

Site AHO01: Land adjoining Kyance, Church Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.08	
Current Land Use(s)	Open Space	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site AHO02 : CBH garage site, Imjin Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.15	
Current Land Use(s)	Vacant garage site	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and appendices 3

Site AHO03 : CBH garage site, Burma Avenue

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.06	
Current Land Use(s)	Vacant garage site	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site AHO04 : CBH Garage site, Brook Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.06	
Current Land Use(s)	Vacant, previously a garage plot	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site AHO05 : CBH garage site, Malvern Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.01	
Current Land Use(s)	Vacant garage site	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendices 3**

Site AHO06 : Brighton Road redevelopment of prefabricated bungalows

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.3	
Current Land Use(s)	Residential	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Central Conservation area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site AHO07: Cakebridge Place

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.5	
Current Land Use(s)	Residential	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Central Conservation area, adjacent to Core Commercial Area;	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	FZ 2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site AHO08: YMCA, Vittoria Walk

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.2	
Current Land Use(s)	YMCA	
Surrounding Land Use(s)	Commercial/Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Central Conservation area, adjacent to Core Commercial Area;	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site : Briarfields Motel and Touring Park, Gloucester Road (incorporated within OUA04)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.95	
Current Land Use(s)	Motel and Touring Park	
Surrounding Land Use(s)	Commerical/residential/open countryside	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site DB01: Gas Works, Tewkesbury Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	14.19	
Current Land Use(s)	Gas Works and Retail	
Surrounding Land Use(s)	Retail and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Outer West SPG	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	X	
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		

***See Stage 5 and Appendix 3**

Site DB02: Bence's Timber Yard, St John's Avenue

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.71	
Current Land Use(s)	Timber Yard	
Surrounding Land Use(s)	Mixed: Residential and Commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Existing Development Brief covering site. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site DB03: Sherborne Place Car Park

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.26	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Mixed: Commercial/Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Existing Development Brief for area. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site DB04: Henrietta Street Car Park and Buildings

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.49	
Current Land Use(s)	Car Park and vacant buildings	
Surrounding Land Use(s)	Residential and Commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site DB05: Municipal Offices and Land at Royal Well

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.89	
Current Land Use(s)	Employment, Bus Station, car park and open space	
Surrounding Land Use(s)	Mixed: Commercial, leisure and residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Core Commercial Area, Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
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		

*See Stage 5 and Appendix 3

Site HA01: Police Headquarters, Lansdown Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.28	
Current Land Use(s)	Police Headquarters	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Allocated for residential development. Within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site HA02: Albion Street and Winchombe Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.93	
Current Land Use(s)	Commercial	
Surrounding Land Use(s)	Mixed: Commercial; residential and leisure	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Site allocated for mixed use development. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
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		

*See Stage 5 and Appendix 3

Site HA03: North Place Car Park, St Margaret's Road and Portland Street Car Park

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.05	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Mixed: Commercial and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Allocated site for mixed use. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site HA04: Land at St George's Place/St James' Square

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.66	
Current Land Use(s)	Vacant/temporary car park	
Surrounding Land Use(s)	Mixed: predominantly commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Site is allocated for mixed use development. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
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		

*See Stage 5 and Appendix 3

Site HA06: Cheltenham Spa Station

Site Characteristics		
Site Size (or range if appropriate) (hectares)	3.34	
Current Land Use(s)	Parking and employment	
Surrounding Land Use(s)	Residential; retail; employment	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Allocated for mixed use. SPG covering site	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	X	
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		

*See Stage 5 and Appendix 3

Site HA07: Midwinter, off Gardners Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	13.51	
Current Land Use(s)	Allotments	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Allocated as mixed use site	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site IC01 : Prestbury Road/Windsor Street

