

## **APPENDICES**

**Appendix A – Comparative Site information and methodology**

**Appendix B – Strategic Housing Land Availability Assessment methodology**

**Appendix C – Schedule of sites**

**Appendix D – Identified site plans and checklists**

**Appendix E – Plan of assessment area**

**Appendix F – Potential sources of supply**

**Appendix G – Panel information**

**Appendix H – Plan of broad locations for growth**

**Appendix I – Projection based on past rates of development**

**Appendix J – Accession Modelling**

**Appendix K – Housing Trajectory**

**Appendix L – Useful References**

**Comparative Site information and methodology**

This appendix provides the background to the Comparative Site Assessment process, including the methodology.

**Comparative Site Assessment (CSA):**

In 2006 Cheltenham Borough Council wrote to Developers and Agents registered on the Local Development Framework database requesting that potential development sites be submitted to the Council to be assessed as part of the *Comparative Site Assessment* evidence base. The identification of sites has been ongoing during 2006/07. Sites within Cheltenham’s *Principal Urban Area*, as defined within the Adopted Local Plan, have been considered for their housing potential within the SHLAA.

The CSA is ongoing as part of the frontloading of Cheltenham’s LDF.

**Methodology**

The methodology for the CSA was subject to consultation and can be seen below. All sites have been assessed using the same methodology and all CSA sites were considered by the Panel Members as part of the SHLAA assessment of deliverability/developability. All sites outside the PUA are being independently assessed by the Council’s Sustainability Advisor.

**Cheltenham Borough Comparative Site Assessment – Part 1**

<b>Site characteristics</b>	
Current land use	
Planning History	<ul style="list-style-type: none"> <li>• Was site considered via local plan inquiry?</li> <li>• Any planning history – check uniform</li> </ul>
Size (hectares)	
Brownfield/greenfield	
Ownership/ landowner intentions	<ul style="list-style-type: none"> <li>• Relationship of ownership with other adjacent sites</li> </ul>
Neighbouring land uses	<ul style="list-style-type: none"> <li>• What are these?</li> </ul>
Site conditions	<ul style="list-style-type: none"> <li>• Contamination</li> <li>• Ground conditions</li> <li>• Pylons</li> <li>• watercourses</li> </ul>
Land use suitability	<ul style="list-style-type: none"> <li>• Any preferred uses?</li> <li>• Potential capacity</li> <li>• Should any land uses be discounted?</li> </ul>
Policy context	<ul style="list-style-type: none"> <li>• Planning policy guidance/statements</li> <li>• Regional Spatial Strategy</li> <li>• Regional Economic Strategy</li> <li>• Cheltenham Borough Local Plan</li> <li>• Cheltenham Sustainable Community Strategy</li> <li>• Cotswolds AONB Management Plan</li> <li>• Gloucestershire Biodiversity Action Plan</li> </ul>
Landscape and visual impact	<ul style="list-style-type: none"> <li>• AONB</li> <li>• Identification within Gloucestershire Landscape Character Assessment</li> <li>• Agricultural quality</li> <li>• Role within wider landscape</li> <li>• Views</li> </ul>

## APPENDIX A

	<ul style="list-style-type: none"> <li>• Key features which are integral/play a key role in the landscape</li> <li>• Would development have a positive/negative impact?</li> </ul>
Designations/ Protected areas	<ul style="list-style-type: none"> <li>• Green belt - Identification with green belt review</li> <li>• conservation area</li> <li>• listed buildings</li> <li>• locally important building</li> <li>• ancient monument</li> <li>• SSSI</li> <li>• AONB</li> <li>• Green Belt</li> <li>• Historic park</li> <li>• local nature reserve</li> <li>• key wildlife site</li> <li>• non statutory nature reserve</li> <li>• TPO's</li> <li>• Public green space</li> <li>• Allotments</li> <li>• Honeybourne Line</li> <li>• Cordon sanitaire</li> <li>• Regionally important geological site</li> </ul>
Biodiversity	<p>Presence of:</p> <ul style="list-style-type: none"> <li>• protected species</li> <li>• UK priority habitats and species</li> <li>• Priority species identified in the Gloucestershire Biodiversity Action Plan</li> <li>• role and function as/or part of a wildlife corridor</li> <li>• veteran trees</li> <li>• What benefits could flow from development?</li> <li>• Key landscape features</li> </ul>
flood risk	<ul style="list-style-type: none"> <li>• geology of site</li> <li>• Assessment of risk within context of PPG25</li> <li>• Designation via Environment Agency flood map</li> </ul>
Pollution	<ul style="list-style-type: none"> <li>• Air quality</li> <li>• Noise and vibration</li> <li>• Light</li> <li>• Dust, dirt, smell</li> </ul>
Character and identity	<ul style="list-style-type: none"> <li>• Townscape character</li> <li>• Relationship to adjacent buildings and spaces</li> <li>• Materials, height and style of adjacent buildings – any dominant typology?</li> <li>• Opportunities to enhance the existing built environment</li> <li>• Plot and layout characteristics</li> <li>• Neighbourhood density (net/gross)</li> <li>• connectivity</li> </ul>
Opportunities for sustainable layout	<ul style="list-style-type: none"> <li>• passive solar gain</li> <li>• exposure to wind</li> <li>• sustainable drainage</li> <li>• sustainable construction</li> <li>• reduction in the demand for water e.g. grey</li> </ul>

## APPENDIX A

	<ul style="list-style-type: none"> <li>water recycling</li> <li>• shelter belts</li> <li>• re-use of existing buildings</li> </ul>
Cultural assets and archaeology	<ul style="list-style-type: none"> <li>• Listed buildings</li> <li>• Buildings of local importance</li> <li>• Conservation area</li> <li>• Historical interest</li> <li>• Archaeological interest</li> <li>• Ancient monuments</li> </ul>
Existing housing	<ul style="list-style-type: none"> <li>• Type and tenure</li> </ul>
Potential contribution to housing supply	<ul style="list-style-type: none"> <li>• Type and tenure</li> </ul>
Potential contribution of affordable housing	
Potential contribution to local economy	<ul style="list-style-type: none"> <li>• Is site existing employment site</li> <li>• Is site referenced in employment land review</li> <li>• Type and range</li> <li>• Economic advantage</li> <li>• Attractiveness to inward investment</li> </ul>
Access to local employment	<ul style="list-style-type: none"> <li>• Type and range</li> <li>• Provision of new jobs (type and range)</li> </ul>
Retail	<ul style="list-style-type: none"> <li>• Existing provision</li> <li>• Opportunities for additional provision</li> </ul>
Leisure and tourism	<ul style="list-style-type: none"> <li>• Existing provision</li> <li>• Opportunities for additional provision</li> </ul>
Social fabric/inequalities of neighbourhood	<ul style="list-style-type: none"> <li>• Population</li> <li>• % in full time/part time occupations</li> <li>• % unemployed</li> <li>• % single parents</li> <li>• % homeless</li> <li>• % claiming benefits</li> <li>• % minority populations</li> <li>• % single person households</li> <li>• % households with dependent children</li> <li>• % home ownership</li> <li>• % rented accommodation</li> <li>• council tax banding</li> <li>• % in higher education</li> <li>• % in further education</li> <li>• income distribution</li> <li>• life expectancy</li> <li>• no of cars owned</li> </ul>
Community facilities	<p>Access to:</p> <ul style="list-style-type: none"> <li>• community centre</li> <li>• youth facilities</li> <li>• elderly care</li> <li>• health facilities</li> <li>• green spaces</li> <li>• leisure and recreational facilities</li> <li>• What benefits could flow from development?</li> </ul>
Services and facilities	<p>Access to:</p>

## APPENDIX A

	<ul style="list-style-type: none"> <li>• local shopping facilities</li> <li>• public transport</li> <li>• local employment</li> <li>• nursery facilities</li> <li>• schools</li> <li>• What benefits could flow from development?</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• gas capacity and network</li> <li>• electricity supply</li> </ul>
Telecommunications	<ul style="list-style-type: none"> <li>• accessibility to and provision of an efficient telecommunications infrastructure</li> </ul>
Opportunities for renewable energy	<ul style="list-style-type: none"> <li>• capacity for renewable energy generation</li> <li>• wind speeds</li> <li>• ground source heat pumps</li> <li>• solar panels</li> </ul>
waste implications	<ul style="list-style-type: none"> <li>• re-use</li> <li>• recycling</li> <li>• What benefits could flow from development?</li> </ul>
Access/accessibility - transportation	<ul style="list-style-type: none"> <li>• Location of public rights of way</li> <li>• Location of highways.</li> <li>• Location of cycle links</li> <li>• Location of public transport network</li> <li>• Opportunities for improvement of pedestrian, cycle, public transport link</li> <li>• RPG10 accessibility criteria</li> <li>• Modal balance</li> <li>• Sustainability</li> <li>• Linkages/connectivity</li> <li>• Would development encourage a change in travel patterns and reduce dependency on the car?</li> <li>• What benefits could flow from development?</li> </ul>
Legislation	<p>Implications of</p> <ul style="list-style-type: none"> <li>• The Protection of Badgers Act 1992</li> <li>• Wildlife &amp; Countryside Act 1981 (amended)</li> <li>• Countryside and Rights of Way Act (2000)</li> </ul>

**Strategic Housing Land Availability Assessment methodology**

This appendix contains the SHLAA Methodology.

**Cheltenham Borough Council**

**Strategic Housing Land Availability Assessment:  
Methodology**

**November 2007**



### Introduction

- 1.1 The Government's objective for planning for housing is to '*ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.*'<sup>1</sup> A top priority for Government is to ensure that land availability is not a constraint on the delivery of homes.
- 1.2 Planning Policy Statement on Housing (PPS3)<sup>2</sup> sets out the Government's approach to housing and requires all local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to evaluate the availability of land for housing within their area.
- 1.3 '*Strategic Housing Land Availability Assessments: Practice Guidance*'<sup>3</sup> has been prepared by POS Enterprises and Llewelyn Davies Yeang for the Department for Communities and Local Government, in partnership with the Local Government Association, the Home Builders Federation, the Planning Officers Society and the Planning Inspectorate. Cheltenham's SHLAA will be based upon this guidance.
- 1.4 SHLAAs are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The SHLAA will inform Cheltenham Borough Council's Local Development Framework, in particular, the Core Strategy.

### Purpose of a Strategic Housing Land Availability Assessment

- 1.5 The primary role of a Strategic Housing Land Availability Assessment is to:
  - identify sites with potential for housing;
  - assess their housing potential;
  - assess when they are likely to be developed
- 1.6 The SHLAA should aim to identify sufficient specific sites for housing development for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Where this is not possible, the SHLAA should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.<sup>4</sup> **The SHLAA does not in itself determine whether a site should be allocated for housing development.**

---

<sup>1</sup> PPS 3 CLG November 2006

<sup>2</sup> PPS 3 CLG November 2006 [www.communities.gov.uk](http://www.communities.gov.uk)

<sup>3</sup> Strategic Housing Land Availability Assessments: Practice Guidance, CLG July 2007

<sup>4</sup> Strategic Housing Land Availability Assessments: Practice Guidance, CLG July 2007

**Core Requirements of the Assessment**

1.7 The SHLAA should provide the following core outputs:

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability/developability of each identified site (ie in terms of its suitability, availability and achievability <sup>5</sup> ) to determine when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

1.8 The assessment should meet the requirements of the following process checklist.

1	The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)
2	The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the assessment.

1.9 In following the methodology set out in the practice guidance, Cheltenham Borough Council will meet the requirements of the SHLAA.

**Purpose of Scoping Report**

1.10 The purpose of this report is to set out the proposed scope and methodology of the SHLAA to be prepared by Cheltenham Borough Council in support of its emerging Local Development Framework.

1.11 This document is a scoping report and should not be confused with a full SHLAA. The full SHLAA will be developed following this stakeholder consultation.

