

Cheltenham Borough Council

Strategic Housing Land Availability Assessment

October 2010

Important Notice Disclaimer

In relation to the information contained within this report and any other report relating to the findings of Cheltenham Borough's Strategic Housing Land Availability Assessment, the Council makes the following disclaimer:

- The identification of potential housing sites, buildings or areas within the SHLAA does not imply that the Council would necessarily grant planning permission for residential development. All planning applications will continue to be assessed against the appropriate development plan and material planning considerations.
- The inclusion of potential housing sites, buildings or areas within the study does not preclude them from being developed for other purposes.
- The boundaries of the sites, buildings and areas are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- The exclusion of sites, buildings or areas from the study does not preclude the possibility of planning permission for residential development being granted on them. Sites will continue to come forward, that will be suitable for residential development, that have not been identified in the SHLAA.
- The categorisation of sites in terms of when they may come forward is based on Planning Officer's views held at the time of the study, informed by research as set out in the report. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.
- The information that accompanies the SHLAA is based on data available at the time of the study and there may be some omissions and/or factual inaccuracies. The Council does not accept liability for omissions and/or factual inaccuracies. Users of the study must appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that **planning applications will continue to be treated on their own merits** at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the SHLAA.
- The capacity of each site has been identified in the first instance by using existing information. Where information on site capacity does not exist, an estimate based on the density multiplier calculation, or an urban design approach has been used. In arriving at these densities, officers have taken into account location and other factors such as local character. However, the capacities identified do not preclude densities being increased on sites, subject to details. Nor does it mean that the densities envisaged within the assessment would be appropriate. The density and design of sites would need to be assessed through the normal planning process when submitting a planning application.

The study is based on information compiled as at 1st April 2010. The findings of the SHLAA represent a 'snapshot' of information held at the time of the study. Therefore, information held on the database will be subject to change over time. For example, sites that have been identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to use the SHLAA as a live document that will be continuously updated with a comprehensive overall update each year.

Contents:

Executive Summary	5
Introduction and Methodology	6
Stage 1 Planning the Assessment	9
Stage 2 Determining which sources of sites will be included in the Assessment	10
Stage 3 Desktop review of existing information	16
Stage 4 Determining which sites and areas will be surveyed	25
Stage 5 Carrying out the survey	26
Stage 6 Estimating the housing potential of each site	27
Stage 7 Assessing when and whether sites are likely to be developed	43
Stage 8 Review of the Assessment	57
Stage 9 Broad locations for growth	59
Stage 10 Determining the housing potential of windfalls	60
Monitoring and updating of the assessment	61

Tables:

Table 3 Sites allocated for residential or mixed use development in Local Plan and Site Development Briefs	16
Table 4 Sites identified through NLUD	19
Table 5 Sites not currently in the planning system	20
Table 6 Assessment of character, constraints and potential capacity	28
Table 7 Assessment of when and whether sites are likely to be developed	44
Table 8 Identified sites over plan period	58
Table 9 Completions since 1991	60
Table 10 Expired permissions since 1991	60

Appendices:

Appendix 1 Site proforma	62
Appendix 2 SHLAA assessment area	
Appendix 3 Accession modelling: Cheltenham and Joint Core Strategy area	
Appendix 4 Housing Trajectory	
Appendix 5 Housing Trajectory Charts	
Appendix 6 SHLAA site maps	
Appendix 7 Broad location map	
Appendix 8 Useful references	

Executive Summary

This is the Strategic Housing Land Availability Assessment (SHLAA) for Cheltenham. It is a study of sites that are considered to have the potential to be developable over the next 15 years and beyond. The SHLAA does not set policy or make allocations but provides background evidence on the potential availability of land in Cheltenham for housing. It is an important evidence base for plan making but in itself does not determine whether a site should be allocated for housing development, or whether or not it would be granted planning permission. There are sites within the SHLAA which are cross boundary with Tewkesbury Borough, both Cheltenham and Tewkesbury Councils have worked in partnership in considering these sites.

This SHLAA has been prepared in accordance with national Planning Policy Statement 3: Housing and practice guidance published by the Government in July 2007¹. The process has involved key stakeholder participation, including public consultation and members of the Strategic Housing Market Partnership. The SHLAA updates previous SHLAA reports. The SHLAA is not intended to be a one-off study but will be monitored and updated annually following the annual monitoring of residential land.

At the time of writing and publication of this SHLAA significant changes had been brought forward by the Conservative/Liberal Democrat Coalition Government - formed May 2010. These changes included the abolition of the Regional Spatial Strategy for the South West, work is now underway at a local level to establish the level of housing need, as such there are no housing requirements included within this SHLAA and consequently no assessment of how supply performs against a requirement. Further guidance is awaited on this matter and the position will be updated in future SHLAAs/separate statement on 5 year supply of housing.

The SHLAA is divided into stages. Stages 1 and 2 contain the planning of the assessment and the types of sites to include in the assessment. Stages 3, 4 and 5 identify sites from the various sources. Stages 6 and 7 assess the *suitability* of sites and estimate their potential housing capacity, as well as their *availability*, *achievability* and any *constraints*.

Stage 8 contains a review of the assessment and sets out the land availability in Cheltenham.

The SHLAA demonstrates that potential for 2394 dwellings (net) have been identified within JCS plan period.

Stage 9 summarises potential broad locations which could accommodate additional housing within the later stages of the plan period, these areas will be considered through the plan making process of the Joint Core Strategy (JCS).

Stage 10 explores the potential for windfall sites to contribute to the supply of sites.

It is intended to publish an update to the SHLAA on an annual basis, the next update is due in June 2011.

¹ *Strategic Housing Land Availability Assessment: Practice Guidance* (July 2007) CLG

1. Introduction and Methodology

The SHLAA has been prepared for the administrative area covered by Cheltenham Borough Council. This report is not subject to a statutory period of consultation, however, comments can be submitted to the Council and will be considered within the next SHLAA prepared during spring 2011. There are sites within the SHLAA which are cross boundary with Tewkesbury Borough, both Cheltenham and Tewkesbury Councils have worked in partnership in considering these sites

What is the SHLAA?

The SHLAA is an important part of the evidence base to support the delivery of sufficient land for housing. It assesses the opportunities that exist to meet Cheltenham's housing requirement.

In 2006, the Department for Communities and Local Government (DCLG) published Planning Policy Statement (PPS) 3: Housing. PPS3 requires Local Authorities to produce a SHLAA for their housing market area, which should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;
- Assess land availability by identifying buildings or areas of land (including previously developed land and Greenfield land) that have development potential for housing, including within mixed-use developments;
- Assess the potential level of housing that can be provided on identified land;
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
- Identify constraints that might make a particular site unsuitable for development;
- Identify what action could be taken to overcome constraints on particular sites.

The SHLAA does not set policy or make allocations but provides background evidence on the potential availability of land in Cheltenham for housing. It is an important evidence base for plan making but in itself does not determine whether a site should be allocated for housing development. The Joint Core Strategy and any subsequent Site Allocations or Area Action Plan DPDs will need to consider policy approaches to deliver Cheltenham's housing requirement. The inclusion of sites within this SHLAA does not imply that sites will necessarily go on to be allocated or that planning permission would be granted for housing development, or for the number of dwellings identified.

PPS3 requires Local Authorities to identify sufficient specific deliverable sites to deliver housing in the first 5 years from adoption of the Core Strategy. However following the change in Government through a Conservative/Liberal Democrat Coalition in May 2010 there have been significant changes to the planning system in England. In the context of preparing the SHLAA the key change has been the abolition of Regional Spatial Strategies. This is important given that Gloucestershire Structure Plan reaches the end of its plan period in 2011 and Local Authorities were reliant upon housing requirements set out in approved and emerging Regional Spatial Strategies. With the abolition of the Regional Spatial Strategy for the South West there is no up to date statistical baseline against which to determine supply. This position will be updated in future SHLAAs/separate statement on 5 year supply of housing.

In July 2008, Gloucester, Cheltenham and Tewkesbury Council's agreed to prepare a Joint Core Strategy (JCS) in order to address cross boundary issues. The JCS will cover the administrative areas of Gloucester, Cheltenham and Tewkesbury and work is progressing on

the production of a Joint Core Strategy. Given the key changes occurring at a national level the timetable for the production of the JCS is currently being reviewed. The Joint Core Strategy will be informed by a new set of housing and employment projections prepared collaboratively with districts across Gloucestershire. An output on this work is expected by the end of 2010.