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

***See Stage 5 and Appendix 3**

Site : Land at Bamfurlong (incorporated within OUA04)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	4.6	
Current Land Use(s)	Residential/Agricultural	
Surrounding Land Use(s)	Open countryside/Scrap yard	
Greenfield / Brownfield	Part	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site : Land at Kidnappers Lane (1) (incorporated within SUE02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.53	
Current Land Use(s)	Nursery	
Surrounding Land Use(s)	Greenfield/Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Land at Kidnappers Lane (2) (incorporated within SUE02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.31	
Current Land Use(s)	Nursery/hardstanding	
Surrounding Land Use(s)	Greenfield/Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Land at Stansby mobile Home and Touring Caravan Park (incorporated within OUA02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.78	
Current Land Use(s)	Mobile Home and Touring Caravan Park	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?	In Part	
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Land at Swindon Lane (included within OUA15)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.9	
Current Land Use(s)	Residential	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Part	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site : Land at Hayloft (incorporated within OUA02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.2	
Current Land Use(s)	Greenfield	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Land off Grovefield Way (incorporated within OUA02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.34	
Current Land Use(s)	Greenfield	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Greenbelt	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Land rear of 91 New Barn Lane (incorporated within OUA06)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.51	
Current Land Use(s)	Paddock	
Surrounding Land Use(s)	Residential/Cheltenham Racecourse	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Land to south of Cheltenham Racecourse (incorporated within OUA06)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.02	
Current Land Use(s)	Greenfield	
Surrounding Land Use(s)	Residential/Cheltenham Racecourse	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site : Land to the east of Cheltenham Racecourse (incorporated within OUA13)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.21	
Current Land Use(s)	Greenfield	
Surrounding Land Use(s)	Residential/Cheltenham Racecourse	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X Adjacent to SAM	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site NLUD01 : Rodney Road Car park

Site Characteristics		
Site Size (or range if appropriate) (hectares)	?	
Current Land Use(s)	Car park	
Surrounding Land Use(s)	Commerical/residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	None	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Flood Zone 2 and partial FZ3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site NRU01: Rivershill House, St George's Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.42	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Mixed: Commercial and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
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		

***See Stage 5 and Appendix 3**

Site NRU02: Elim Pentecostal Church, St George's Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.26	
Current Land Use(s)	Church and associated office	
Surrounding Land Use(s)	Residential and commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure**		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site NRU03: Parker Court, Knapp Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.16	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site NRU04: King Alfred Way

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.64	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site NRU05: Spirax Sarco, St George's Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.30	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	Possible	
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		

*See Stage 5 and Appendix 3

Site NRU06: Spirax Sarco, Tennyson Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.88	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Partly within Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
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		

***See Stage 5 and Appendix 3**

Site NRU07: 2 Gloucester Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.23	
Current Land Use(s)	Vacant commercial site	
Surrounding Land Use(s)	Mixed: Retail and residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
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		

***See Stage 5 and Appendix 3**

Site NRU08: Springbank Shopping Centre

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.2	
Current Land Use(s)	Retail	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Neighbourhood Centre	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
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		

*See Stage 5 and Appendix 3

Site NRU09: Land and Buildings at Coronation Square

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.69	
Current Land Use(s)	Mixed: Commercial; retail and residential	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield & Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	District Centre on site	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
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		

***See Stage 5 and Appendix 3**

Site NRU10: B & Q Site

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.08	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Residential and Commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site NRU11: Commercial Street Car Park

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.08	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Residential and Commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

SiteNRU12: High Street Car Park and Land at 456 High Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.04	
Current Land Use(s)	Car Park and vacant	
Surrounding Land Use(s)	Commercial and residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation Area and Lower High Street Shopping Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site NRU13: University of Gloucestershire Hardwick campus, St Paul's Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.92	
Current Land Use(s)	University site	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
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		