1.12 This scoping report states how Cheltenham Borough Council intends to implement the methodology contained within the practice guidance in the production of a SHLAA for Cheltenham. **Your views on the proposed methodology are invited.**

---

<sup>5</sup> See paragraph 54 PPS3

**Proposed Methodology**

1.13 The *Strategic Housing Land Availability Assessment Practice Guidance* has identified eight main stages, with two further optional stages covering ‘broad locations’ and ‘windfalls’ to be followed in preparing a SHLAA. For a full version of the Practice guidance, please see the following link:  
<http://www.communities.gov.uk/archived/publications/planningandbuilding/landavailabilityassessment>

**Stage 1: Planning the Assessment**

1.14 Cheltenham Borough Council is working closely with the other Gloucestershire authorities regarding methodology criteria, areas of search, thresholds and to manage the on going quality of the project. This working group is engaging with the Government Office for the South West and the Home Builders Federation. Due to differing Local Development Schemes, each Gloucestershire authority is undertaking their own SHLAA.

1.15 The SHLAA is to be carried out by Cheltenham Borough Council Strategic Land Use Team, drawing on information from other departments, such as Development Control, Asset Management, Cheltenham Borough Homes and others, where appropriate. It is also envisaged that the knowledge of local developers, land owners and agents will be obtained through consultation.

1.16 The SHLAA shall be completed by January 2008 in order to inform the evidence base of the Core Strategy.

**Stage 2: Determining which sources of sites will be included in the Assessment**

1.17 The practice guidance suggests the following sources of sites with potential for housing for inclusion within the SHLAA:

<b>Sites in the planning process</b>
<ul style="list-style-type: none"> <li>• Land allocated (or with permission) for employment or other land uses which are no longer required for those uses;</li> <li>• Existing housing allocations and site development briefs;</li> <li>• Unimplemented/outstanding planning permissions for housing;</li> <li>• Planning permissions for housing that are under construction.</li> </ul>
<b>Sites not currently in the planning process</b>
Examples:
<ul style="list-style-type: none"> <li>• Vacant and derelict land and buildings;</li> <li>• Surplus public sector land;</li> <li>• Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;</li> <li>• Additional housing opportunities in established residential areas, such as under-used garage blocks;</li> <li>• Large scale redevelopment and re-design of existing residential areas;</li> <li>• Sites in rural settlements and rural exception sites<sup>6</sup>;</li> </ul>

<sup>6</sup> Paragraph 30 PPS3, CLG 2006

<ul style="list-style-type: none"> <li>• Urban extensions<sup>7</sup>;</li> </ul>
<ul style="list-style-type: none"> <li>• New free standing settlements<sup>7</sup>.</li> </ul>

1.18 Since 1991, Cheltenham Borough Council has annually recorded the residential completions and commitments within particular categories. Due to local policy changes in 1999 following the approval of the Gloucestershire County Council Structure Plan Second Review which affected the rate at which planning permissions were granted, only data from 1999 will be used to assess past trends. It is intended that this assessment will include information within the same categories, as such, in addition to those sources above, this SHLAA will assess housing potential within those sources within Table 1, Appendix A.

1.19 The guidance states that particular types or areas of land may be excluded from the assessment. Cheltenham is a compact and largely urban borough that includes no isolated settlements. The area identified for assessment within the SHLAA is the Principal Urban area, including Greenfield sites (see Appendix B).

1.20 All Greenfield sites outside of the Principal Urban Area, within Cheltenham's boundary, are being assessed through a parallel evidence base called the Comparative site assessment. In Summer 2006 Cheltenham Borough Council wrote to Developers and Agents registered on our Local Plan/Local Development Framework database requesting that any potential development sites be submitted to the Council to be assessed as part of the evidence base for the Local Development Framework. The identification of sites via consultation with developers, agents and interested bodies has been on going through 2006/07. All sites submitted through this process which fall within the PUA are to be assessed within this SHLAA, see [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) 'Our Plans' for further information.

1.21 An urban extension to the north west of the Borough, crossing into Tewkesbury Borough has been identified within the Draft Regional Spatial Strategy (RSS) for the South West. Cross boundary working has begun for the area of north west Cheltenham in light of this. This SHLAA does not cover this area.

**Stage 3: Desktop review of existing information**

1.22 The following table, taken from the practice guidance, sets out some of the data sources that can be used to identify sites with potential for housing and any relevant information they might provide, such as any constraints. These sources will be used to identify potential sites within Cheltenham, where the information is available.

<b>Sites in the planning process</b>	<b>Purpose</b>
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery

<sup>7</sup> Broad location for which will normally have been identified by the Regional Spatial Strategy

Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permissions
<b>Other sources of information that may help to identify sites</b>	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
Local Planning authority Empty Property Register	To identify vacant buildings
English House Condition Survey <sup>8</sup>	To identify buildings
National Land Use Database <sup>9</sup>	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land <sup>10</sup>	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office Database <sup>11</sup>	To identify vacant buildings
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases, e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps <sup>12</sup>	To identify land
Aerial photography	To identify land

*Strategic Housing Land Availability Assessments, Practice Guidance, page 12, CLG 2007*

In addition to the above sources, other local documents may also be able to provide information for consideration when undertaking the desktop review, such as the Comparative Site Assessment work.

1.23 All of the sites will be mapped using GIS.

#### **Stage 4: Determining which sites and areas will be surveyed**

1.24 All of the sites identified within the assessment will be visited and surveyed in accordance with Stage 5 of the process.

1.25 When considering additional areas which could be surveyed, consideration will be given to development hotspots, the pedestrian catchment areas of Town and District centres and of principal public transport corridors. The catchment area is defined as 800m.

1.26 Aerial photographs, the use of GIS and OS maps may help to identify areas of potential for housing development which were not previously identified either through the desktop review or Comparative Site Assessment work. The use of local knowledge may also lead to particular areas being surveyed.

1.27 For the areas identified above a walking survey will be carried out using the checklist within Appendix C, in accordance with Stage 5. In accordance with

<sup>8</sup> See [www.communities.gov.uk](http://www.communities.gov.uk)

<sup>9</sup> See [www.englishpartnerships.co.uk/publications.htm](http://www.englishpartnerships.co.uk/publications.htm)

<sup>10</sup> See [www.englishpartnerships.co.uk/rspsl.htm](http://www.englishpartnerships.co.uk/rspsl.htm)

<sup>11</sup> See [www.voa.gov.uk](http://www.voa.gov.uk)

<sup>12</sup> See [www.ordnancesurvey.co.uk/oswebsite](http://www.ordnancesurvey.co.uk/oswebsite)

the guidance, for the remainder of the study area, a general examination will be carried out.

### Site Size

1.28 This assessment has a 'site size threshold'. Small sites are considered as under 10 dwellings and large sites as those capable of accommodating 10 dwellings or over, irrespective of site area. This is consistent with the threshold used within Cheltenham Borough Council's Residential Land Availability Study, previous urban capacity studies, and was discussed at the Gloucestershire working group as being suitable for urban areas. However, if sites have been identified to Cheltenham Borough which are under 10 dwellings, these will be considered.

### Stage 5: Carrying out the survey

1.29 The guidance recommends certain characteristics to be recorded on site. Table 2, in Appendix C shows the proposed site checklist to be used by Cheltenham Borough Council when surveying the sites.

### Stage 6: Estimating the housing potential of each site

1.30 Stages 6 and 7 can be carried out in parallel.

1.31 Stage 6 is to estimate the potential of each of the identified sites to accommodate housing and the guidance suggests a number of ways in which to do this:

- Use of existing or emerging policy;
- Use of sketch schemes, or use relevant existing schemes as the basis for an identified site;
- Comparison of the site with a sample scheme, where the form of development would be desirable.

1.32 This SHLAA will use a combination of methods to estimate the potential of each site, as follows:

- Existing information
- Urban design approach
- Density Multiplier

1.33 **Existing Information:** Where existing information exists regarding the potential capacity of a site this information will be used, for example if pre-application discussions have taken place regarding a site, or if the information has been submitted by a promoter of a site.

1.34 **Urban design approach:** For larger, or more complex sites, a design approach will be applied, this will involve the Council's Urban Design Team considering suitable densities and mix of use for a site based on the individual characteristics of the site and surrounding area, including potential constraints, such as listed buildings and the need for open space.

1.35 **Density Multiplier:** For any remaining sites the use of a density multiplier will be used to estimate the potential. The Draft RSS Development Policy F *Masterplanning* suggests that within SSTCs developments of at least 50/dph and higher wherever possible should be incorporated within urban areas. As such, this assessment uses a density multiplier of 50/dph.

- 1.36 Whilst recognising that this density will not necessarily be appropriate on all sites, when considered across the borough its use provides a reasonable average. Past developments show that some urban sites are able to accommodate much higher densities, whilst other areas will be lower. This is supported by Cheltenham Borough Council's adopted Local Plan which requires, within Policy HS2, that developments can demonstrate the efficient use of land between 30 and 50 dwellings per hectare, with a greater intensity of development at places with good transport accessibility.
- 1.37 In order to take account of land needed for the provision of infrastructure, open spaces etc on larger sites, the density multiplier will use a 'Gross to Net Ratio' as follows:

Site size	Gross to Net Ratio used
Up to 0.4 hectares	100%
0.4 to 2 hectares	83%
Over 2 hectares	63%

**Stage 7: Assessing when and whether sites are likely to be developed**

- 1.38 Assessing the suitability, availability and achievability of a site will provide information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development.
- 1.39 The definition of **Deliverable** is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
- 1.40 The definition of **Developable** is that a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 1.41 The definition of **Not currently developable** is where it is unknown when a site could be developed, this may be for example, because one of the constraints to development is severe, and it is not known when it might be overcome. See Table 3, Appendix D for further information on the above.
- 1.42 It is anticipated that the views of the Home Builders Federation and its members, including the local property and development market, officers and the Gloucestershire working group will help inform this process.
- 1.43 Where constraints have been identified, the practice guidance suggests the SHLAA should consider what action would be needed to remove them. This SHLAA will include reference to possible actions that could be taken to overcome any identified constraints.

**Stage 8: Review of the Assessment**

- 1.44 Following initial survey of sites and the assessment of their deliverability/developability, the housing potential of all sites can be collected to produce an indicative housing trajectory that sets out how much housing can be provided, and at what point in the future.

- 1.45 This SHLAA is being produced as part of a plan review and will consider Gloucestershire Structure Plan housing requirements and the requirements of the draft RSS.
- 1.46 Following the review, if there are insufficient sites identified to meet the above targets for the first five years, it will be necessary to investigate how this shortfall should best be planned for. The two options suggested in the practice guidance are:
- the identification of **broad locations** for future housing growth, within and outside settlements;
  - and/ or the use of a **windfall** allowance.

### **Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)**

- 1.47 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The practice guidance states that the advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged.
- 1.48 Examples of broad locations include:
- **Within and adjoining settlements** – for example, areas where housing development is or could be encouraged, and small extensions to settlements.
  - **Outside settlements** – for example, major urban extensions, growth points, growth areas, new free standing settlements and eco-towns. The need to explore these will usually be signalled by the regional spatial strategy.
- 1.49 As previously mentioned, the draft RSS identifies an urban extension to the north west of Cheltenham crossing into Tewkesbury Borough. This area will be assessed as part of the Comparative Site Assessment work.
- 1.50 Other areas with potential for housing development, or where development is or could be encouraged will also have been identified earlier in the assessment, when determining where to survey. Areas where site surveys weren't able to identify specific sites, but where it was considered that there was housing potential could then be included for consideration as a broad location.
- 1.51 Where broad locations have been identified, estimates of potential housing supply should be developed having regard to:
- any evidence underpinning the RSS
  - the nature and scale of potential opportunities within the broad location
  - market conditions

### **Stage 10: Determining the housing potential of windfalls (where justified)**

- 1.52 PPS3 is clear that the supply of land for housing should be based upon specific sites, and where necessary, broad locations. However, it also



recognises that there may be genuine local circumstances where a windfall allowance is justified.

1.53 Where a windfall allowance can be justified, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development. One way to determine a realistic windfall allowance is to estimate the housing potential from each source, as the rate will be different between them. One method to estimate potential from each source is by calculating the average annual completion rate from the source, taking care to avoid double counting and come to an informed view as to:

- whether the annual rate is likely to increase or decrease;
- whether the pattern of redevelopment is likely to remain the same, grow or decline;
- whether current market conditions are likely to stay the same, worsen or improve in the future.

