlet centre and the St Ann Bridge Link shows the large scale redevelopment of Gloucester has begun, writes Business editor Bev Hawes

THE giant cranes towering over the Gloucester Quays site are a graphic reminder that the city's regeneration continues at full tilt.

The credit crunch and the rapid decline in the housing market has had an effect on two important housing schemes in the city.

Earlier this year Bristol-based Edward Ware Homes decided not to proceed with the development of 400 homes at Greyfriars and Persimmon Homes has suspended the 450-home development on Gloucester's former cattle market.

But the message from the Gloucester Heritage Urban Regeneration Company is that the momentum driving Gloucester's £1 billion-plus rebirth is now unstoppable.

The Quays development due for completion in spring 2009 will include 100 shops in the designer outlet centre as well as new homes, offices, leisure facilities and the extension of the Cineworld cinema on the adjoining Peel Centre.

In time it is expected to attract five million visitors to the city annually and help create 1,200 jobs.

In an upbeat review the chairman of GHURC Greg Smith said: "By the end of March more than £300 million had been invested in the URC area, with a further £250 million committed.

"This has provided crucial infrastructure, the South West bypass, St Ann bridge link, more than 250 new homes particularly in Gloucester Docks and a new campus for Gloucestershire College.

"These successes demonstrate the strength of partnership working in the city and the commitment of the private sector to invest in increasingly challenging market conditions.

"Inevitably there were some delays and disappointments during the year. The credit crunch has impacted on the timing of the Greyfriars housing development. Nevertheless the overall picture remains strong."

Chris Oldershaw, chief executive of the GHURC, said:

"Of course, there have been some delays and disappointments, most recently the delay in progressing with the residential development at Greyfriars when Edward Ware Homes were unable to complete the development agreement.

"But we are confident that English Partnerships, which owns the site, will soon complete negotiations with housebuilder Linden Homes."

He added: "Developers take a long-term view.

"While we cannot ignore market conditions, the government's house building targets of three million new homes by 2020 remains, and Gloucester will need a significant amount of new homes to fulfil its share of this target."



VITAL LINK: The new St Ann Bridge on Gloucester is raised to allow the passage of the tall ship *Phoenix*

Numbers game

£550 million

Total investment committed since 2004

£330 million

New shops, restaurants and hotels at the Quays and St Oswald's Park

£90 million

New homes at St Oswald's Park

£43 million

The South West bypass

£40 million

Homes, shops and restaurants at Gloucester Docks

£7.5m

The St Ann Way Bridge link

£4.6 million

New public squares at Gloucester Docks

£35 million

Gloucestershire College

2,000

The number of new homes

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Great Blackfriars – £170m



A masterplan is being prepared for this new cultural and civic quarter. Outline proposals include new offices for the county and city councils and a new University of Gloucestershire campus. In total, 40,000sqm of commercial space, 190 homes, a four-star hotel, 6,500sqm of retail and leisure uses and a new public square and sculpture park will be delivered by SWRDA and developers (to be appointed). Project milestones: The Blackfriars Stage 1 Feasibility Study completed in April 2008. Development partner to be appointed in December 2008.

Gloucester Docks – £45m



The Southgate Moorings site will provide a further 12,500sqm of commercial space and development options for the West Quay (Phase 2) are currently being developed by British Waterways. Merchants Quay will be developed by Crest Nicholson to provide 48 new flats and 700sqm of retail and leisure opportunities. Project milestones: Masterplan for West Quay (Phase 2) completed April 2008. Linkages concept designs to be completed August 2008.

Gloucester Quays – £50m



Bakers Quay, which is being developed by the Bishop family, will provide 238 new homes and 7,000sqm of retail, commercial and leisure space. A masterplan is currently being prepared for the Numold site by Acanthus Ferguson Mann. Project milestones: The Sainsbury's superstore is due to open in February 2009. Proposals for the four-star hotel and the Bishops' and Numold projects to be reviewed by the GHURC Design Review Panel in May and July 2008.