The SHLAA will provide information on the sites available within the borough to deliver housing. Gloucester, Cheltenham and Tewkesbury officers are working together to ensure the SHLAAs address any cross boundary issues. Tewkesbury Borough Council's SHLAA should be read for information on the delivery of sites within the wider Cheltenham area.

Methodology

In July 2007, DCLG published practice guidance for the preparation of Strategic Housing Land Availability Assessments. In accordance with this guidance, Cheltenham Borough Council published a methodology in October 2007. The methodology was subject to key stakeholder consultation and was available for wider consultation on the Council's website.

The methodology of this SHLAA has been designed to meet the requirements of the Practice Guidance to ensure a robust and transparent assessment that meets the tests of soundness in PPS12: Local Development Frameworks².

In 2006, Cheltenham Borough Council wrote to all developers and agents registered on the Local Plan/Local Development Framework database requesting that potential development sites be submitted to the Council to be assessed as part of the *Comparative Site Assessment* (CSA) evidence base. The CSA is ongoing as part of the frontloading of Cheltenham's LDF.

The identification of SHLAA sites is ongoing. A form is available to submit sites on the Local Development Framework evidence base webpage

http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=378&pageNumber=21

Sites submitted before 31st March of each year will be included within the update for that year, sites submitted after 31st March will be included within the following years SHLAA.

All sites submitted, including peripheral greenfield sites, are included within the SHLAA.

² *Planning Policy Statement 12: Local Development Frameworks* (June 2008) CLG

Stage 1 – Planning the Assessment

Identifying the geographical area

Gloucestershire's Housing Market Assessment identifies a housing market covering the whole county, but centred around the principal urban areas of Cheltenham and Gloucester. For the purposes of demonstrating housing delivery it has been appropriate to conduct SHLAAs on a Local Authority basis.

It is appreciated that spatial planning is not expected to be constrained by administrative boundary's, however, it is made clear in PPS3 that the types of sites identified for the rolling 5 year supply are generally those that are some way through the planning process. All of these would normally be within the individual Local Authority's administrative boundary's and would only rarely cross the administrative boundaries. However, as is the case for the Joint Core Strategy area there are many influences cross boundary between Gloucester, Cheltenham and Tewkesbury; as such Cheltenham, Gloucester and Tewkesbury have been working closely on the SHLAAs to ensure a consistent approach.

Throughout the SHLAA process the six Gloucestershire authorities have met on a regular basis in order to agree a consistent approach and methodology, this approach follows the practice guidance.

This SHLAA assesses the potential within the administrative area of Cheltenham Borough.

Establishing the process with partners

In 2006, a wide range of landowners, agents and developers were contacted in order to identify any sites that might become available for development up to 2026. This assisted in the identification of sites as it utilised the knowledge of the landowners and agents. Key stakeholders were consulted in 2007 in order to agree the proposed methodology for the SHLAA.

In April 2008, Cheltenham produced an *Interim SHLAA* which assessed sites within the principal urban area and a SHLAA panel, formed in December 2007, assessed the deliverability of sites. The Panel was formed by a range of professionals involved in planning/housing delivery within the Cheltenham area, including: members of the Home Builders Federation; Registered Social Landlord; a local property agent; Environment Agency; Natural England and Cheltenham Borough Council officers. Since then, a Housing Market Partnership has been established to assess the sites through panel sessions on a JCS area basis and the 2009 SHLAA was considered by this panel in August 2009. This SHLAA was assessed by the panel in May 2010. The Partnership consisted of house builders, development agents and consultants, as well as Registered Social Landlords.

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

Focusing the area of search

The Practice Guidance allows for the exclusion of particular types of land from the assessment, but also that the SHLAA should not be narrowed down by existing policies designed to constrain development unless this is fully justified. Any reasons for excluded types of land or areas will need to be justified and agreed by the members of the partnership. It is considered that policies that are designed to constrain development would include such policies as landscape designations, greenbelt designations and restrictions on greenfield development.

Cheltenham is a compact and largely urban borough that contains no isolated settlements, although villages are located within the administrative boundary. In the context of paragraph 21 of the Strategic Housing Land Availability Assessments: Practice Guidance note, with the exception of the Area of Outstanding Natural Beauty (AONB), peripheral greenfield/greenbelt sites have been included within the assessment. The AONB, with the exception of sites that have actually been submitted to the council, has not been surveyed for additional sites given the highest status of protection in relation to landscape and scenic beauty that it is afforded. For a plan of the assessment area, see appendix 2.

Sources of sites with potential for housing

The Practice Guidance outlines the following types of sites in the planning process that are to be considered as potential sites for housing:

- Sites allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Sites allocated for housing and site development briefs;
- Sites currently in the planning process that have planning permission (outline or full) but are unimplemented and sites that are under construction;
- Sites not currently in the planning process, such as vacant/derelict land and buildings, surplus public sector land, car parks, urban extensions.

Sites allocated for employment use

The Cheltenham Borough Local Plan second Review Adopted (2006) contains no allocations for non-residential development over and above mixed use sites identified below.

Sites allocated for residential use in the Local Plan and site development briefs (Table 3)

The Cheltenham Borough Local Plan second Review Adopted (2006) has allocated one site for residential development and six sites for mixed use development, including residential.

The capacities shown within the local plan were provided as minimum figures and have since been reviewed as a result of pre-application discussions and the Council's Civic Pride Project, as shown in Table 3. In 2010 a delivery vehicle, Cheltenham Development Taskforce, was set up to drive forward Civic Pride sites.

A number of the allocated sites also have development briefs prepared for them or are in preparation via Civic Pride. In addition there are four further briefs, *Outer West*, *Gloucester Place*, *Sherbourne Place and Fairview Road*; *St Margaret's Development Brief and Royal*

Well Development Brief which identify potential for residential development. <http://www.cheltenham.gov.uk/site/scripts/documents.php?categoryID=1004>

The council has also prepared four Informal Concept Statements:

1. Gloucestershire Police HQ, Lansdown Road
2. Windsor Street/Prestbury Road Industrial Area
3. Fire Station, Keynsham Street
4. Delancey Hospital Site, Charlton Lane

There is potential for housing as part of the redevelopment of these sites, with the exception of the Fire Station site at Keynsham Street which has no potential for housing. Informal concept statements have not been through any formal adoption process, however, they are used to establish development principles for key sites and set the basis for negotiation between the council's planners and those interested in developing a site. The concept statements are available to view via the Urban Design pages of the council's website, http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=670&pageNumber=3

Sites currently in the planning process (Appendix 4)

The Council's Residential Land Availability Report (RLA) annually records the number of unimplemented/outstanding planning permissions, including those currently under construction and other firm commitments. Firm commitments relate to outstanding permissions which are the subject of a resolution by Planning Committee to grant planning permission subject to the completion of a planning obligation or consultation with DCLG. The information used within the SHLAA is taken from the most recent RLA report covering the period, 1st April 2009 to 31st March 2010.

As at the 1st April 2010 there were unimplemented planning permissions providing 1,135 (gross) dwellings, including 77 currently under construction. The RLA also monitors losses as a result of permissions, taking into account the 102 dwellings to be lost as a result of the unimplemented planning permissions, unimplemented planning permissions provide for a net 1,033 dwellings.

In addition, there are 54 (gross) firm commitments. Taking into account the 2 losses arising from these firm commitments, other firm commitments provide for a net of 52 dwellings. However, discussions with Development Control highlight a number of firm commitments which, due to the prolonged delay in completing the Planning Obligations, are no longer likely to come forward. It is likely that 27 dwellings will not be implemented, the potential supply from other firm commitments is therefore more likely to be 25 dwellings.

Planning permission for 108 dwellings expired in 2009/2010. Since 1999, planning permissions for 263 dwellings have expired, an average of 24 per year. This equates to approximately 3% of the total number of dwellings completed within the same period. 3% of the current existing commitments would equate to 31 dwellings which may expire.

It is reasonable to assume that where construction has already begun on sites they will continue to be developed. The build out rates and rate of lapsed permissions have been included within the housing trajectory (Appendix 4) and the Sensitivity testing section.

For further details of unimplemented/outstanding permissions see the Residential Land Availability Report www.cheltenham.gov.uk Evidence Base and Appendix 4.

Sites not currently in the planning process (Tables 4 & 5)

Vacant and derelict land and buildings (VDL&B)

There are a number of data sources which can be used to identify vacant residential and commercial properties which may have the potential for housing development following conversion or redevelopment.

Cheltenham Borough Council maintains a database of previously developed land and updates this annually for the National Land Use Database (NLUD). These sites include derelict and vacant land and buildings, as well as land that is currently in use but has the potential for development. There are 13 sites within Cheltenham on the NLUD database which are identified within table 4. The majority of these sites are also identified within other potential sources, such as local plan allocations.