### **Monitoring and updating of the assessment**

1.54 The SHLAA is not a one-off study and in accordance with the practice guidance, this SHLAA will be regularly updated as part of the Annual Monitoring and Residential Land Availability Reports in order to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. This first SHLAA will contain a comprehensive assessment, however, future full re-survey's will not be required until plans have to be reviewed and rolled forward for a longer time period, or another significant change makes it necessary.

## Appendix A

Table 1

This table shows the categories which Cheltenham Borough Council's Residential Land Availability Report records annual completions and commitments and which will be used within the SHLAA in addition to the sources proposed within the practice guidance.

<b>Categorisation of Potential sources of housing supply</b>
<b><i>Subdivision of existing housing</i></b> The division of existing dwellings into a greater number of self-contained units
<b><i>Flats over shops</i></b>
<b><i>Intensification of existing areas (infill)</i></b> Intensification of a site or area by development within the curtilage of existing buildings
<b><i>Redevelopment of existing housing</i></b> Redevelopment of existing housing at a different density
<b><i>Previously-developed vacant and derelict land and buildings (non housing)</i></b> Redevelopment of non-residential land and buildings by housing
<b><i>Redevelopment of car parks</i></b>
<b><i>Changes of use</i></b> Including Conversion of commercial buildings/Land in employment use, Creation of housing from buildings/land in non-residential use.
<b><i>Other redevelopment*</i></b> Redevelopment of non-residential land and buildings by housing. (Different to Change of Use in terms of conversion of publicly owned land and buildings)
<b><i>Review of other existing allocations in plans</i></b> Sites allocated for non-residential development in the local plan

Table 1: Potential sources of housing supply as categorised within Cheltenham Borough Council's Residential Land Availability Report.

Appendix B

Plan showing the SHLAA Assessment area. The boundary is defined by the red line which shows the Principal Urban Area.



Appendix C  
Table 2

**Checklist of Site details**

Site Characteristics		
Site Size (or range if appropriate)		
Current Land Use(s)		
Surrounding Land Use(s)		
Greenfield / Brownfield		
Ownership/Landowner intentions		
Current Policy / Physical Constraints		
Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?		
Does the site fall within the Green Belt?		
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		
Does the site fall within an Area of Outstanding Natural Beauty?		
Does the site fall within a Special Landscape Area?		
Does the site fall within an Area of Local Landscape Value?		
Does the site fall within a Site of Special Scientific Interest?		
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		
Is there any known contamination on site?		
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		
Infrastructure		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

Appendix D

**Table 3**

The following table sets out the range of information that could be used in assessing the suitability, availability and achievability of a site for housing.

<p><b>Suitability</b> <i>if it offers a suitable location development and contribute to the creation of sustainable, mixed communities</i></p>
<p>Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability</p>
<p><b>Consider:</b></p>
<p><b>Policy restrictions</b> – such as designations, protected areas, existing planning policy and corporate, or community strategy policy</p>
<p><b>Physical problems or limitations</b> – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination</p>
<p><b>Potential impacts</b> – including effect upon landscape features and conservation</p>
<p><b>The environmental conditions</b> – which would be experienced by prospective residents</p>
<p><b>Availability</b></p>
<p>A site is considered available, when on the best information available, there is confidence that:</p>
<p>There are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.</p>
<p>Is it controlled by a housing developer who has expressed an intention to develop?</p>
<p>Has the land owner expressed an intention to sell?</p>
<p>If problem have been identified, could they realistically be overcome?</p>
<p><b>Achievability</b></p>
<p>A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:</p>
<p><b>Market factors</b> – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential demand and projected rate of sales</p>
<p><b>Cost factors</b> - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development</p>
<p><b>Delivery factors</b> – including the developer’s own phasing, the realistic build out rates on larger sites, whether there is a single, or several developers offering different housing products, and the size and capacity of the developer.</p>

*Appendix E*  
**Consultees**

The following shows organisations that will be specifically consulted on this Strategic Housing Land Availability Methodology Scoping Report. This is not intended to be exhaustive and the consultation is extended to a wider audience through the Council's website.

Government Office for South West	Cheltenham Chamber of Commerce
South West Regional Assembly	Home Builders Federation
Gloucestershire County Council	Barton Willmore Planning
Gloucester City Council	Persimmon Special Projects Western
Tewkesbury Borough Council	Barwood Land Holdings
Cotswold District Council	Newland Homes Ltd
Forest of Dean District Council	Boyer Planning
Stroud District Council	Countryside Properties (Southern) Ltd
Cheltenham Borough Council's Local Development Framework Board	Laing Homes
Cheltenham Strategic Partnership	Linden Homes Ltd
Cheltenham Borough Homes	David Wilson Estates
Parish Councils	Robert Hitchens Ltd
Housing Associations	J A Pye (Oxford) Holdings Ltd
The Environment Agency	Bovis Homes (South West) Ltd
Relevant Electricity, Gas & Telecommunication Companies	Hallam Land Management
Highways Agency	Redrow Homes (South West) Ltd
Natural England	Hannick Homes
Severn Trent Water	Linden Development
Strategic Rail Authority	Miller Strategic Land
Network Rail	DPDS Consulting Group
Woodstone Land and Property	CGMS Consulting
Scott Brownriggs	Hunter Page Planning
John Ryde Commercial	RPS Planning
RMB Building & Refurbishment Contractors	Bruton Knowles
J Evans Planning	Knight Frank
J S Bloor (Tewkesbury) Ltd	J G Land and Estates Limited
Galliard Developments	GL Hearn
	Dha Planning

*Appendix F*

**Useful References**

Draft Regional Spatial Strategy for the South West, 2006. South West Regional Assembly

Planning Policy Statement 3: Housing, 2006. Department of Communities and Local Government

Planning Policy Statement 12: Local Development Frameworks, 2004. Office of the Deputy Prime Minister

Strategic Housing Land Availability Assessments: Practice Guidance, 2007. Department of Communities and Local Government

Cheltenham Borough Local Plan, Second Review, Adopted July 2006. Cheltenham Borough Council

Residential Land Availability Survey, 2007. Cheltenham Borough Council

See [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) 'Our Plans' for further information about the other evidence base documents.

### Schedule of sites

This appendix contains site specific information including:

- Site reference - ***please note that the site references are not consecutive***
- Site name and location
- Area of site in hectares (ha)
- Source of site – see Key
- Advantages identified for each site
- Any known constraints identified for each site
- The potential capacity of each site
- Method used to calculate the potential capacity, either calculated using the ‘density multiplier approach’, urban design approach or taken from existing information
- Panel summary – providing a summary of the panel’s views in terms of the availability, achievability and suitability of a site for residential development.
- Potential to overcome constraints – using all information available this shows the Council officers consideration as to whether the potential constraints could be overcome to enable the site to be developed.
- Potential timescale

The sites contained within the schedule have been ordered into categories:

#### **Deliverable**

Containing those sites which are available now, offer a suitable location for housing development and with a reasonable prospect that housing will be delivered on the site within 5 years from the date of adoption of the plan.

#### **Developable**

Containing those sites which are in a suitable location for housing development, and with a reasonable prospect that they will be available for and could be developed at a specific point in time.

#### **Not currently developable**

Containing those sites where it is unknown when a site could be developed, for example because one of the constraints to development is severe, and it is not known when it might be overcome.

**This categorisation has been undertaken for the purpose of the SHLAA. It is for the plan preparation stage to make the judgement as to which sites will be allocated, and the current categorisation of sites is subject to change.**



**Please read the following prior to reviewing the schedule of sites**

**Please Note:** All information shown is for the purposes of the Strategic Housing Land Availability Assessment.

Inclusion of a site should not be taken to imply that planning permission would be granted, or that sites would necessarily be allocated, for housing or for the suggested capacity. Further assessment for sites would be required and all sites would need to be assessed against PPS3.

All potential delivery dates and capacities shown are indicative and have either been provided through discussions with the site promoters or through consideration internally and all may be subject to change and will be updated annually. Some site areas/boundaries may have been extended by CBC in order to be able to comprehensively assess an area, wider than that submitted by a Promoter.

Key	Source
<b>ALL/DB</b>	Existing housing allocations and site development briefs
<b>VDL&amp;B</b>	Vacant and derelict land and buildings
<b>SPS</b>	Surplus public sector land
<b>NRU</b>	Land in non-residential use which may be suitable for redevelopment for housing
<b>AHO</b>	Additional housing opportunities in established residential areas
<b>RR</b>	Large scale redevelopment and redesign of existing residential areas

**Notes:**

- Column A:** Identifies the site plan number
- Column B:** Site Name and Location
- Columns C:** Area in Hectares
- Columns D:** Shows the source - see Key for abbreviations
- Column E:** Advantages of a site
- Column F:** Any known constraints relating to a site
- Column G:** Shows the potential capacity of a site, calculated by a Density Multiplier
- Column H:** Shows potential capacity using design approach or as supplied by site promoter
- Column I:** Shows method used to calculate potential capacity, see Chapter 6
- Column J:** Identifies potential to overcome constraints
- Column K:** Shows a summary of the Panel Member comments
- Column L:** Shows potential timescales for delivery, where known
- Note:** Figures are shown to the nearest whole, however calculations are worked out to 2 decimal places, therefore columns may appear not to add up

A	B	C	D	E	F	G	H	I	J	K	L
Site No.	Site Name	Area	Source	Advantages	Constraints	Potential capacity using Density Multiplier	Potential capacity using Design approach	Method used	Panel Summary	Potential to overcome constraints?	Potential timescale
<b>Deliverable</b>											
2	Delancey Hospital Charlton Lane	2.70	SPS	Existing Hospital use is to cease by March 2009 Landowner intentions known Potential opportunity for redevelopment for another use, including residential. Opportunity to convert existing building and for new build within parts of the grounds Predominantly residential area	Potential constraints re. conversion of existing building/layouts etc Possible contaminated land Building is on the Council's Index of Buildings of Local Interest		94	Urban Design approach	Panel Members considered the site to be suitable for residential development, attractive to the market and potentially deliverable within 6 - 10 years. The loss of existing use and the buildings inclusion on Index of buildings of local interest were identified as a potential constraints.	Yes. Based on information provided and subject to an acceptable proposal, consider potential constraints can be overcome and that the site has realistic potential to come forward within a 5 year period, as is due to be vacated by April 2009 and pre-application discussions have begun with Cheltenham Borough Council. Deliverable subject to acceptable proposal.	Pre 2013
3	Land at Chester Walk	0.15	SPS	Site within County Council ownership, site being promoted through Comparative site assessment work. Central location, close to existing services/facilities and shopping areas. Opportunity for higher density flat/mixed use development	Potential loss of car park Proximity of development to surrounding developments. Site is within Core Commercial Area and Central Conservation Area as defined within the Adopted Local Plan Possible Contaminated Land		20	Existing information	Panel Members considered that the site is suitable and would be attractive to the market and potentially deliverable within 5 years. The potential loss of car parking was identified as a potential constraint.	Yes. The site has been the subject of a previous planning application and appeal, whilst the proposal was refused the principle of redevelopment was found acceptable by the Planning Inspector. Consider that the site has realistic potential to come forward within 5 years as the landowner is actively promoting the site and a planning application has been submitted January 2008.	Pre 2013
5	Land at St George's Place/St James' Square (Site incorporates Civic Pride and County Council interests)	0.66	ALL	Site within joint Borough Council and County Council Ownership Site has been identified within the Adopted Local Plan as Land allocated for Mixed Use Development Opportunity to redevelop a currently derelict plot in a central, urban location and adjacent to Listed Buildings Appropriate location for a mixed use scheme - providing for additional mix employment/retail etc provision possible. Close to services/facilities within the town centre.	This site covers a larger area than identified within the adopted plan. This area has since been brought forward as two (potentially) separate sites, 1 as a Civic Pride site and the 2nd as a site within County Council ownership. However, it is likely that site is to be considered as one whole. Site is within Core Commercial area ( may affect potential residential numbers) and Central Conservation Area as defined in the Adopted Local Plan. Potential loss of car park Treatment of existing buildings on site Possible contaminated land on part of site Within Flood Zone		40	Existing information	Panel members in broad agreement that the site would be deliverable within 5 years and a suitable site for housing, but considered that the site would need help to make it attractive to the market. The potential loss of car parking was identified as a potential constraint .	Yes. The site is allocated within the local plan. The site is being promoted and the existing car parking use is only temporary. Site has been fast tracked under Civic Pride and flood risk assessment in preparation. Application expected end 2008 with delivery mid 2009. Subject to acceptable proposal consider that this site is deliverable within 5 years.	start 2009