*See Stage 5 and Appendix 3

Site NRU14: University of Gloucestershire Pittville Media Campus

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.98	
Current Land Use(s)	University site	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site NRU15: 379 – 383 High Street (Widdows Garage)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.04	
Current Land Use(s)	Commercial	
Surrounding Land Use(s)	Commercial/Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area, Lower High Street Shopping Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site NRU16 : Prestbury Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.23	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Residential/Football ground	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	EM1	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA01: Land at Sunnyfield Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.6 (over two sites)	
Current Land Use(s)	Greenfield/agricultural	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Zone 1 Minor watercourse	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site OUA02: The Reddings

Site Characteristics		
Site Size (or range if appropriate) (hectares)	35.02	
Current Land Use(s)	Agricultural/open land/ residential	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield & brownfield	
Ownership/Landowner intentions	To partially redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA03: Land at Timbercombe Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.61	
Current Land Use(s)	Vacant field/paddock	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Cotswolds Area of Outstanding Natural Beauty, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?	X	
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA04: Land off Bamfurlong Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	16.12	
Current Land Use(s)	Mixed: employment; leisure; residential	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield & Brownfield	
Ownership/Landowner intentions	To partially redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	Possible	
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA05: Land at Prestbury

Site Characteristics		
Site Size (or range if appropriate) (hectares)	12.58 incorporates existing development (8ha is being promoted for development)	
Current Land Use(s)	The whole site contains hotel and residential, area being promoted is open countryside/horse grazing	
Surrounding Land Use(s)	countryside/residential	
Greenfield / Brownfield	Greenfield for area being promoted	
Ownership/Landowner intentions	To redevelop the Greenfield area. The site as a whole is not being promoted	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area. Abuts a conservation area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site OUA06: Land off New Barn Lane (south of racecourse)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	3.92	
Current Land Use(s)	Informal recreational/open land	
Surrounding Land Use(s)	Cheltenham Racecourse and residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site OUA07: Land at Fiddlers Green

Site Characteristics		
Site Size (or range if appropriate) (hectares)	80.59	
Current Land Use(s)	Agricultural/open land	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop parts of site	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area, within Development Exclusion Zone, contains allotments and Key Wildlife Site.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partial FZ2	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	X	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site OUA08: Land at Glenfall Way

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.69	
Current Land Use(s)	Grazing/agricultural	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within the Cotswolds Area of Outstanding Natural Beauty, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?	X	
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA09: Land at Golden Valley

Site Characteristics		
Site Size (or range if appropriate) (hectares)	11.23	
Current Land Use(s)	Agricultural, Residential and Employment	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partial FZ 2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA10: Land at Greenway Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.20	
Current Land Use(s)	Open countryside	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Cotswolds Area of Outstanding Natural Beauty, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?	X	
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
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		

***See Stage 5 and Appendix 3**

Site OUA11: Land at Oakley

Site Characteristics		
Site Size (or range if appropriate) (hectares)	12.01	
Current Land Use(s)	Playing pitches/open countryside	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Site not being promoted	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Public Open Space, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA12: Land at Old Gloucester Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	15.92	
Current Land Use(s)	Allotments, Employment (Nursery) and Residential	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Predominantly Greenfield	
Ownership/Landowner intentions	Not known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partial FZ 2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA13 Land to the east of the Racecourse

Site Characteristics		
Site Size (or range if appropriate) (hectares)	6.73	
Current Land Use(s)	Informal open space	
Surrounding Land Use(s)	Racecourse and residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Partially being promoted	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site OUA14: Land at Hyde Farm

Site Characteristics		
Site Size (or range if appropriate) (hectares)	115.60	
Current Land Use(s)	Agricultural and Informal recreational	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Multiple interests to develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Greenbelt, Partially within Development Exclusion Zone	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partially Zones 2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	Possible	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site OUA15: Land at Hunting Butts