Council Tax records can identify the number of Long term vacant residential properties. Within Cheltenham there is a concentration of vacant properties within the central area, but also a relatively even dispersal of properties throughout the borough and a mix of flats and houses. The use of Empty Dwelling Management Orders can help to bring empty residential properties back into use and whilst impossible to predict exactly when empty properties will come back into the system, it is reasonable to assume that they might at some point over the plan period. Such properties which come back into use however would not be considered as a net gain as they already form part of the housing stock and so do not form part of a potential supply. There are areas of high concentration of empty properties which are managed by Cheltenham Borough Homes and which are already subject to redevelopment proposals and therefore any potential supply is included within the ***Additional housing opportunities in established residential areas*** section.

Gloucestershire First's property search contains information on empty commercial properties, however given the position in the borough in relation to employment land, such sites have not been considered unless they have been identified to the Council, included within previous urban capacity studies, existing sources of information or through the comparative site assessment process.

Surplus public sector land

As part of the call for sites, a number of public sector bodies were requested to identify any potential development opportunities within their land ownership.

Cheltenham Borough Council's Civic Pride Project is taking place on a number of Council owned sites, some of which are allocated. In addition, the Council's Property Development Team is currently undertaking a review of all Council owned assets. As this process is being undertaken, the SHLAA has not sought to repeat the assessment on Council owned sites and includes only those larger council owned sites which have been identified either within previous urban capacity studies, existing sources of information, through the Comparative site assessment or survey work. Future SHLAAs will include any additional identified sites which arise as a result of this work.

Gloucestershire County Council has submitted a number of sites, some of the sites form part of wider development areas, or are included within other sources of supply.

The Primary Care Trust, at the time of contact, was undertaking an Asset review, the results of which have not yet been made available to the council. Future SHLAAs will include any additional identified sites.

Developments are currently underway/completed on surplus land at GCHQ Benhall and GCHQ Oakley, and the Council has been advised that there are no additional surplus sites available for disposal or redevelopment.

The Council will aim to maintain correspondence with other public sector bodies and any sites identified as a result of the above reviews will be included within future SHLAAs.

Land in non-residential use which may be suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of mixed - use development

This includes a variety of sources of supply, including change of use from existing employment, leisure or retail uses and the redevelopment of car parks.

The draft Employment Land Review 2010, indicates that as well as requiring additional employment land, it is also necessary to protect, and improve, existing employment sites across the borough. Given the conclusions of the assessment, the SHLAA has not assessed any existing planning permissions for employment use. Only those employment sites which have been identified to the Council, either within previous urban capacity studies, existing sources of information or through the CSA have been considered within the SHLAA.

The SHLAA has noted that the loss of such uses is an issue which affects the suitability of a site and could be seen as a potential constraint to development; however, it is one which could be overcome if a redevelopment proposal could adequately address the issue of employment provision. For example, the suitability of the site may be achieved through a mixed use development or relocation of uses to an alternative, suitable site, elsewhere in the borough, or if it can be demonstrated that there is no longer a need for that use.

The DPDS Retail and Leisure Study undertaken on behalf of the Council in 2006, recognises Cheltenham as a successful retail centre, however, in light of increasing competition from nearby regional centres, the study recommends future areas for expansion of the retail, both in the town and district centres. The study also recognises the need to protect existing leisure uses where these are important to the vitality and viability of the town centre. This work is programmed to be updated in the context of the JCS and the economic downturn.

Similarly, given the work undertaken in the Retail & Leisure Study, the SHLAA has not sought to repeat the assessment on retail and leisure sites. Only those sites which have been identified to the Council, included within previous Urban Capacity Studies, existing sources of information or through the Comparative Site Assessment have been included.

A number of the identified sites have existing community uses on them, e.g. a religious facility or scout hut. Community and social facilities play an important role within the borough and are an important factor in the quality of local community life. The SHLAA has noted that the loss of such use is an issue which affects the suitability of a site and could be seen as a potential constraint to development; however, one which could be overcome if any redevelopment proposal could adequately address the issue of community uses, for example through a mixed use development, or relocation of uses to an alternative, suitable site, elsewhere in the borough, or demonstrate that there is no longer a need for that use.

In considering the potential change of use of car parks, all council owned surface car parks have been assessed in terms of their potential for any form of redevelopment within the CSA.

Car park sites which have been identified as being suitable for redevelopment, via Civic Pride, and which are allocated, have been included within other sources of supply.

Whilst all surface car parks, in theory, have redevelopment potential, the majority of these provide for short-stay parking and are a key facility for the town centre and local centres and the need to retain public parking capacity for the town is an important issue.

The SHLAA has noted that the loss of such a use is an issue which affects the suitability of a site and could be seen as a potential constraint to development; however, it is one which could be overcome if a redevelopment proposal could adequately address the issue of car parking provision. For example, the constraint may be able to be removed through innovative design such as undercroft parking, replacement spaces in a suitable location elsewhere and expansion of park and ride sites and facilities.

Cheltenham Borough Council has introduced Civil Parking Enforcement (CPE) and this, combined with the Civic Pride proposals on existing car parks, may impact upon parking patterns and consequently the demand on and the capacity of car parks within Cheltenham. The Cheltenham Parking Board was established in April 2010 and will be responsible for producing a strategic car parking strategy for Cheltenham. An audit of existing car parks, in conjunction with the impacts of Civic Pride and incorporating Park and Rides is being undertaken and is expected Summer 2010. The findings of the audit and the future car parking strategy will be used to update future SHLAAs.

The University of Gloucestershire is currently undertaking a review of University owned sites within the borough with a view to rationalising the use of existing sites. The closure of Pittville Media Campus has been announced and a detailed planning appraisal is being carried out to determine the potential uses on site. The results of the University's review will be included within future updates of the SHLAA.

Additional housing opportunities in established residential areas, such as under-used garage blocks

When considering potential redevelopment opportunities within established residential areas it is considered that much of the potential on larger sites would arise within Council owned housing stock. Cheltenham Borough Homes (CBH) is an Arms Length Management Company (ALMO), set up to take responsibility for the management and maintenance of Cheltenham Borough Council's housing stock.

CBH has undertaken a review of garage sites within their management for potential retention, disposal or redevelopment. Given that CBH is undergoing this process of review, the SHLAA has not sought to repeat the assessment on such sites. Any sites highlighted as having potential for residential redevelopment as a result of the review by CBH will be incorporated in future updates of the SHLAA. For further information relating to CBH please see www.cheltborohomes.org.

The review of aerial photographs, maps, planning history and survey work identified theoretical potential for small scale infill developments within residential areas, predominantly within rear gardens. However, it is difficult to identify a specific garden or gardens which could come forward for development with any certainty. In addition, there is significant public opposition to development utilising residential gardens and following the announcement made by Greg Clark, Minister for Decentralisation on 9 June 2010 regarding the Coalition's changes to National Planning Policy Statement 3 (PPS3), private residential gardens are now excluded from the definition of previously developed land in Annex B (to PPS3).

The Council has published a Supplementary Planning Document (SPD) on Development on Garden Land and Infill Sites in Cheltenham (June 2009) which seeks to provide clear guidance as to what sort of development on garden land and infill sites is, and is not, acceptable.

Whilst many sites may have potential, the actual rate at which intensification occurs in future will depend on a number of factors, including landowner intentions, local build rates, land values, the demand for housing, the reservoir of potential sites, acceptable density of development, as well as site specific considerations etc. Whilst difficult to identify, such developments may still occur and this situation will be monitored within the Residential Land Availability reports (RLA). Any specific sites will be included within future SHLAAs.

Large scale redevelopment and redesign of existing residential areas

When considering potential for residential redevelopment opportunities on large sites it is considered that much of the potential would arise within Council owned housing stock managed by Cheltenham Borough Homes (CBH), with more potential for smaller scale redevelopment within privately owned sites.

CBH produced an Asset Management Plan (November 2006) which sets out the context within which CBH manage the housing stock. The basic principles of the plan are the retention and improvement of stock to Decent Homes Standard rather than disposals, which are only considered in certain cases, where necessary and appropriate. The plan considers works required up to, and beyond, 2010.

The decision to improve the standard of homes rather than look to large scale redevelopment of such areas in the medium term, limits the potential of this source of supply as there would be no gain in housing numbers. It is also important to consider that the redevelopment of residential areas may result in an overall loss, or limited amount of new dwellings due to redevelopment at lower densities than existing. Any proposals relating to CBH managed property would require detailed consultation with CBH Tenants and Stakeholders. Updates of the Asset Management Plan will be used to inform future SHLAAs.