8	Albion Street & Winchombe Street	0.93	ALL	Site has been identified within the Adopted Local Plan as Land Allocated for Mixed Use Development Opportunity to redevelop, including mixed use Central, urban location Within Central conservation area, as defined within Adopted Local Plan - opportunity to improve the visual appearance of this area Retail & Leisure Study recommends mixed use redevelopment including residential (Site is adjacent Odeon cinema which has closed down - potential to include as part of mixed use development. Cinema falls within Central Shopping area and was discussed in the Retail & Leisure study).	Potential loss of existing uses Landowner intentions/site assembly issues Site is within Core commercial area as defined within the Adopted Local Plan (Potential loss of cinema/leisure facility if larger site included) Possible contaminated land on part of site.		161	Existing information	Panel Members were in broad agreement that the site would be suitable for residential as part of a mixed use development. Land ownership, infrastructure, decontamination costs and suggested capacity were identified as potential constraints.	Yes. The site is allocated within the local plan as a mixed use site and there have been pre-application discussions. Planning application has been submitted 2008. Subject to an acceptable proposal consider that the identified constraints could be overcome and the site deliverable within 5 years.	Pre 2013
9	Monkscroft School Shelley Road	2.44	SPS	Site within County Council ownership. Existing School use to cease Opportunity for comprehensive redevelopment of site, and potentially the wider area, see Sites 18 & 60 Potential for mixed use Close to existing District Centre	Potential loss of educational facility Potential loss of playing field for amenity/sport use Site not available until post September 2008		40	Existing information	Panel Members considered the site would be attractive to the market and suitable for residential as part of a mixed use development. The loss of the educational facility and suggested capacity were identified as potential constraints.	Yes The County Council has already taken the decision to close the school through the formal procedures and the site will become available after August 2008. Redevelopment options will be confirmed by 2010. Subject to an acceptable proposal the site is considered deliverable within 5 years.	Pre 2013
15	Rivershill House, St. George's Road	0.42	NRU	Central urban location Opportunity for mixed use development	Within Core Commercial Area and Central Conservation Area as defined in the Adopted Local Plan Potential loss of existing employment use	21		Density Multiplier 100%	Panel Members considered the site to be attractive to the market, suitable for residential development and deliverable within 5 years. The loss of an employment site was identified as a potential constraint.	Yes If an acceptable scheme was promoted which addressed the employment land issue, for example through a mixed use scheme, the site could be considered as deliverable within 5 years.	Pre 2013
19	Springbank Shopping Centre inc. adjacent Springfield House, Pilgrove Way	1.20	NRU	Landowner intentions known, site being promoted, potentially as Mixed use: retail and housing, but also just as a retail outlet. Opportunity to extend the site to include neighbouring land Opportunity to improve an existing unused retail area. Redevelopment could benefit the new residential estate by providing retail facilities.	Site may not be promoted for residential. Site is a Neighbourhood Centre as defined within the Adopted Local Plan. Small part of site within Flood Zone Potential loss of community facility		52	Urban Design approach	Panel Members considered that the site would be deliverable within 5 years and suitable for residential development but that it may need help to be considered attractive to the market. Loss of employment, retail and community facilities, partial inclusion within flood zone and commercial value of previously failed retail area were identified as potential constraints.	Yes. There have been pre-application discussions regarding the site, subject to acceptable proposal consider that the site is deliverable within 5 years	Pre 2013
20	Spirax Sarco, Tennyson Road	0.88	NRU	Landowner intentions known to redevelop. Opportunity for mixed use redevelopment, situated in predominantly residential area. Potential to reduce existing vehicle movements from staff and deliveries to the current use.	Potential loss of employment use Part of site is within Conservation Area as defined within the Adopted Local Plan. Possible Contaminated Land		29	Urban Design approach	Panel Members considered that the site is attractive to the market and would be suitable for residential. Loss of employment land identified as a potential constraint.	Yes Promoters are in pre-application discussions with the Council. Subject to acceptable proposal which addressed the employment provision issue, consider the site to be deliverable within 5 years.	Pre 2013
21	Spirax Sarco, St. George's Road	1.30	NRU	Landowner intentions known to redevelop Opportunity for mixed use redevelopment, situated in predominantly residential area. Potential to reduce existing vehicle movements from staff and deliveries to the current use.	Potential loss of employment use Possible Contaminated land on part of site		61	Urban Design approach	Panel Members considered that the site is attractive to the market and would be suitable for residential. Loss of employment land identified as a potential constraint.	Yes Promoters are in pre-application discussions with the Council. Subject to acceptable proposal which addressed the employment provision issue, consider the site to be deliverable within 5 years.	Pre 2013

27	North Place Car Park St Margaret's Road	2.05	ALL	Site within Council ownership Part of Civic Pride Initiative Site has been allocated within the Adopted Local Plan. Opportunity for comprehensive development, including mixed use Central urban location Retail & Leisure study recommends mixed use development including residential	Potential loss of car park. Site is within Core Commercial Area and Central Conservation Area as defined within Adopted Local Plan.		325	Existing information	Panel Members considered that the site would be suitable for residential development, attractive to the market and capable of being delivered within 5 years. Loss of car parking and suggested capacity identified as potential constraints.	Yes. Sites 27 and 28 form part of comprehensive redevelopment project under Civic Pride. The site is allocated and a SPD going on consultation March 2008. Site to be marketed summer/autumn 2008 with delivery starting 2009/10 Subject to acceptable proposal site is deliverable within 5 years	Start date 2009/2010
28	Car Park, Portland Street		ALL	Site within Council Ownership Part of Civic Pride Initiative Site has been allocated within the Adopted Local Plan. Opportunity for comprehensive development, including mixed use Central, urban location Retail & Leisure study recommends mixed use development including residential	Potential loss of car park Site is within Core Commercial Area and Central Conservation Area as defined within Adopted Local Plan.				See comments for Site 27	See comments for Site 27	Start date 2009/ 2010
43	Police Headquarters, Lansdown Road	1.28	ALL	Site in Public organisation ownership On going discussions with Constabulary Central, urban location in a predominantly residential road. Site is allocated within the Adopted Local Plan as Land Allocated for Housing Development Predominantly residential area.	Site within Central Conservation area as defined within Adopted Local Plan. Potential loss of employment use		120	Existing information	Panel Members considered that the site is suitable for residential development and attractive to the market. Timescales for relocation, loss of employment land and highway issues were identified as potential constraints.	Yes The site is allocated for residential development and discussions have been ongoing with the Council. There has been delay arising from re-provision of divisional headquarters and town centre police stations and in receiving approval from the Home Office. Home Office approval has now been secured. It is anticipated that all policing facilities will be relocated from Lansdown Road by 2011/12. Part of the site may be delivered via a phased approach in context of a development brief. Subject to acceptable proposal consider the site/or part of, to be deliverable within 5 years	Start 2011/12
44	Elim Pentecostal Church, St. George's Road	0.26	NRU	Central, urban location Opportunity for mixed use development	Potential loss of community facility/employment use Within Central Conservation Area, part of the site is within Core Commercial Area and is adjacent to public green space as defined within the Adopted Local Plan Site is adjacent to Flood Zones 2 and 3	13		Density Multiplier 100%	Panel Members considered the site to be suitable for residential, attractive to the market and capable of being delivered within 5 years. Loss of community/employment facility, highways and design were identified as potential constraints.	Yes Applicant has been in pre-application discussions with the Council and considers that the loss of employment land has been redressed within a mixed use proposal. Subject to acceptable proposal, consider the site to be deliverable within 5 years.	Pre 2013
45	Kingsmead School	9.76	SPS	Site within County Council Ownership Existing school use to cease Opportunity for residential as part of redevelopment of sites, including educational use (existing area is a mix of residential and employment)	Potential uses not to be determined until 2009. Part of playing field is within Flood Zone	50		Existing information	Panel Members considered the site would be suitable for residential attractive to the market and capable of being delivered within 5 years. Loss of educational facility, loss of playing fields and partially in flood zone were identified as potential constraints.	Yes The County Council has taken the decision to close the school through the formal procedures. GCC promoting part of the site for the development of an Academy, the surplus land is likely to be released for development. Release of playing field consent may be required and Academy proposal to be determined. GCC consider deliverable by 2012, as such consider the site deliverable within 5 years. There is currently an invalid application on site.	pre 2012

49	Lynworth Hall, off Mendip Road	0.09	SPS	Site within Council Ownership Predominantly residential area	Potential loss of existing facility	5		Density Multiplier 100%	Panel Members considered that whilst the site would be suitable for residential it does not have a suitable residential access. Considered that the site (without access) would be unattractive to the market	Yes Council's Property Services Team consider site deliverable within 5 years	pre 2013
50	Best Mates Inn PH Swindon Road	0.05	VDL&B	Opportunity to redevelop a vacant public house in a predominantly residential area	Loss of community facility (Public House)	7		Existing information	Panel Members considered the site would be suitable for residential, attractive to the market and deliverable within 5 years. Loss of community facility was identified as a potential constraint.	Yes The site has been vacant and unsuccessfully marketed for some time. Pre-application discussions have taken place and a planning application submitted, but refused on design grounds. Subject to acceptable proposal, consider the site to be deliverable within 5 years.	Pre 2013
51	Former Goat and Bicycle Public House and adjacent land Hester's Way Road	0.64	VDL&B	Opportunity to develop vacant site - existing buildings demolished. Site is in a predominantly residential area, with new residential development to rear of site.	Land ownership/land owner intentions not known	27		Density Multiplier 83%	Panel Members considered the site would be suitable for residential, attractive to the market and deliverable within 5 years. Loss of community facility and proximity to electricity sub station were identified as potential constraints.	Yes The site has been vacant for some time and pre-application discussions for residential on site have previously taken place and an invalid application is in on the site. There is residential in the proximity of the substation and consider that issues could be overcome through detailed design stage. Subject to acceptable proposal consider site to be deliverable within 5 years.	Pre 2013
54	St Paul's Neighbourhood Renewal Assessment	6.27	RR	Site predominantly within Council Ownership (managed by CBH). Some properties are owner occupied. Opportunity for comprehensive treatment of the area. Site has been the subject of public consultation regarding redevelopment of the area.	The Council intends to bring the majority of properties up to Decent Homes Standard. Only 85 properties will be demolished and redeveloped with approximately 105 new dwellings. Issues of temporary housing/relocation of existing tenants/community.		20	Existing information (Net figure shown)	Panel Members considered the site would be suitable for residential. Presence of owner occupied properties was identified as a potential constraint.	Yes Work has begun on site, consider deliverable within 5 years.	Pre 2013
58	Land at Starvehall Farm New Barn Lane/Prestbury Road	12.25	SPS	Site within County Council Ownership Being promoted by the County Council Within the PUA, predominantly residential area, potential for mix of house types and mixed use	Potential loss of open space		300	Existing information	Panel Members considered that the site would be suitable for residential, attractive to the market and capable of being delivered within 5 years. Loss of open space and landscape implications were identified as potential constraints.	Yes Pre-application discussions on -going, anticipate planning application late 2008. Subject to acceptable proposal consider site deliverable within 5 years.	Pre 2013
62	Midwinter Off Gardners Lane	13.51	All	Site within Council ownership Allocated as a mixed use site within the Adopted Local Plan. Opportunity for comprehensive redevelopment. Discussions on going	Allotments (statutory issues) Allotments to be retained. Part of site within Flood Zone		160	Existing information	Panel Members considered that the site would be suitable for residential and attractive to the market. Proximity to animal shelter, existing allotments and flooding were identified as potential constraints.	Yes The site is allocated within local plan and a preferred developer has been selected, pre-application discussions have started, a flood risk assessment is being undertaken (completion March 2008) and CBC is seeking consent for the disposal of allotment land early 2008. Planning application expected autumn 2008 with delivery starting 2009. Subject to acceptable proposal consider site is deliverable within 5 years.	Start 2009
<b>Deliverable Total</b>		<b>56.84</b>				<b>65</b>	<b>1479</b>				
<b>Developable</b>											