Site Characteristics		
Site Size (or range if appropriate) (hectares)	146.40	
Current Land Use(s)	Agricultural and Informal recreational	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Multiple interests to develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Greenbelt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site RR01 and RR02: St Paul's Neighbourhood Regeneration Area (Phases 1 and 2)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	6.27	
Current Land Use(s)	Residential	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site : Shakespeare Cottages (incorporated within OUA02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.9	
Current Land Use(s)	Ancillary to dwelling	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site SPS01: Lynworth Hall, off Mendip Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.09	
Current Land Use(s)	Church	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site SPS02: Hesters Way Church, Barbridge Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.20	
Current Land Use(s)	Church	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site SPS03: Land rear of 30 – 31 Pates Avenue

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.08	
Current Land Use(s)	Scout Hut	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site SPS04: Community Centre & Scout Hut, Brooklyn Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.90	
Current Land Use(s)	Community Centre and Scout Hut	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
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		

***See Stage 5 and Appendix 3**

Site SPS05: Land at Penrith Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.08	
Current Land Use(s)	Scout Hut	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site SPS06: Great Western Road, Land adjoining

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.12	
Current Land Use(s)	Open space	
Surrounding Land Use(s)	Residential and Retail	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site SPS08: Land adjacent Leckhampton Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	3.29	
Current Land Use(s)	Agricultural/Community	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Site not being promoted	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt and Cotswolds AONB, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?	X	
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site SPS09: Land at Chester Walk

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.15	
Current Land Use(s)	Car Park	
Surrounding Land Use(s)	Mixed: Commercial; residential and leisure	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Core Commercial area; Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
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		

***See Stage 5 and Appendix 3**

Site SPS10: Land at Ellerslie

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.6	
Current Land Use(s)	Care Home and garden land	
Surrounding Land Use(s)	Mixed: Predominantly residential, school and park.	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
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		

*See Stage 5 and Appendix 3

Site SPS11: Monkscroft School, Shelley Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.44	
Current Land Use(s)	LEA School	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Built part – brownfield/ playing field - greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
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		

*See Stage 5 and Appendix 3

Site SPS13: Land at Starvehall Farm, New Barn Lane/Prestbury Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	12.25	
Current Land Use(s)	Informal open space	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site SPS14: Former Townsend Bakery

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.03	
Current Land Use(s)	Informal open space	
Surrounding Land Use(s)	Mixed: Retail and residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
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		

***See Stage 5 and Appendix 3**

Site SPS15: Delancey Hospital, Charlton Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	2.70	
Current Land Use(s)	Hospital	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Index of Buildings of Local Interest	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site SPS16 : Former Police House, Waterloo Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.04	
Current Land Use(s)	Vacant police station	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site SUE01: Land to the north west of Cheltenham

Site Characteristics		
Site Size (or range if appropriate) (hectares)	14.49	
Current Land Use(s)	Agricultural and Informal recreational	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Multiple interests to develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Greenbelt	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partially Zones 2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site SUE02: Land to the south of Cheltenham

Site Characteristics		
Site Size (or range if appropriate) (hectares)	63	
Current Land Use(s)	Agricultural and Informal recreational	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	Multiple interests to develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Scheduled Ancient Monument on site.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partially Zones 2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : The Paddocks, Swindon Farm, (included within OUA15)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.78	
Current Land Use(s)	Residential	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Part	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

*See Stage 5 and Appendix 3

Site VDL&B01: Axiom, Winchombe Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.07	
Current Land Use(s)	Vacant	
Surrounding Land Use(s)	Mixed: Commercial; Leisure and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area, Central Conservation Area and Central Shopping Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site VDL&B02: Springbok, Albion Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.06	
Current Land Use(s)	Vacant, former PH	
Surrounding Land Use(s)	Mixed: Commercial, Leisure and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area, Central Conservation Area and Central Shopping Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**

Site : Zurich Sports Ground (incorporated within SUE01)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	11.63	
Current Land Use(s)	Recreational	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Part	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility*		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	
Infrastructure*		
Water Supply		
Drainage		
Electricity		
School Places		
Strategic Transport Infrastructure		

***See Stage 5 and Appendix 3**