Sites in rural settlements and rural exception sites - Rural settlements and rural exception sites are not applicable within Cheltenham as it is largely an urban area.

Urban extensions

The draft Regional Spatial Strategy for the South West proposed two urban extensions for Cheltenham at North West Cheltenham and South Cheltenham. Following the abolition of the Regional Spatial Strategy by the Coalition Government in May 2010, the need for peripheral growth at Cheltenham will be reassessed. An evidence base is being developed which identifies the housing requirements for the Borough based upon the most up to date projections and consideration of local needs.

In considering the two proposed urban extensions within the 2009 SHLAA, assumptions were made in assessing the sites based on the emerging RSS policy and spatial vision. As the RSS has now been abolished the policy framework for considering these sites has now changed. This SHLAA only shows the area within Cheltenham Borough, see also Tewkesbury Borough SHLAA.

New free-standing settlements - Not applicable for Cheltenham.

Stage 3 – Desktop review of existing information

Further identification of sites has been made through the desktop review of existing information. Site allocations not yet the subject of planning permission and site specific development briefs are listed in the following tables.

Sites with planning permission and those under construction can be found in a copy of the April 2010 Residential Land Availability report, available via www.cheltenham.gov.uk *Planning Policy/Evidence base*. The status of each site with planning permission is clearly outlined. The RLA has been utilised to establish development progress and build out rates where appropriate.

The guidance suggests that previous planning refusals should be reviewed as a potential source of housing supply. Planning application refusals over the last couple of years have been reviewed for any substantial residential developments and did not aid the identification of any additional sites.

The National Land Use Database (NLUD) has been used to identify potential sites, 12 sites were already included within other sources and duplicates have been removed. Sites may fall into more than one category, all sites have been included in Tables 3 – 5 after that duplicates (shaded in grey) have been removed. Sites that have been granted planning permission will be addressed in the housing trajectory (appendix 5) and Section 8.

The 2009 SHLAA assessed peripheral, greenfield sites as a whole. However, site promoters who had submitted smaller sites within the peripheral areas have requested that sites be considered separately. Therefore the 2010 SHLAA identifies and assesses the individual sites within peripheral areas. For completeness the SHLAA also considers the potential of the wider peripheral greenfield areas. As such, the following tables will identify the whole site and the submitted sites, for example, site OUA012 covers the whole area and is shown in *italics* and sites a – e relate only to submitted sites. Potential capacities will not be double counted.

Table 3: Sites allocated for residential or mixed use development in Local Plan and Site Development Briefs

SHLAA ref	Policy ref	Site name	Current status
Local Plan Allocations			
HA01	PR1 (a)	Land at Lansdown Road	Local plan allocation for a minimum of 90 dwellings. Extensive pre-application discussions have taken place. The council had prepared an informal concept statement to support discussions. A preferred scheme was considered 'acceptable in principle' to council. However, Gloucestershire Police Authority has recently considered the proposed scheme to be unviable in the current economic climate and the project has been terminated. Possible that part/all of site may become available for residential in the future and any potential will be identified, or not, through the Constabulary's Asset Management Plan/Estates Strategy review.
HA02	PR2(a)	Land at Albion Street/Gloucester Place	Local plan allocation for a minimum of 60 dwellings. Planning application 08/00372/FUL for 161 residential units (flats and houses) with retail and offices, approved on 26.03.09. Also included within <i>Gloucester Place, Sherborne Place and</i>

SHLAA ref	Policy ref	Site name	Current status
			<i>Fairview Road</i> (April 2001) Development brief. Site currently for sale with Knight Frank. Discussions on going regarding alternative application for site.
HA03	PR2(b)	Land at St Margaret's Road	Local plan allocation for a minimum of 100 dwellings. Land at St Margaret's Road and Portland Street form part of a comprehensive redevelopment under the Civic Pride Project. Existing <i>Civic Pride Urban Design Framework</i> (July 2008) SPD and <i>North Place and Portland Street Development Brief</i> cover the site. Public consultation on revised SPD and Brief begins 23 rd August until 1 st October. Proposals are being progressed via Civic Pride delivery vehicle. No current application. Application expected.
-		<i>Land at North Place Car Park</i>	<i>Submitted site. Adjacent to allocated site, potential to be incorporated. No current planning application as yet. Considered in conjunction with site HA03/05</i>
HA04	PR2(c)	Land at St. George's Place/St. James' Square	Local plan allocation for a minimum of 8 dwellings. Site forms part of a comprehensive redevelopment under Civic Pride project. No current application. Discussions on going with potential occupiers and Environment Agency. Application expected.
-		<i>Land at St Georges Place/St James Square</i>	<i>Considered in conjunction with site HA04</i>
HA05	PR2(d)	<i>Land at Portland Street</i>	<i>Local plan allocation for a minimum of 80 dwellings. See site HA03.</i>
HA06	PR2(e)	Cheltenham Spa Railway Station	Local plan allocation for an unspecified number of dwellings. Network Rail has aspirations to realise potential of site. There is a development brief for the site, <i>Cheltenham Spa Railway Station Development Brief</i> . No current application. No progress expected in the short term given current economic position.
HA07	PR2(f)	Land at Midwinter	Local plan allocation for a minimum of 55 dwellings. A preferred developer has been selected and detailed masterplanning is taking place. SoS consent to dispose of allotments has been received and Council is in vacant possession of site. Work progressing with Flood Risk Assessment. Planning application expected 2010 for 172 dwellings.
Development Briefs			
DB01		<i>Outer West (September 2000)</i> which identifies potential for mixed use development including residential	Part of site has been subject to various applications for retail and employment use. Mix of operational uses on site, including Gas works site. No current application.
<i>Gloucester Place, Sherborne Place and Fairview Road (April 2001)</i> . Brief includes 4 potential sites, 2 of which are not included elsewhere and remain undeveloped			
DB02		Bence's Timber Yard, St. John's Avenue	No current application.
DB03		Sherborne Place Car Park	No current application.
<i>St Margaret's Development Brief (January 1999)</i> . Brief includes 7 sites, 1 of which is not included elsewhere and remains undeveloped			

SHLAA ref	Policy ref	Site name	Current status
DB04		Henrietta Street Car Park and Buildings (opposite Matalan) St Margaret's Road	Application for redevelopment of part of site for 14 flats (08/01550/FUL) approved. A further application on part of site (09/00614/OUT) for 5 flats has been refused. No current applications or proposals received for Henrietta Street car park.
DB05		<i>Royal Well Development Brief (July 2008)</i> Identifies Royal Well and Municipal offices for redevelopment potential, including residential	Redevelopment of site is being delivered through Civic Pride. Options for redevelopment include mixed used development including residential. Current proposals suggest a commercial use for the site. No current planning application.
Informal concept statements <i>There are 4 informal concept statements, one of which has no potential for housing development – Fire Station, Keynsham Street and one which is not included elsewhere.</i>			
IC01		Prestbury Road/Windsor Street	Informal concept statement aims to create an area of mixed housing and employment use on site. There have been two recent applications on different parts of the site which are of relevance. One application for a mixed use development, including 12 residential units (07/00665/FUL) which was refused. A second application has been approved for an 81 bed care home (10/0325/FUL) as previous application on site will not be implemented (08/00475/REM).

Table 4: Sites identified through NLUD

SHLAA ref	Policy ref	Site name	Current status
-		<i>Former black and white coach station site St Margaret's Road</i>	<i>See site HA03/05</i>
-		<i>Gas works, Colletts Drive</i>	<i>See site DB01</i>
-		<i>High street car park, High Street</i>	<i>See site DB04 (referred to as Henrietta Street Car Park)</i>
-		<i>Portland street car park, Portland street</i>	<i>See site HA03/05</i>
-		<i>Cheltenham Spa Railway Station, Queens Road</i>	<i>See site HA06</i>
NLUD01		Rodney road car park, Rodney Road	Operational car park. No current application
-		<i>Former skin yard, Arle Avenue</i>	<i>Complete</i>
-		<i>Land at Colletts Drive ,Colletts Drive</i>	<i>See site DB01</i>
-		<i>Land at St Georges Place</i>	<i>See site HA04</i>
-		<i>Land at Albion Street/Gloucester Place</i>	<i>See site HA02</i>
-		<i>Holland house, Lansdown Road</i>	<i>See site HA01</i>
-		<i>Car park , Sherborne Place</i>	<i>See site DB03</i>
-		<i>Residual area Former St James Station Site Phase 2, Land Off Gloucester Road</i>	<i>See site SPS06</i>

Sites submitted for consideration and other identified sites (Table 5)

Where sites have been submitted to the council 'Site submitted' has been inserted into the comment box, all other sites have been identified as a result of survey work/existing information.