4	Car Park at Rear of High Street & Chester Walk	0.19	NRU	Site adjacent to Chester Walk car park which is being promoted. Opportunity for comprehensive development of area within Central Conservation Area	Potential loss of car park proximity of development to surrounding developments Site is within Core Commercial Area, Central Conservation Area and Central Shopping Area as defined within the Adopted Local Plan.	13	Urban Design approach	Panel Members considered that the site is suitable and would be attractive to the market and potentially deliverable within 5 years. The potential loss of car parking was identified as a constraint.	The site would be capable of redevelopment if incorporated with Site 3. However, as there is currently no information regarding landowner intentions, this site cannot be regarded as deliverable but developable.	2008 - 2023
6	Land St. Ellerslie	0.15	SPS	Land Owner intentions known Site being promoted for residential development	Within Central Conservation Area as defined within the Adopted Local Plan	45	Existing information	Panel Members in broad agreement that the site is deliverable within 5 years, suitable for residential and attractive to the market. Being within a conservation area and the size of the site were identified as potential constraints.	Yes. The existing use on site is to cease and the site will become available by 2015. Subject to acceptable proposal consider the site to be developable.	2015
10	Hardwick Site, St. Pauls Road	1.92	NRU	Land owner intentions known Predominantly residential /urban area The current layout/use on site is no longer suitable for the University requirements, redevelopment would allow improved facilities for the university and provision of residential properties (potential to include affordable housing)	Surrounding road network	116	Urban Design approach	Panel Members considered that the site would be attractive to the market, suitable for housing and capable of being developed within 5 years. The loss of an educational facility and suggested capacity were identified as potential constraints.	Yes The University of Gloucestershire is undertaking a review of all sites within Cheltenham. Subject to findings of University Review and an acceptable proposal, consider the site to be developable.	TBC by University of Gloucestershire
12	Pittville Media Campus	2.98	NRU	University of Gloucestershire is undertaking a review of all sites within the Borough and initial reports suggest this site will become available and an alternative location has been found. Within Principal urban area Predominantly residential area	Potential loss of employment land Potential loss of educational facility	94	Density Multiplier 63%	Panel Members considered that the site would be suitable for residential development but that it might need help to be attractive to the market and would not be likely within 5 years. The loss of the educational facility and alternative site were identified as potential constraints.	Yes The University of Gloucestershire is undertaking a review of all sites within Cheltenham. Since the Panel Meeting the University has announced intentions to dispose of the site and have an alternative site. Subject to the findings of the University Review and acceptable proposal addressing employment issue, consider the site to be developable.	TBC by University of Gloucestershire
13	2 Gloucester Road	0.23	NRU	Part of site being promoted (0.23ha) Central, built up location Potential opportunity for residential, including mixed use development Adjacent area being promoted for residential	Potential loss of existing employment use Adjacent to Lower High Street Shopping Area, Core Commercial Area and Central Conservation Area as defined within the Adopted Local Plan Possible contaminated land on small part of site	56	Urban Design approach	Panel Members considered that the site would be attractive to the market, suitable for residential and deliverable within 5 years. The loss of employment land, ownership, highways and decontamination were identified as potential constraints.	Yes. The site has been the subject of pre-application discussions regarding the issue of loss of employment land and potential mixed use scheme. Subject to acceptable proposal considered the site could be deliverable within 5 years. However, site has also been considered for mixed use incorporating employment use and student accommodation and as such would not contribute towards housing potential, this situation will be monitored and updated accordingly.	TBC
14	Cheltenham Spa Station	3.34	ALL	Opportunity for redevelopment Good Transport links Allocation within Adopted Local Plan as Land Allocated for Mixed Use Development Existing SPG for site.	Site configuration Proximity to railway station and associated noise	23	Urban Design approach	Panel Members expressed uncertainty over the suitability and market attractiveness of the site for residential development. Site configuration, noise and loss of employment were identified as potential constraints.	Yes The site is allocated within the local plan. Network Rail is considering development proposals for the site, incorporating residential as part of a mixed use scheme. Awaiting information from Network Rail as to potential delivery timescales. Until this information received, consider the site to be developable.	TBC by Network Rail

18	Land and Buildings at Coronation Square (inc. Edinburgh Place Car Park)	1.69	NRU	Part of site within Council Ownership Opportunity for comprehensive redevelopment of the area by including area of green space (site 60) and improve transport circulation Retail & Leisure study recommends encouraging mixed use redevelopment of wider area to include residential, see also Site 9. Existing facilities are largely underused by local residents according to Retail and Leisure study.	Potential loss of existing uses of retail centre Potential loss of car park Potential loss of delivery/service area Site assembly issues Issues of temporary housing/relocation of existing tenants/community. Part of site falls within District Centre as defined within the adopted Local Plan	91	Urban Design approach	Panel Members considered the site suitable for residential as part of a mixed use scheme, views on deliverability and attractiveness to the market varied. Loss of employment, retail and car parking, suggested capacities and landownership issues were identified as potential constraints.	Yes Site promoters are in discussions with the Council surrounding the redevelopment of the site. Subject to an acceptable proposal consider the site to be developable.	TBC
25	Bence's Timber Yard, St. John's Avenue	0.71	DB	Central, urban location Opportunity for development, including mixed use, Potential to reduce existing vehicle movements (including larger delivery) vehicles to and from the site (potential to link any redevelopment with adjacent Sherbourne car park Site 26) Potential to improve the surroundings for the adjacent listed regency terrace buildings Existing Development Brief for the area.	Loss of existing commercial/retail use site assembly (Potential loss of car park) Site is within the Core Commercial Area and Central Conservation areas as defined within the Adopted Local Plan Possible contaminated land on part of the site.	29	Density Multiplier 83%	Panel Members considered the site would be suitable for residential but may need help in order to be attractive to the market. The loss of existing use and absence of a relocation site were identified as potential constraints.	Yes Principle of redevelopment of the site is expressed in Development Brief. Subject to a suitable relocation site and acceptable proposals, consider the site to be developable	2008 - 2023
26	Sherborne Place Car Park	0.26	DB	Site within Council Ownership Opportunity for mixed use development Would allow the opportunity to improve the existing listed regency terrace which currently sits between the 2 sites. Potential for larger area of redevelopment if Bence's Timber Yard was to be incorporated. Existing Development Brief for the area.	Potential loss of car park Not dependent upon but would be beneficial if the Timber yard was incorporated. Access via the ring road Site is within Core Commercial Area and Central Conservation Area as defined within the Adopted Local Plan Possible contaminated land	48	Urban Design approach	Panel Members considered that the site would be suitable for residential and attractive to the market if considered as part of a comprehensive development with Bence's Timber Yard site (site 25). Loss of car parking was identified as a potential constraint.	Yes Subject to the issue of parking provision being adequately addressed and an acceptable proposal put forward, consideration should be given to the comprehensive redevelopment with site 25. As the timescales for site 25 are not known, consider the site developable.	2008 - 2023
32	Henrietta Street Car Park and Buildings (opposite Matalan) St Margaret's Road	0.49	NRU	Majority of site within Council Ownership Central urban location Potential for redevelopment of run-down, derelict/semi-derelict buildings. Opportunity for comprehensive redevelopment of buildings and car park. Retail & Leisure study recommends moving Henrietta Street Market to alternative location	Potential loss of car park Potential loss of venue for Market on Thursdays Site assembly issues Site in Core Commercial Area and Central Conservation Area as defined within Adopted Local Plan Adjacent Central Shopping Area	38	Urban Design approach	Panel Members considered the site would be suitable for residential, but that it may require help to be attractive to the market and would be unlikely to be delivered within 5 years. Loss of car parking, land ownership, access and layout of the site were identified as potential constraints.	Yes Subject to the issue of parking being adequately addressed and an acceptable proposal being submitted, consider the site could be suitable for residential. Consider the site to be developable.	2008 - 2023
41	Commercial Street Car Park	0.08	NRU	Site within Council Ownership Existing urban area with a mix of uses	Potential loss of car park Within Central Conservation Area as defined within Adopted Local Plan	8	Existing information	Panel Members considered the site to be suitable and attractive to the market. Loss of car parking was identified as a potential constraint.	Yes Council has been in discussions regarding the development of the site. Subject to an acceptable proposal and the issue of car parking addressed consider the site to be developable.	2008 - 2023
46	Hesters Way Church Barbridge Rd	0.20	SPS	Existing residential area	Potential loss of religious facility Potential loss of open space Current legal issue regarding existing covenants which may affect redevelopment potential.	10	Density Multiplier 100%	Panel Members considered the site unlikely to be attractive to the market and come forward within the short term. Loss of religious facility, loss of open space and legal issues were identified as potential constraints.	Yes Council has been in discussions regarding legal issues on site. Subject to resolution of legal issues and acceptable proposal consider this site to be developable.	2008 - 2023
47	Land rear of 30 -31 Pates Avenue	0.07	SPS	Site within Council Ownership Predominantly residential area	Potential loss of community facility (Scout Hut) Potential access problems	4	Density Multiplier 100%	Panel Members considered that the site would be suitable for residential, attractive to the market but not likely to be delivered within 5 years. Loss of community facility, access and land assesmbly were identified as potential constraints.	Yes Site is in Council ownership and has not been used as a Scout Hut for a number of years, indicating a lack of demand for such a use in this location. Subject to an acceptable proposal consider the site to be developable.	2008 - 2023

52	High Street Car Park and land at 453/456 High street	0.04	NRU	Site within Council ownership Area would benefit from improvement, suitable for mixed use development. Within Central Conservation Area as defined within Adopted Local Plan. Close to an area of employment which is also being promoted as residential redevelopment (site 13)	Site within part of Lower High Street Shopping area as defined by the Adopted Local Plan, may restrict potential for residential development on lower floors. Predominantly retail area Both plots are narrow and close to elevated Honeybourne line, may restrict building design/potential capacity Possible contaminated land on part of site	3	Existing information	Panel members had differing opinions on site, however, broad agreement that the site would not be suitable for residential and unlikely to be attractive to the market. Loss of parking, proximity to Honeybourne Line, possible decontamination and location were identified as potential constraints.	Yes CBC in discussion with County Council re adjoining site at 453 High Street, which would provide potential for housing but needs to be carried out in conjunction with new bridge works and would be required as a compound first and then be available for development. Subject to an acceptable proposal consider the site to be developable	2008 - 2023
55	Axiom Winchcombe Street	0.07	VDL&B	Opportunity to bring derelict building into use Potential to form part of wider redevelopment involving land at Albion Street/Gloucester Place and the former Odeon Cinema allowing a comprehensive redevelopment of the area. Retail & Leisure Study recommends mix of uses on the adjacent site including residential. Opportunity to improve property within Central Conservation Areas as defined within Adopted Local Plan	Land ownership/land owner intentions Site assembly issues if developed as part of a larger site. Site within Core Commercial Area and Central shopping area as defined within Adopted Local Plan (may limit potential for residential).	4	Density Multiplier 100%	Panel Members considered that the site would be suitable for residential, attractive to the market and be capable of being delivered within 5 years. Land assembly, loss of community facility and limited residential potential were identified as potential constraints. Panel considered should be looked at as part of comprehensive redevelopment of area.	Yes Through liaison with landowner. Currently an invalid application in on the site. Consider the site to be developable.	2008 - 2023
56	Springbok Albion Street	0.06	VDL&B	Opportunity to bring derelict building into use and improve an area within Central Conservation Area	Land ownership/land owner intentions not known Site within Core Commercial Area and Central shopping area as defined within Adopted Local Plan (may limit potential for residential).	3	Density Multiplier 100%	Panel Members considered that the site would be suitable for residential, attractive to the market, possibly with help, and be capable of being delivered within 5 years. Land assembly, loss of community facility and limited residential potential were identified as potential constraints. Panel considered should be looked at as part of comprehensive redevelopment of area.	Yes Through liaison with landowner. Consider the site to be developable.	2008 - 2023
57	Parker Court, Knapp Lane	0.16	NRU	Urban location Part of site is being promoted through pre-application discussions	Potential loss of employment use Site is within Core Commercial Area Part of site is within Flood Zone 2	8	Density Multiplier 100%	Panel Members considered site would be suitable for residential, attractive to the market and capable of being delivered within 5 years. Loss of employment and flooding were identified as potential constraints.	Yes Subject to issue of employment land provision being adequately addressed and an acceptable proposal consider the site to be developable.	2008 - 2023
61	Land adjoining Kyance, Church Road	1.08	AHO	Land Owner intentions known. Site being proposed for residential. Opportunity for comprehensive development	Densities of 50dph may not be in character with surrounding area. Site within Conservation Area as defined within the Adopted Local Plan	45	Density Multiplier 83%	Panel Members considered the site would be suitable for residential, attractive to the market and deliverable within 5 years. Possible flooding and suggested capacity were identified as potential constraints.	Yes Pre-application discussions have taken place, subject to acceptable proposal consider the site to be developable.	2008 -2023
<b>Developable Total</b>		<b>13.70</b>				<b>197</b>	<b>441</b>			
<b>Not Currently Developable</b>										
1	B & Q Site	0.08	NRU	Site being assessed within the Comparative Site Assessment. Site has been discounted from SHLAA. Consider unsuitable for housing due to location and proximity to B&Q site and other employment uses.				Agreement amongst Panel Members that site is not suitable for residential development as would more appropriately be developed for non-residential use.	No Site being considered as part of Comparative Site Assessment for potential use, including non-residential use.	n/a



7	Gas Works Tewkesbury Road	14.19	DB	Opportunity to comprehensively redevelop a large area in a central location. Opportunity for mixed use development Located on a main road network Existing SPG related to this site. Development would bring forward the Outer West Road.	Existing operation of the Gas works. Possible contaminated land - associated costs Costs of removing the existing gas bullets, providing alternative off-site storage and demolition would be extremely high and would require a high value end use to make development viable Part of site within Flood Zone	388		Density Multiplier 63%	Panel Members considered the site would be suitable for residential as part of a mixed use development, but that it is unlikely to be developed within 20 years and that it would need help to be attractive to the market. This confirms comments received by Transco and there is no current commitment to relocate. The decontamination of the site, which is a major and costly issue, and flooding were identified as potential constraints.	Not within 15 year timescale Whilst the site would be suitable for residential as part of a mixed use development, recognise the significant constraints. Correspondance with the operator indicate no short term plans to cease operations on site. As such consider the site not currently developable. If site could be phased it may be possible for some parts to come forward in advance. This situation will be monitored	Post 2023
22	Municipal Offices	0.89	SPS	Site within Council Ownership. Identified within Civic Pride as having potential to be redeveloped and to relocate existing Council offices Central Location Reuse and maintenance improvements to listed building.	Within Core Commercial area so possibility for limited residential. Relocation of existing use Within Central Conservation Area as defined within Adopted Local Plan Part of site within Flood Zone	58		Existing information	Panel Members considered that the site would be attractive to the market and suitable for residential. The loss of employment land and land values for the site were identified as potential constraints to residential development and considered that a commercial use, such as a Boutique Hotel would be more likely.	Development of the site is being delivered through Civic Pride, current proposals suggesting a commercial use for the site. Until more information is known, consider the sites to be not currently developable for residential.	
23	Land at Royal Well		SPS	Site within Council ownership Identified within Civic Pride as having potential for redevelopment. Potential for residential on upper floors Element of green open space will be retained.	Existing Bus Station and Car Park Potential loss of car park Site is within Core Commercial Area and Central Conservation Area as defined within Adopted Local Plan. Retail & Leisure study recommends mix of restaurants/cafes and retail Whole of the site is not available as area of green space Within Flood Zone Site surrounded by listed buildings				See above, Municipal Offices		
24	Community Centre & Scout Hut, Brooklyn Road	0.90	SPS	Site within Council Ownership Opportunity to redevelop a large site within a predominantly residential area. Potential to include a mix of uses/community facility in order to off set the potential loss.	Potential loss of community facility (Community Centre and Scout huts)	28		Urban Design approach	Panel Members considered the site would be suitable for residential but unlikely within 5 years. The loss of existing community facility was identified as a potential constraint.	The site would be a suitable site for residential if the issue of existing community use could be suitably addressed. However, there is no intention to redevelop at present, therefore consider site to be not currently developable	
48	Land at Penrith Road	0.08	SPS	Land in Council Ownership Adjacent to an area which is being redeveloped (The Basshouse Public House) Predominantly residential area Close to a Neighbourhood Centre	Loss of community facility (Scout Hut)	4		Density Multiplier 100%	Panel Members considered that the site would be suitable for residential, attractive to the market and capable of being delivered within 5 years. Loss of community facility was identified as a potential constraint.	Not within short term Lease issues and potential loss of community use would need to be adequately addressed	Post 2013
53	Hobart House (and adjoining blocks)	0.97	RR	Site within Council ownership (managed by CBH) Opportunity to redevelop an area of housing.	Site has been previously identified but has not come forward as yet. Issues of temporary housing/relocation of existing tenants/community. Redevelopment may result in an overall loss of dwellings, due to redevelopment at lower densities. Cheltenham Borough Homes intend to bring properties up to Decent Homes Standard which should extend lifespan by 10-15 years, so any redevelopment of area would not be until nearer the end of the plan period.	14		Urban Design approach	Panel Members considered the site would be suitable for redevelopment for residential. Relocation of existing residents was identified as potential constraints.	CBH intend to bring property up to Decent Homes standard, which has a lifespan of 10 - 15 years. As such consider not currently developable at present. Any potential redevelopment of the site would first require consultation with Tenants and Leaseholders.	Post 2023

59	Great Western Road Land adjoining Great Western Road and The Honeybourne Line	0.12	SPS	Site to be returned to Council ownership following Waitrose Development. Site is within Central Conservation Area. Surrounding area is mix of existing terraced housing and new flat developments.	Site is potentially contaminated as a result of previous use as petrol station. Loss of green open space. Within Flood Zone. Site being considered by Council for retention as public green space.	6		Density Multiplier 100%	Panel Members expressed differing opinions on the site, overall considered that the site to be unsuitable for residential and unlikely to be attractive to the market. Possible contamination, loss of open space and flooding were identified as potential constraints.	Unlikely. Accept constraints associated with the site, unlikely to overcome open space issue. Review against Green Space Strategy. Consider site to be not currently developable at present.	
60	Land at Coronation Square (roundabout) 392151, 222752			Site within Council Ownership. Opportunity to incorporate this area as part of a mixed use/retail element, as part of a wider redevelopment of the surrounding area ( Site 18).	Site is currently a roundabout. Potential loss of public open space, as defined within the Adopted Local Plan. Changes would be required to the road network. Would need to form part of a wider redevelopment project.				Panel Members considered that to include the site within the redevelopment of Site 18 would require considerable alterations to highway network. At present did not consider site as suitable or attractive to the market.	Unlikely within 15 years. Accept significant highway constraints, and currently area of green space. Consider site not currently developable at present, however may be incorporated as an area of open space within the wider redevelopment of Site 18.	
<b>Not Currently Developable Total</b>		<b>17.24</b>				<b>398</b>	<b>100</b>				
<b>Total Deliverable 2008 - 2013</b>		<b>56.84</b>				<b>65</b>	<b>1479</b>			<b>1544</b>	
<b>Total Developable 2013 - 2023</b>		<b>13.70</b>				<b>197</b>	<b>441</b>			<b>638</b>	
<b>Total Not Currently Developable</b>		<b>17.24</b>				<b>398</b>	<b>100</b>			<b>498</b>	



ALSTONE

FAIRVIEW

OVERTON PARK

BAYS HILL

CHELTENHAM

MONTPELLIER

8

### Identified site plans and checklists

A borough wide plan is included which shows all identified sites and an inset of the Core Commercial Area has been provided for clarity.

For each identified site a plan has been produced which shows:

- Site name
- Site reference
- Site boundary
- Local Plan designations
- Potential capacity

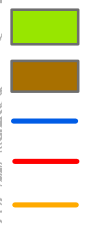
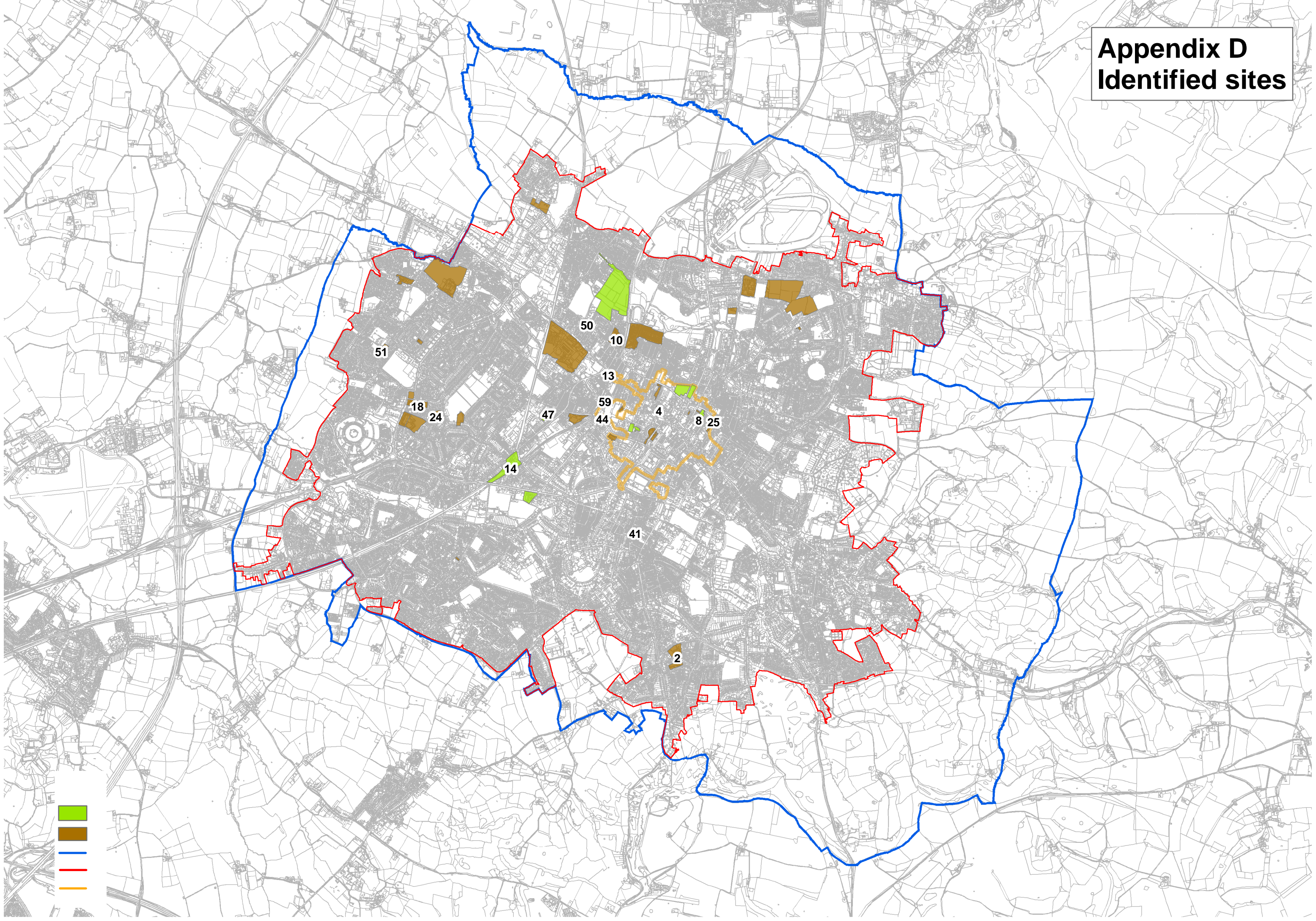
The Site Proforma, shown overleaf, has been completed for each site. Regarding accessibility of sites, Gloucestershire County Council has undertaken Accession modelling on all of the sites and this information will be used in the plan preparation stage to consider sites in more detail. See Accession modelling at Appendix J.