Table 5: Sites not currently in the planning system

SHLAA ref	Policy ref	Site name	Current status
<i>Vacant and derelict land and buildings</i>			
VDL&B01		Axiom, Winchcombe Street	An invalid application was submitted for change of use to restaurant and 14 dwellings.
VDL&B02		<i>Springbok, Albion Street</i>	<i>An application has been permitted which revises previous permission (09/00911/FUL), for 14 apartments (11 x 2bed and 3 x 1 bed) (09/01576/FUL). Site now falls under unimplemented permissions and will not be double counted.</i>
VDL&B03		Land adjacent to former Goat and Bicycle Public House	No current application.
<i>Surplus Public Sector</i>			
SPS01		Lynworth Hall, off Mendip Road	Submitted site. No current application. .
SPS02		Hesters Way Church, Barbridge Rd	Submitted site. Pre-application discussions. No current application.
SPS03		Land rear of 30 -31 Pates Avenue	Submitted site. No current application.
SPS04		Community Centre & Scout Hut, Brooklyn Road	Submitted site. No current application.
SPS05		Land at Penrith Road	Submitted site. No current application.
SPS06		Great Western Road, land adjoining Great Western Road	Submitted site. No current application.
SPS08		Land adjacent Leckhampton Road and two fields adjacent Pullen	Submitted site. No current application.
SPS09		Land at Chester Walk	Submitted site. Planning application for mixed use development, including 10 dwellings, refused (09/00044/FUL), however principle of residential on site has been accepted. Site has been extended to incorporate adjacent car park site. Site being re-promoted 2010/11. Further application expected.
SPS10		Land at Ellerslie	Submitted site. Existing use to cease within the next 5 years. No current application.
SPS11		<i>Monkscroft School</i>	<i>Submitted site. Existing school use has ceased. Pre-application discussions. Planning application (09/01801/FUL) for demolition of existing school and 80 bed residential care home permitted March 2010. Removed from SHLAA as no potential for residential unless current scheme was altered.</i>
SPS13		Land at Starvehall Farm	Submitted site. Pre-application discussions and Masterplanning on going. No current planning application. Planning application expected for 300 dwellings as part of a mixed use proposal, mid 2010.
SPS14		Former Townsend Bakery, Townsend Street,	Submitted site. Planning permission was previously refused on grounds of loss of private open space and amenity, No current application.
SPS15		Delancey Hospital, Charlton Lane	Submitted site. Informal concept statement for site which aims to create a sustainable residential-led, mixed-use development with community and employment uses on site. Existing use to cease. Pre-application discussions have taken place. Site currently being marketed by GVA Grimley and likely to

SHLAA ref	Policy ref	Site name	Current status
			become available 2011. No current application.
SPS16		Former Police House site, 33 Waterloo Street	Planning permission (08/01678/FUL) for the erection of 7 special needs flats with ancillary offices for support staff was permitted 16 th June 2009. Site now falls under unimplemented permissions and will not be double counted.
SPS 17		Former Telephone Exchange, Kingsley Gardens	Submitted site. No current application.
SPS18		47 – 51 Swindon Road	Submitted site. No current application.
<i>Land in non-residential use which may be suitable for redevelopment</i>			
NRU01		Rivershill House, St. George's Road	Submitted site. Enquiries made to council. No current application.
NRU02		Elim Pentecostal Church, St. George's Road	Submitted site. Pre-application discussions had taken place. No current application.
NRU03		Parker Court, Knapp Lane	Submitted site. Previous application for partial conversion and new build for 4 flats refused (07/01495/FUL). Partial conversion of existing building for 1 flat allowed at appeal (08/00031/PP1). No current application. . Site now falls under unimplemented permissions and will not be double counted.
NRU04		King Alfred Way	Submitted site. Pre-application discussions. No current application.
NRU05		Spirax Sarco, St George's Road	Submitted site. Permission granted for C2 (care home) and B1 (office) (08/01143/OUT). Removed from SHLAA as no potential for residential unless current scheme was altered.
NRU06		Spirax Sarco, Tennyson Road	Submitted site. Pre-application discussions. Certificate of Lawful use 09/00135/CLEUD Class B2 General Industrial has been granted. No current application.
NRU07		2 Gloucester Road	Submitted site. Allowed appeal (08/00656/FUL) and permission granted (09/00013/FUL) on site for student housing accommodation with associated uses. Removed from SHLAA as no potential for residential unless current scheme was altered.
NRU08		Springbank Shopping Centre, potential to include adjacent Springfield House, Pilgrove Way	Pre-application discussions. No current application.
NRU09		Land and Buildings at Coronation Square (inc. Edinburgh Place Car Park)	Site is being considered as part of a wider area for comprehensive redevelopment. Informal development brief has been prepared. Pre-application discussions and masterplanning on-going and limited consultation has taken place. No current application. Application expected 2010.
NRU10		B & Q Site	Submitted site. Site being considered for non residential uses. Outline application for a Class A1 discount food unit permitted 6.11.09. Site will not be included within future SHLAAs.
-		Car Park at Rear of High Street & Chester Walk	Site has been incorporated with adjacent site. See site SPS09
NRU11		Commercial Street Car Park	Previous discussions regarding redevelopment of site. No current application.
NRU12		High Street Car Park and land at 453/456 High street	Submitted site. Discussions on going, land may be safeguarded for future transport proposals. No current application.
-		453 High Street	Submitted site. Considered in conjunction with NRU12

SHLAA ref	Policy ref	Site name	Current status
NRU13		Hardwick site, St Paul's Road	Submitted site. Site no longer suitable for the University's requirements due to current use/layout. No current application.
NRU14		Pittville Media Campus, New Barn Lane	Submitted site. Existing use to cease late 2011. No current application.
NRU15		379- 383 High Street (Widdows Garage)	Early discussions about combination of site with adjacent derelict site. No current application.
NRU16		Prestbury Road	Submitted site. No current application.
NRU17		Telling and Coates Nursery, East End Road	Submitted site. No current application.
NRU18		Kier Moss Premises, 96 Leckhampton Road	Submitted site. No current application.
NRU19		Inland Revenue Office, Parabola Road	Submitted site. No current application.
NRU20		Garage, Fairview Road	First floor has permission for 2 x 2no.bed flats (09/00248/COU), ground floor remains vacant.
<i>Additional housing opportunities in established residential areas</i>			
AHO01		Land adjoining Kyanse, Church Road and adjacent land.	Submitted site. Pre-application discussions. No current application.
AHO02		Garage site, Imjin Road	Identified by Cheltenham Borough Homes (CBH). Pre-application discussions on-going. No current application.
AHO03		Garage site, Burma Road	Identified by Cheltenham Borough Homes (CBH). Pre-application discussions on-going. No current application.
AHO04		Garage site, Brook Road	Identified by Cheltenham Borough Homes (CBH). Pre-application discussions on-going. No current application.
AHO05		Garage site, Malvern Street	Identified by Cheltenham Borough Homes (CBH). Pre-application discussions on-going. No current application.
AHO06		Brighton Road, redevelopment of Prefabricated bungalows	Consultation taken place, pre-application discussions. Application permitted subject to a s106 obligation and currently pending decision for redevelopment of 8 prefabricated bungalows by 16 affordable homes (6no. two bedroom houses, 6no. three bedroom houses, and 4no. two bedroom bungalows). HCA funding has been obtained for the site. <i>As permission was granted in May 2010 it is not included within unimplemented permissions.</i>
AHO07		Cakebridge Place	Pre-application discussions. No current application.
AHO08		YMCA, Vittoria Walk Redevelopment	<i>A planning application has been submitted for 81 cluster and bed sit units (10/00780/FUL). Provision is classed as a Hostel and potential is therefore not included. Site removed from SHLAA.</i>
<i>Large scale redevelopment and redesign of existing residential areas</i>			
RR01		St Paul's Neighbourhood Regeneration Area (Phase 1)	<i>Preliminary work has begun on site. Planning application (09/01495/FUL) for 48 dwellings permitted. HCA funding has been obtained for the site. Site now included within unimplemented permissions and so will not be double counted.</i>
RR02		St Paul's Neighbourhood Regeneration Area (Phase 2)	Preliminary work has begun on site. Application expected.
<i>Sites outside of the urban area</i>			
OUA01		Land at Sunnyfield Lane	Submitted site. No current application.
OUA02		Land at the Reddings (whole site)	Submitted in part. No current application.
OUA02a		Shakespeare Cottages	Submitted site. No current application.