In considering infrastructure provision, an assumption has been made based on whether the surrounding area appears well served. More detailed information will need to be gathered following discussion with infrastructure providers within the plan preparation stage. As all sites within the SHLAA are within the built up principal urban area it has therefore been assumed that all sites have the ability to be supplied by essential infrastructure, this may be subject to change.

### Site Characteristic Proforma

Site Characteristics		
Site Size (or range if appropriate) (hectares)		
Current Land Use(s)		
Surrounding Land Use(s)		
Greenfield / Brownfield		
Ownership/Landowner intentions		
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?		
Does the site fall within the Green Belt?		
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		
Does the site fall within an Area of Outstanding Natural Beauty?		
Does the site fall within a Special Landscape Area?		
Does the site fall within an Area of Local Landscape Value?		
Does the site fall within a Site of Special Scientific Interest?		
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		
Is there any known contamination on site?		
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		
Infrastructure**		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

# Appendix D Identified sites



**Plan of assessment area**

Plan showing the boundary of the Principal Urban Area (PUA), defined by the red line, which forms the SHLAA assessment area



**Potential sources of supply**

The table shows:

- How the previous sources of supply, considered within previous urban capacity studies and within the Residential Land Availability Report relate to the newly defined sources of supply;
- The potential sources of housing supply as suggested within the practice guidance and included within the SHLAA methodology;
- The source of information used to identify the site, for example, was the site identified by a desktop review of the Local Plan or was it identified on a site visit; and
- The technique used to quantify the potential capacity of each source, for example, is there existing information regarding the potential capacity of a site, or has the potential capacity been considered using a design or density multiplier approach.



**APPENDIX F**

<b>Previous category</b>	<b>Potential source of housing supply</b>	<b>Source of information</b>	<b>Technique used to quantify potential capacity of sources</b>
	<b>Sites in the planning process</b>		
Land previously allocated for other uses	Land allocated (or with permission) for employment or other land uses which are no longer required for those uses (ALL)	Desktop: Adopted Local Plan, July 2006	Existing information from Local Plan, supplemented with up to date information.
	Existing housing allocations and site development briefs (ALL or DB)	Desktop: Adopted Local Plan July 2006	Existing information from Local Plan, supplemented with up to date information
	Unimplemented/outstanding planning permissions for housing	Desktop: Residential Land Availability Report 2006/07	Existing information from Residential Land Availability Report 2006/07
	Planning permissions for housing that are under construction	Desktop: Residential Land Availability Report 2006/07	Existing information from Residential Land Availability Report 2006/07
	<b>Sites not currently in the planning process</b>		
Previously developed vacant/derelict non-housing land and buildings (pdv)	Vacant and derelict land and buildings (VDL&B)	Desktop and Survey	Existing information/Density Multiplier/urban design approach
Other redevelopment	Surplus public sector land (SPS)	Desktop and Survey	Existing information/Density Multiplier/urban design approach
Change of use from non-residential	Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development (NRU)	Desktop and Survey	Existing information/Density Multiplier/urban design approach
Intensification of existing areas (infill)	Additional housing opportunities in established residential areas, such as	Desktop and Survey	Existing information/Density Multiplier/urban

## APPENDIX F

	under-used garage blocks (AHO)		design approach
Residential redevelopment	Large scale redevelopment and re-design of existing residential areas (RR)	Desktop and Survey	Existing information/Density Multiplier/urban design approach
n/a	Sites in rural settlements and rural exception sites	Not applicable for Cheltenham as a predominantly urban borough	Not applicable
n/a	Urban extensions	Not applicable to SHLAA, see paragraph 6.64	Not currently applicable
n/a	New free standing settlements	Not applicable for Cheltenham	Not applicable for Cheltenham

**Panel information**

An information pack was sent to all 13 Panel Members, including a schedule of all sites, site plans and a comment request form.

## APPENDIX G

ask for: Claire Purcell  
ddi 01242 264166  
number: 01242 227131  
fax [Claire.purcell@cheltenham.gov.uk](mailto:Claire.purcell@cheltenham.gov.uk)  
number:  
email:  
our ref: 10<sup>th</sup> December 2007  
your ref:  
date:

Dear Sir/Madam

### **Re: Cheltenham Borough Council's Strategic Housing Land Availability Assessment**

Thank you for expressing an interest in being a member of Cheltenham Borough Council's Strategic Housing Land Availability Assessment (SHLAA) Panel.

Please find enclosed the following information for your consideration and comment prior to the Panel meeting to be held in early January 2008.

- Introduction to SHLAA (Appendix 1)
- Purpose of the SHLAA Panel (Appendix 2)
- Terms of Reference for SHLAA Panel (Appendix 3)
- Information relating to the potential housing sites (Appendix 4)
- Comment form (Appendix 5)

Please take time to familiarise yourself with the information contained within this pack prior to completing the comment form. The information and sites contained within should be treated as **confidential** and may be subject to change.

This information and individual site plans have been provided on CD for ease in reviewing and commenting on the sites. Should you have any problems or require information in a different format, please do not hesitate to contact me.

I would be grateful for comments on the sites by **Friday 11th January**. Any sites which would benefit from further discussion by the Panel members will be considered at the Panel meeting, likely to be the week commencing 14<sup>th</sup> January and I shall circulate dates prior to Christmas.

Thank you again for taking part in this exercise and I look forward to receiving your responses and meeting in the New Year. Please do not hesitate to contact me if you have any questions.

Kind Regards

Claire Purcell, Strategic Land Use Officer

*Appendix 1*

**Introduction to Strategic Housing Land Availability Assessments**

Planning Policy Statement 3: Housing (PPS3) sets out the Government's approach to housing and requires all local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to evaluate the availability of land for housing within their area.

The primary role of a SHLAA is to:

- Identify sites with potential for housing
- Assess their housing potential and capacity; and
- Assess when they are likely to be developed

The SHLAA is a key component of the Local Development Framework (LDF) evidence base to support the delivery of sufficient land for housing, and will inform the preparation of Cheltenham Borough Council's Core Strategy. For more information on the LDF please see [http://www.cheltenham.gov.uk/ Our Plans/Local Development Framework](http://www.cheltenham.gov.uk/OurPlans/LocalDevelopmentFramework).

The SHLAA should identify sufficient specific sites for housing development for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally over a 15 year period, in the context of the housing requirement proposed within draft RSS. Where this is not possible, the SHLAA should identify broad locations for where future housing development may be located.

It is not the purpose of the SHLAA to determine whether a site should be allocated for housing development. As such, inclusion of sites within this assessment does not imply that sites will be allocated or that planning permission would be granted. Sites may be discounted following identification and consideration of policy designations, constraints etc. It is for the Local Development Framework to consider all evidence base documents and to make allocations where appropriate and set the strategy for the Borough.

The department for Communities and Local Government has produced guidance for local authorities, '*Strategic Housing Land Availability Assessments: Practice Guidance*' ([www.communities.gov.uk](http://www.communities.gov.uk)). Cheltenham Borough Council's SHLAA Methodology can be viewed at [http://www.cheltenham.gov.uk/ Our Plans/Local Development Framework/Evidence Base](http://www.cheltenham.gov.uk/OurPlans/LocalDevelopmentFramework/EvidenceBase).

*Appendix 2*

**Purpose of the Strategic Housing Land Availability Panel**

Cheltenham Borough Council currently has just under 100 sites being considered by the SHLAA, and parallel evidence base assessments. The sites have either been provided to the Council as part of earlier discussions on the SHLAA, the *Comparative Site Assessment* work, or have been identified internally.

In accordance with Stage 7 of CLG practice guidance, once sites have been identified it is necessary to assess the suitability, availability and achievability of a site, in order to consider whether a site is deliverable, developable or not currently developable for housing development.

The following is an extract taken from Cheltenham Borough Council's Strategic Housing Land Availability Methodology Report setting out the Government's definition of deliverable, developable and not currently developable.

**Stage 7: Assessing when and whether sites are likely to be developed**

Assessing the suitability, availability and achievability of a site will provide information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development.

- The definition of **Deliverable** is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
- The definition of **Developable** is that a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- The definition of **Not currently developable** is where it is unknown when a site could be developed, this may be for example, because one of the constraints to development is severe, and it is not known when it might be overcome. See table on the following page for further information on the above.

As such, it is the purpose of the Panel to consider whether the identified sites have realistic potential for housing development, and if so, when they might come forward.

In addition to the sites provided, please annotate the enclosed plan regarding future 'broad areas' where you consider housing would be achievable using your knowledge of the borough. Please submit this plan with your comments.

## APPENDIX G

The Panel has been selected for its knowledge of the housing industry and the local conditions of the area.

The following is an extract taken from Cheltenham Borough Council's Strategic Housing Land Availability methodology Report and offers further detail taken from CLG practice guidance note.

<p><b>Suitability</b>  <i>if it offers a suitable location development and contribute to the creation of sustainable, mixed communities</i></p>
<p>Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability</p>
<p><b>Consider:</b></p>
<p><b>Policy restrictions</b> – such as designations, protected areas, existing planning policy and corporate, or community strategy policy</p>
<p><b>Physical problems or limitations</b> – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination</p>
<p><b>Potential impacts</b> – including effect upon landscape features and conservation</p>
<p><b>The environmental conditions</b> – which would be experienced by prospective residents</p>
<p><b>Availability</b></p>
<p>A site is considered available, when on the best information available, there is confidence that:</p>
<p>There are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.</p>
<p>Is it controlled by a housing developer who has expressed an intention to develop?</p>
<p>Has the land owner expressed an intention to sell?</p>
<p>If problem have been identified, could they realistically be overcome?</p>
<p><b>Achievability</b></p>
<p>A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:</p>
<p><b>Market factors</b> – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential demand and projected rate of sales</p>
<p><b>Cost factors</b> - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development</p>
<p><b>Delivery factors</b> – including the developer's own phasing, the realistic build out rates on larger sites, whether there is a single, or several developers offering different housing products, and the size and capacity of the developer.</p>

*Appendix 3*

**Terms of Reference for Strategic Housing Land Availability Assessment  
Panel meeting**

1. SHLAA Panels are to establish the potential 'deliverability' of sites put forward for housing development, as part of the evidence base for the Cheltenham Borough Council's Core Strategy and any future Local Development Plan Documents. Guidance on SHLAA's can be found in Government Guidance- "Strategic Housing Land Availability Assessments- Practice Guidance", Communities and Local Government, July 2007 [www.communities.gov.uk](http://www.communities.gov.uk)
2. The panels will consist of representatives from Cheltenham Borough Council, local agents, developers, registered social landlords and others with property interest/knowledge within the Cheltenham area.
3. Panel members will be expected to declare their financial or other interests in any site under discussion.
4. The names and contact details of panel members will be recorded and made available on public request.
5. No payment will be offered by Cheltenham Borough Council for attendance at the panel meeting. Lunch and teas/coffees will be available.
6. Results for each site considered by the panels will be made available to all panel members, and will eventually be published along with other information on sites within the final SHLAA.
7. The SHLAA database remains the property of Cheltenham Borough Council, and any changes to the SHLAA databases as a result of the panels will be made by Cheltenham Borough Council.
8. The panel will assess sites in terms of their housing development potential (developability/deliverability) in accordance with the definitions contained within Stage 7 of the CLG practice guidance and of Cheltenham Borough Council's SHLAA Methodology, in order to establish the following:
  - Availability of sites in terms of years ( immediately, within 5 years, 10 years, 15 years, 20 years or longer)
  - Potential financial viability of site for housing development,
  - Suitability for housing in the location
  - Any constraints on the site, including policy and physical infrastructure constraints/costs.
  - Any other issues relating to a site



## Appendix 4

**Information relating to Potential Sites**

Please find enclosed the following information:

- **Schedule of potential sites containing:**
  - A site plan number, cross-referenced to site plans
  - Site name
  - Area in Hectares
  - Site reference number as contained within the SHLAA
  - Any identified advantages or constraints
  - A potential capacity for SHLAA sites, provided either by; using a *Gross to Net Density Multiplier*; internal design work; or where supplied by the site promoter
  - Potential timescales for development to come forward, where known
  - The identification of possible actions to be taken to overcome the identified constraints
  
- **Site Plans containing:**
  - 1 A0 plan showing all of the sites referenced to the schedule. Please annotate this plan with potential broad areas for development.
  - Individual site plans showing constraints (on CD only, please contact me if you require hard copies) for more detailed information relating to constraints, please see interactive Local Plan proposals map at [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) *Our Plans/Local Plan*

**Background to site selection:**

In 2006 Cheltenham Borough Council wrote to Developers and Agents registered on the Local Development Framework database requesting that potential development sites be submitted to the Council to be assessed as part of the *Comparative Site Assessment* evidence base. The identification of sites has been ongoing during 2006/07. Sites within Cheltenham's *Principal Urban Area*, as defined within the Adopted Local Plan, have been considered for their housing potential within the SHLAA.