SHLAA ref	Policy ref	Site name	Current status
OUA02b		Land at the Hayloft	Submitted site. No current application.
OUA02c		Land off Grovefield Way	Submitted site. No current application.
OUA02d		Land at Stansby Mobile Home and Touring Caravan Park	Submitted site. No current application.
OUA02e		Flowerdale Farm	Submitted site. No current application.
OUA02f		Land at the Reddings	Submitted sites. No current application
OUA03		Land at Timbercombe Lane	Submitted site. No current application.
OUA04		Land off Bamfurlong Lane (whole site)	Submitted in part. No current application.
OUA04a		Briarfields Motel and Touring Park, Gloucester Road	Submitted site. No current application.
OUA04b		Land off Bamfurlong	Submitted site. No current application
OUA04c		Eastern end of A40	Submitted site. No current application
OUA05		Land at Prestbury	Submitted site. No current application.
OUA06		Land off New Barn Lane (south of the racecourse) (whole site)	Part submitted site. No current application.
OUA06a		Land rear of 91 New Barn Lane	Submitted site. No current application
OUA06b		Land to south of Cheltenham Racecourse	Submitted site. No current application.
OUA07		Land at Fiddler's Green	Submitted site. No current application.
OUA07a		Land at Fiddler's Green	Submitted site. No current application.
OUA08		Land at Glenfall Way	Submitted site. Application for residential, appeal and High Court Challenge dismissed. No current application.
OUA09		Land at Golden Valley	Submitted. No current application.
OUA10		Land at Greenway Lane	Submitted site. No current application.
OUA11		Land at Oakley	No current application.
OUA12		Land at Old Gloucester Road (whole site)	Submitted in part. No current application.
OUA12b		Land at Old Gloucester Road/Hayden works	Submitted site. No current application.
OUA13		Land to the east of the racecourse (whole site)	Part submitted site. No current application.
OUA13a		Land to east of Cheltenham Racecourse	Submitted site. No current application.
OUA14		Land at Hyde Farm	Submitted site. No current application.
OUA15		Land at Hunting Butts (whole site)	Submitted in part. Application submitted on part.
OUA15a		Land at Hunting Butts, Swindon Lane	Submitted site. Pre-application discussions. Planning application (09/1598/OUT) submitted for 190 dwellings was refused (18.02.10).
OUA15b		Swindon Lane	Submitted site. No current application for site (however incorporated within OUA15a)
OUA15c		The Paddocks, Swindon Lane	Submitted site. No current application
OUA15d		Hanks Land, Hunting Butts west	Submitted site. No current application Site falls within submitted site OUA15e
OUA15e		Hunting Butts Farm, Land at North Cheltenham	Submitted site. Refused planning application (09/1598/OUT) falls within site. See also OUA15a
Sustainable urban extensions			
SUE01		Land to the north west of Cheltenham (whole site within Cheltenham)	Submitted site. A number of smaller sites have been submitted. Cross boundary site with Tewkesbury Borough. Two consortiums operating within site. Discussions on going with one consortium and an application is expected.
SUE01a		Zurich Sports Ground, Swindon Village, to the north west of Cheltenham	Submitted site. No current application.
SUE01b		Land to the north west of Cheltenham	Submitted site. No current application.
SUE01c		Land to the north west of Cheltenham	Submitted site. No current application.

SHLAA ref	Policy ref	Site name	Current status
SUE01d		Land to the north west of Cheltenham	Submitted site. No current application.
SUE01e		Land to the north west of Cheltenham	Submitted site. Cross boundary site with Tewkesbury Borough. Represented by a consortium. Discussions on going, application expected.
SUE01f		Land to the north west of Cheltenham	Submitted site. No current application.
SUE01g		Land to the north west of Cheltenham	Submitted site. No current application.
SUE02a		Land at Kidnappers Lane and Farm Lane	Submitted site. No current application.
SUE02b		Land at Kidnappers Lane	Submitted site. No current application.
SUE02c		Land to the south of Cheltenham, Leckhampton	Submitted site. No current application.
SUE02d		Land at Kidnappers Lane (2)	Submitted site. No current application.
SUE02e		Land to the south of Cheltenham (covers whole site)	Submitted site. Cross boundary site with Tewkesbury Borough. A number of smaller sites have been submitted within this site as well. Consortium is operating within site. Previous discussions. No current application. Application expected.
New freestanding settlements			
-		Not applicable	

Stage 4 – Determining which sites and areas will be surveyed

Aerial photographs, GIS and OS maps were used to help identify areas of potential for housing development which were not previously identified either through the desktop review or CSA work and a walking survey of potential areas was carried out to identify specific sites. All sites identified in the tables above have been surveyed as part of the SHLAA process.

The Methodology scoping report identified that sites would be included should they be capable of accommodating 10 or more dwellings. However, this threshold has not been rigorously applied and some sites with a capacity under 10 have been included. All sites identified through Stages 2 and 3 have been surveyed. Except for submitted sites within the AONB, no further sites within the AONB have been surveyed due to the high protection afforded to the area.

Stage 5 – Carrying out the survey

Site surveys were conducted to inform the completion of the site characteristics pro forma, a copy of which can be found at appendix 1. Particular note was taken of access, existing and surrounding land uses and the character of the area. The survey informed the assessment of any physical constraints, such as access, steep slopes, natural features of significance and location of pylons etc. Further survey work has been undertaken to complete the assessment of the sites to identify flood zones, designations and any other constraints, such as conservation and land contamination.

The accessibility of sites to public transport, services, employment and facilities has been assessed by Gloucestershire County Council who has undertaken Accession modelling on the sites. The results of the assessment are included within appendix 3.

In considering infrastructure provision, an assumption has been made based on whether the surrounding area appears well served. More detailed information is being gathered as part of the Strategic Infrastructure Delivery Plan (SIDP) which is being prepared by Gloucestershire County Council, which will involve detailed discussion with infrastructure providers and this information will be considered within the plan preparation stage. As Cheltenham is a relatively compact borough, it has been assumed that all sites have the ability to be supplied by essential infrastructure; however this may be subject to change following receipt of more detailed information.

This information has informed an initial assessment of the sites (see Table 6 below).

Stage 6 – Estimating housing potential

The potential capacity of each site has been calculated either using: existing information provided by promoters of the sites or the SHLAA HMP Panel; urban design approach or a density multiplier.

- **Existing Information:** For example, if capacities have been provided as a result of pre-application discussions, or if the information has been submitted by a site promoter.
- **Urban design approach:** For larger, or more complex sites, the Council's Urban Design Team has considered the potential capacity of a site, taking account of suitable densities and mix of use for a site based on the individual characteristics of the site and surrounding area, including potential constraints, such as listed buildings and the need for open space.
- **Density Multiplier:** For any remaining sites the use of a density multiplier has been used to estimate the potential. Whilst densities will be different for individual sites and dependent upon a number of factors, the following approach has been taken:
 - Outside of principal urban area – 30dph
 - Suburban sites – 30dph;
 - Town centre/central sites – 40dph.

This change to the density multiplier from the 2009 SHLAA takes account of recent national policy changes, the views of the SHLAA Panel and the current economic climate. Whilst recognising that 30 – 40dph will not necessarily be appropriate on all sites, when considered across the borough its use provides a reasonable average. Past developments show that some urban sites are able to accommodate much higher densities, whilst other areas will be lower.

In order to take account of land needed for the provision of infrastructure, open space etc on larger sites, the density multiplier has used a 'Gross to Net Ratio' derived from Tapping the Potential³ as shown below. The mid point range has been used in this assessment.

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

The potential capacities are shown in Table 6. In most cases, capacities are indicative and do not necessarily represent the capacity that would be acceptable on any site, particularly those greenfield sites which have been calculated using the density multiplier. Potential capacities will be reassessed throughout the process and updated within future SHLAAs as appropriate. This stage assesses the potential capacity of a site for housing, not the suitability.

All duplicates have been removed from the following table

³ Table 2, pg21 Tapping the Potential Best Practice in assessing Urban Housing Capacity (1999) Urbed

Table 6: Assessment of character, constraints and potential capacity

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
HA01	Land at Lansdown Road	Previously developed site within predominately residential area. Flat site with existing buildings, scheme would involve conversion of existing locally listed building on the <i>Index of buildings of local interest</i> . A number of technical surveys and reports have been carried out on site to support the proposed planning application. Constraints: Locally listed building; within Central Conservation area as defined in the Adopted Local Plan. Availability of site currently unknown.	Good/Fair to Good access to public transport, services, employment and facilities.	1.28	90	Existing Information
HA02	Land at Albion Street/Gloucester Place	Previously developed site within town centre. Flat site with existing buildings. Allocated site within Local Plan. Planning permission has been granted. Constraints: Site is within Core commercial area as defined within the adopted local plan. Possible contaminated land on part of the site. Discussions on going regarding alternative application.	Good access to public transport, services, employment and facilities	0.93	161	Existing Information
HA03	Land at St Margaret's Road	Previously developed site within town centre. Flat site currently being used as a car park. Site, incorporating site HA05, is allocated for mixed use development, SPD and Development brief cover the site which is to be redeveloped under Civic Pride initiative. Public consultation on revised SPD and Brief begins 23 rd August until 1 st October. Constraints: Site is within Core Commercial Area and Central Conservation Area as defined in the Adopted local plan.	Good access to public transport, services, employment and facilities	2.05	232	Existing Information
HA04	Land at St. George's Place/St. James' Square	Previously developed site within town centre. Flat site, part of site is in use as a car park and part contains vacant, derelict buildings. Allocated for mixed use development. Constraints: Site is within Core Commercial area and Central Conservation area; Adjacent to listed buildings; Possible contaminated land on part of site; Partially within Flood Zone 2 & 3, subject to Flood Risk Assessment.	Good access to public transport, services, employment and facilities	0.66	8	Existing Information
HA06	Cheltenham Spa Railway Station	Sloping site is allocated for mixed used development within the adopted local plan and a development brief exists for the site. Site is in a predominantly residential area within the urban area. Constraints: Site configuration. Part of site is occupied by railway station, old railway embankment borders the southern part of the site. Proximity to railway station and associated noise. Current economic situation.	Fair to Good access to public transport, services, employment and facilities	3.34	23	Urban Design approach
HA07	Land at Midwinter	Site is allocated for mixed use development within adopted local plan, is in a predominantly residential area within the urban area. Flat site previously used as allotments. Secretary of State consent has been received to dispose of allotments and masterplanning provides for allotments elsewhere on site. Constraints: Site is partially within Flood Zone's 2& 3, however a submission	Good/Fair access to public transport, services, employment and facilities	13.51	172	Existing Information

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		has been made by the developers in March 2010 to re-categorise to Zone 1.				
DB01	Outer West, Land at Tewkesbury Road.	Flat, mixed use developed site close to the town centre, within the urban area. Development brief for the site provides opportunity to comprehensively develop a large site. Site contains an operational gas works and mix of retail and employment. Redevelopment of site could bring forward the Outer West Road. There are no short term plans by the operator to cease operations on site. Constraints: Existing use, cost of relocation and remediation associated with redevelopment of a gas works, part of site within flood zone.	Good/Fair to Good access to public transport, services, employment and facilities	16.8	423	Density multiplier at 40dph and 63%
DB02	Bence's Timber Yard, St. John's Avenue	Flat site in central, urban location. Surrounding uses are a mix of residential and commercial. Existing development brief for the site, potential to reduce existing vehicle movements (including larger vehicles) to and from the site. Development brief identifies 4 potential development sites within the area, redevelopment of sites could improve environment for adjacent listed buildings. Constraints: Find suitable alternative location for existing uses/potential loss of existing use, site assembly, within core commercial area and central conservation areas as defined within the adopted local plan. Possibly partial contamination of site.	Good access to public transport, services, employment and facilities	0.8	27	Density multiplier at 40dph and 83%
DB03	Sherborne Place Car Park	Flat site in central, urban location. Currently in use as a car park, surrounding uses are a mix of residential and commercial. Existing development brief, opportunity for wider redevelopment to improve environment, see also site DB02. Constraints: Potential loss of car park, site assembly, within core commercial area and central conservation area as defined within the adopted local plan. Possibly partial contamination of site.	Good access to public transport, services, employment and facilities	0.26	48	Urban design approach
DB04	Henrietta Street Car Park and Buildings (opposite Matalan) St Margaret's Road	Flat site within central urban location. Opportunity for comprehensive redevelopment of buildings and car park. Part of site is in use as a car park and for a market on a Thursday. The Retail & Leisure Study recommends moving Henrietta Street market to an alternative location. Development brief covers site. Constraints: Site configuration and site assembly issues. Site is within Core Commercial Area and Central Conservation Area as defined within the Adopted Local Plan. Adjacent Central Shopping Area. Relocation/potential loss of existing uses. Part of site received permission for residential development	Good access to public transport, services, employment and facilities	0.49	24	Urban Design Approach (less permitted site)
DB05	Royal Well and Municipal offices	Flat, developed site within the town centre, currently in use as council offices, bus station, car park and area of open space. Site identified within Civic Pride SPD and has a development brief which identifies potential for existing uses to be relocated/redesigned. Constraints: Within Core Commercial Area and Central Conservation Area	Good access to public transport, services, employment and facilities	0.89	58	Urban Design Approach

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		as defined within the Adopted Local Plan. Partially within Flood Zones 2 & 3. Final use has not been decided, may be a commercial use and therefore not include residential. Potential loss of existing uses. Listed buildings. Potential viability.				
IC01	Prestbury Road/Windsor Street	Flat previously developed site in predominantly residential area. Existing employment/commercial use. Informal concept statement identifies site for mixed housing and employment use. Constraints: neighbouring locally listed and listed buildings; culvert runs through site; contaminated land; retain existing employment levels.	Fair to Good access to public transport, services, employment and facilities	2.25 (1.26 developable)	57 (42)	Density multiplier at 83% & 63% at 40dph
NLUD01	Rodney road car park Rodney Road	Flat, town centre car park, surrounding by mix of uses. Constraints: Potential loss of existing use.	Good access to public transport, services, employment and facilities	2.4	60	Density Multiplier 40dph at 63%
VDL&B01	Axiom, Winchcombe Street	Flat, vacant/derelict, town centre site. Potential to form part of wider redevelopment of area. Constraints: Site within Central Conservation Area and Core Commercial Area.	Good access to public transport, services, employment and facilities	0.07	14	Existing information
VDL&B03	Land adjacent to former Goat and Bicycle Public House	Flat, vacant plot of land within predominantly residential area, within the principal urban area. Adjacent vacant plot of land has received permission for residential. Electricity substation and public open space to the north of the site. Constraints: None	Good access to public transport, services, employment and facilities	0.43	14	Density Multiplier 40dph at 83%
SPS01	Lynworth Hall, off Mendip Road	Flat site, currently in use for a community facility in predominantly residential area within the urban area. Constraints: Lacking a vehicular access. Potential loss of existing facility.	Fair to Good access to public transport, services, employment and facilities	0.09	4	Density Multiplier 40dph at 100%
SPS02	Hesters Way Church, Barbridge Rd	Flat site, currently in use as a religious facility and an area of open space within an existing residential area. Constraints: Current legal issues regarding existing covenants which may affect redevelopment potential. Potential loss of existing facility.	Good access to public transport, services, employment and facilities	0.20	8	Density Multiplier 40dph at 100%
SPS03	Land rear of 30 -31 Pates Avenue	Flat site, previously used as a Scout hut has been vacant for a number of years, indicating a lack of demand for this type of use in this area. In a predominantly residential area. Constraints: Potential access issues. Potential loss of site for future community use.	Good access to public transport, services, employment and facilities	0.07	3	Density Multiplier 40dph at 100%
SPS04	Community Centre & Scout Hut, Brooklyn Road	Flat site, currently in use as a community centre and Scout hut, within a predominantly residential area. Constraints: Potential loss of existing community facility	Fair access to public transport, services, employment and facilities	0.90	28	Urban design approach
SPS05	Land at Penrith Road	Flat site, currently in use as a Scout hut, within a predominantly residential area. Constraints: Potential loss of existing community facility	Fair to Good access to public transport, services, employment and facilities	0.08	3	Density Multiplier 40dph at 100%
SPS06	Great Western Road,	Flat site, area of public open space within predominantly residential area.	Good access to public	0.12	5	Density