All Greenfield sites outside of the PUA and a number of Car Park sites within the PUA are being considered within the *Comparative Site Assessment*. This assessment is ongoing and the sites concerned are indicated within the attached schedule. If there are any sites which you consider require further information before being able to comment, please indicate within your response and those sites can be discussed in more detail at the Panel meeting when any additional information can be provided.

Please note that inclusion within this assessment does not imply that planning permission will be granted or that the site will be allocated. Certain sites may be considered unsuitable for housing as a result of the SHLAA work and when considered against other evidence bases.

*Appendix 5*

**Comment Form**

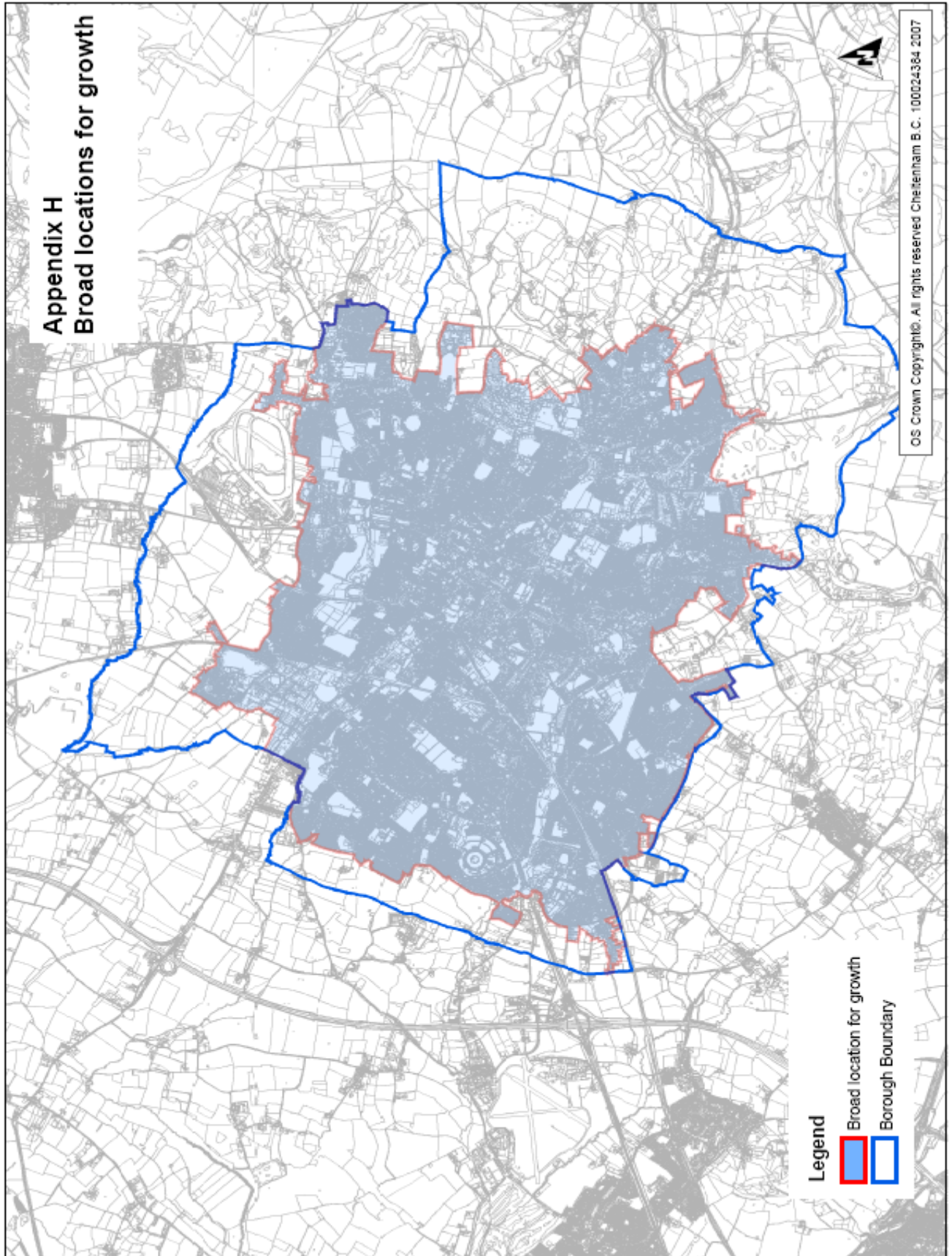
In accordance with the CLG practice guidance definition of *Suitability*, *Availability* and *Achievability* (see above), I would be grateful if you could complete the following form for each site and return by Friday 11<sup>th</sup> January 2008, prior to the Panel discussion.

APPENDIX G

Site Ref	Site Name and Location	Availability	Achievability (Viability)	Suitability	Constraints	Any other comments?
		<p>Do you consider the site able to be developed within:</p> <ul style="list-style-type: none"> <li>• 5 years</li> <li>• 6 -10 years</li> <li>• 11 -15 years</li> <li>• 16 – 20 years</li> <li>• Longer</li> </ul>	<p>To what extent is the site economically viable, as is, and with housing?</p> <p>With regard to the housing market, do you consider the site:</p> <ul style="list-style-type: none"> <li>• Attractive now</li> <li>• Would need a little help</li> <li>• Unlikely, even in longer term</li> </ul>	<p>Is the site in a suitable location for housing?</p>	<p>Any known constraints, including policy, physical infrastructure or costs relating to the site.</p> <p>And if so, any possible actions to overcome them</p>	
e.g. 1	<i>Good Site, Good Road, Cheltenham</i>	<i>Within 5 years</i>	<i>Attractive now, good area for housing market</i>	<i>Suitable location, near services and facilities and public transport routes</i>	<i>None known</i>	<i>Recent developments in this location have been attractive to the market</i>

**Plan of broad locations for growth**

Plan showing the PUA as being a suitable location where future development would be considered acceptable.



**Projections based on past rates of development**

Shows the past rates of residential completions over the period 1999 to 2007 and projects these over a 5 year period.

# APPENDIX I

	Infill	<10 Dwellings	>10 Dwellings	Residential Redevelopment	<10 Dwellings	>10 Dwellings	Other Redevelopment	<10 Dwellings	>10 Dwellings	Previously Developed Vacant/Derelict Non Housing Land & Buildings	<10 Dwellings	>10 Dwellings	Changes of Use	<10 Dwellings	>10 Dwellings	Subdivision	<10 Dwellings	>10 Dwellings	Flats Above Shops	<10 Dwellings	>10 Dwellings	Car Parks	<10 Dwellings	>10 Dwellings	Land Previously Allocated for Other Uses	<10 Dwellings	>10 Dwellings	TOTAL	
1999	28	28	0	23	6	17	153	19	134	27	0	27	66	66	0	10	10	0											307
2000	59	34	25	1	1	0	128	26	102	14	14	0	202	84	118	25	11	14											429
2001	36	25	11	9	17	-8	171	17	154	21	5	16	73	48	25	29	15	14	2	2	0	14	0	14	0	0	0	355	
2002	36	36	0	15	7	8	175	19	156	91	0	91	84	71	13	19	19	0	0	0	0	0	0	0	0	0	0	420	
2003/04	76	61	15	0	8	-8	433	42	391	0	0	0	78	60	18	32	32	0	2	2	0	0	0	0	0	0	0	621	
2004/05	63	44	19	29	28	1	201	9	192	24	0	24	96	55	41	7	7	0	0	0	0	0	0	0	0	0	0	420	
2005/06	64	40	24	14	14	0	215	35	180	0	0	0	49	35	14	14	14	0	10	10	0	24	0	24	0	0	0	390	
2006/07	39	39	0	120	66	54	454	29	425	177	0	177	78	60	18	47	47	0	0	0	0	0	0	0	0	0	0	915	
<b>Total</b>	<b>401</b>	<b>307</b>	<b>94</b>	<b>211</b>	<b>147</b>	<b>64</b>	<b>1930</b>	<b>196</b>	<b>1734</b>	<b>354</b>	<b>19</b>	<b>335</b>	<b>726</b>	<b>479</b>	<b>247</b>	<b>183</b>	<b>155</b>	<b>28</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3857</b>	
Average dwellings per annum	Note 1	38	12		18	8		25	217		2	42		60	31		19	4		2	0		0	6		0	0	484	
Average per annum x 5 yrs		192	59		92	40		123	1084		12	209		299	154		97	18		12	0		0	32		0	0	2421	

## **Accession Modelling**

Gloucestershire has undertaken Accession modelling on behalf of the Council for all sites within the CSA, therefore including the SHLAA sites within the PUA.

Accession modelling has been undertaken in order to establish a greater understanding of travel and accessibility needs and all sites were assessed to calculate the travel time to five key indicators. The indicators are based on the data set available through the needs mapping software tool Accession and data from the Core National Accessibility Indicators for 2005. The indicators were chosen from guidance in the Regional Planning Guidance 10 for the South West (RPG10) and the Technical Guidance on Accessibility in Local Transport Plans.

The following table shows how long, in minutes, it would take to travel from the site to each particular service by walking, cycling or using public transport. The sites are ranked in order of accessibility with those at the top being the most accessible and those at the bottom being the least accessible.

This information will also be used at the plan preparation stage to consider sites in further detail.





### **Housing Trajectory**

The trajectory shows the likely number of dwellings to be delivered per annum. The information has been taken from Appendix C, where available. Where a specific date for delivery is not known the potential has been annualised.

APPENDIX K

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
SHLAA Identified Sites: Deliverable	148	148	148	148	148											<b>739</b>
SHLAA Identified Sites: Developable	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	<b>1134</b>
Allocated sites & Development Briefs		363	163	60	220	10	10	10	10	10	10	10	10	10	10	<b>906</b>
Broad Locations	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	<b>455</b>
Windfalls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Unimplemented permissions	255	255	255	255	255											<b>1276</b>
Under construction	73	73	73	73	73											<b>365</b>
<b>Total</b>	<b>582</b>	<b>945</b>	<b>745</b>	<b>642</b>	<b>802</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>116</b>	<b>4875</b>

### Useful References

Draft Regional Spatial Strategy for the South West, 2006. South West Regional Assembly [www.southwest-ra.gov.uk](http://www.southwest-ra.gov.uk)

Planning Policy Statement 3: Housing, 2006. Department of Communities and Local Government [www.communities.gov.uk](http://www.communities.gov.uk)

Planning Policy Statement 12: Local Development Frameworks, 2004. Office of the Deputy Prime Minister [www.communities.gov.uk](http://www.communities.gov.uk)

Strategic Housing Land Availability Assessments: Practice Guidance, 2007. Department of Communities and Local Government [www.communities.gov.uk](http://www.communities.gov.uk)

Cheltenham Borough Local Plan, Second Review, Adopted July 2006. Cheltenham Borough Council [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local plan

Residential Land Availability Survey, 2007. Cheltenham Borough Council [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local development framework/evidence base

Comparative Site Assessment – ongoing- Cheltenham Borough Council [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local development framework/evidence base

Employment Land Review, 2007 Nathaniel Lichfield and Partners [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local development framework/evidence base

Retail and Leisure Study, 2006 DPDS [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local development framework/evidence base

Green Space Strategy – on going - [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local development framework/evidence base

See [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) /our plans/local development framework/evidence base for further information regarding other evidence base documents.