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
	land adjoining Great Western Road	Constraints: Within Flood Zone. Potentially contaminated land as a result of previous use as a petrol station, loss of green open space.	transport, services, employment and facilities			Multiplier 40dph at 100%
SPS08	Land adjacent Leckhampton Road and two fields adjacent Pullen	Site slopes steeply north to south. Part of site is developed and currently in community use, part is Greenfield. Peripheral site, outside of urban area, adjacent to existing residential area. Constraints: Part of site within the AONB. Site slopes steeply. Potential loss of existing facility. Outside of urban area.	Poor access to public transport, services, employment and facilities	2.84	54	Density Multiplier 30dph at 63%
SPS09	Land at Chester Walk	Flat site in town centre, currently used as a car park. Adjacent car park site has been incorporated (0.19ha) Constraints: Potential loss of temporary car park, proximity of development to surrounding developments. Site is within Core Commercial Area and Central Conservation Area as defined within the Adopted Local Plan.	Good access to public transport, services, employment and facilities	0.15 + 0.19	10	Existing information
SPS10	Land at Ellerslie	Flat, previously developed site within predominantly residential area. Scheme would involve new build and conversion of existing building. Decision to relocate existing use has been agreed. Constraints: Within Central Conservation Area as defined in the Adopted Local Plan.	Fair to Good access to public transport, services, employment and facilities	0.15	45	Existing information
SPS13	Land at Starvehall Farm	Greenfield site within the urban area. Northern part of site slopes north – south and there is a small brook and tree line dividing the northern and southern parts of the site. Part of site currently let for agricultural use. Part available for permissive informal open space. Within predominantly residential area within the urban area. Constraints: Potential loss of private open space.	Partial Fair to Good, Fair and Fair to Poor access to public transport, services, employment and facilities	12.25	300	Existing information
SPS14	Former Townsend Bakery, Townsend Street,	Vacant, previously developed site within predominantly residential area within urban area. Currently used as open, amenity space. Constraints: Potential loss of amenity space.	Good access to public transport, services, employment and facilities	0.03	1	Density multiplier 40dph at 100%
SPS15	Delancey Hospital, Charlton Lane	Flat, previously developed site within a predominantly residential area within the urban area. A scheme could involve conversion of one, locally listed building, and new build development. NHS Trust has confirmed that the existing Hospital use is to cease. Informal concept statement identifies potential for mixed use redevelopment, including residential. Constraints: potential constraints surrounding the conversion of existing building/layout. Possibly contaminated land. One building is on the Council's Index of Buildings of Local Interest. A mains sewer crosses the site. A scheme would need to consider the retention of the existing nursery facility on site which provides a facility for staff.	Poor access to public transport, services, employment and facilities	2.70	94	Urban Design Approach
SPS 17	Former Telephone Exchange, Kingsley Gardens	Flat site within residential area within the principal urban area. Constraints: Access may be narrow, however there is potential to obtain additional land if required.	Fair to Good and Fair access to public transport, services, employment and facilities	0.02	1	Density Multiplier 30dph at 100%
SPS18	47 – 51 Swindon Road	Flat site within core commercial area, surrounded by a mix of uses including	Good access to public	0.09	4	Density

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		retail, hotel and residential. Constraints: Potential loss of existing use in central location. Possible contaminated land from previous and existing uses	transport, services, employment and facilities			Multiplier 40dph at 100%
NRU01	Rivershill House, St. George's Road	Flat site with vacant office building in a central urban location, Predominantly surrounded by residential. Building has been unsuccessfully marketed. Constraints: Within Core Commercial area and Central Conservation Area as defined in the Adopted Local Plan. Potential loss of existing employment use.	Good access to public transport, services, employment and facilities	0.42	14	Density Multiplier 40dph at 83%
NRU02	Elim Pentecostal Church, St. George's Road	Site slopes slightly, change in levels behind the site. Previously developed site within predominantly residential area in a central location. Currently in use as a religious facility and associated office, occupiers require a larger site. Constraints: Within Core Commercial area and Central Conservation Area as defined in the Adopted Local Plan. Potential loss of existing community use. Site is adjacent to public green space as defined in the Adopted Local Plan and is adjacent to Flood Zones 2 & 3.	Good access to public transport, services, employment and facilities	0.26	9	Density Multiplier 40dph at 83%
NRU04	King Alfred Way	Flat site, previously developed, partially vacant buildings, on edge of established industrial site in an otherwise residential area. Within existing urban area. Constraints: Loss of unit for industrial use.	Partial Fair to Good and Fair access to public transport, services, employment and facilities	0.64	15	Existing information
NRU06	Spirax Sarco, Tennyson Road	Flat site within predominantly residential area within urban area. Existing Industrial use on site will be relocated to another site on Runnings Road. Constraints: Part of site is within a Conservation Area as defined in the Adopted Local Plan, possibly contaminated land, potential loss of existing use.	Fair access to public transport, services, employment and facilities	0.88	29	Urban design approach
NRU08	Springbank Shopping Centre, potentially inc. adjacent Springfield House, Pilgrove Way	Flat, vacant site within a predominantly residential area within the urban area. Site is identified as a Neighbourhood Centre within the Adopted Local Plan, however has been vacant for some time. Redevelopment would offer an opportunity to improve area and potentially provide retail facilities as part of a mixed use development. Springfield House site occupies 0.42ha. Constraints: potential loss of Neighbourhood Centre, a small part of the site is within Flood Zone.	Fair access to public transport, services, employment and facilities	1.10 (0.69 exc Springfield House)	31	Urban Design approach
NRU09	Land and Buildings at Coronation Square (inc. Edinburgh Place Car Park)	Site is flat site within urban area. Existing retail facilities are largely underused according to the Retail and Leisure Study. Opportunity for comprehensive redevelopment by including area of green space and improve transport circulation. Retail and Leisure Study recommends encouraging mixed use redevelopment of wider area to include residential and address potential loss of existing uses. See also Site SPS11 Constraints: Part of site falls within District Centre as defined within the Adopted Local Plan. Potential loss of existing uses. May be limited	Fair access to public transport, services, employment and facilities	1.69	-	Existing information

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		potential for a net gain in residential on site.				
NRU11	Commercial Street Car Park	Flat site, currently in use as a car park. Area to the rear of district centre, predominantly residential area within the urban area. Constraints: Potential loss of car park, within Central Conservation Area as defined within the adopted Local Plan	Fair access to public transport, services, employment and facilities	0.08	8	Existing information
NRU12	High Street Car Park and land at 453/456 High street	Flat site, surrounded by a mix of uses, including residential. Site abuts the Honeybourne line which is raised in this location and which acts as a constraint to the configuration of the plot. The area would benefit from improvement. Constraints: Size and location of plot immediately adjacent to elevated Honeybourne Line. Within the Lower High Street Shopping Area as defined within the Adopted Local Plan, possibly contaminated land on part of site. Site may be required to enable widening of the High Street in this location.	Good access to public transport, services, employment and facilities	0.04	2	Density Multiplier 40dph at 100%
NRU13	Hardwick site, St Paul's Road	Flat site within predominantly residential area, within the urban area. Existing use on site is no longer suitable for University of Gloucestershire's requirements due to current use/layout. Redevelopment would allow for improved facilities for the university and provision of residential development. Constraints: Potential loss of playing fields.	Good access to public transport, services, employment and facilities	1.92	116	Urban design approach
NRU14	Pittville Media Campus, New Barn Lane	Flat site within a predominantly residential area within the urban area. University of Gloucestershire has announced that the site is to close and the use be relocated. Redevelopment would allow for improved facilities for the University and potentially the provision of residential development, possibly as part of a mixed use development. Constraints: Potential loss of existing use	Fair access to public transport, services, employment and facilities	2.98	56	Density Multiplier 30dph at 63%
NRU15	379 – 383 High Street (Widows Garage)	Garage site within town centre location adjacent to a vacant plot. Surrounded by a mix of uses. Constraints: Loss of existing facility; within Lower High Street Shopping area; within Core Commercial Area; within Central Conservation area	Good access to public transport, services, employment and facilities	0.09	18	Existing information
NRU16	Prestbury Road	Flat site, currently in use for industrial/employment uses. Within a predominantly residential area, close to Football Club within the urban area. Constraints: Potential loss of existing employment use.	Fair to Good access to public transport, services, employment and facilities	0.2	8	Density Multiplier 40dph at 100%
NRU17	Telling and Coates Nursery, East End Road	Flat, semi-derelict nursery site. Site is within a residential area and a conservation area. Constraints: Potential loss of site for current/previous use. There is a small watercourse to the south may require investigation. Indicative proposal suggested 67dph. SHLAA Panel has suggested 25dph as more suitable for the area	Fair to Poor access to public transport, services, employment and facilities	0.28	7	Existing information (25dph)
NRU18	Kier Moss Premises, 96 Leckhampton Road	Flat site, currently in use as a Head Office and joinery facility within the principal urban area. Site is within a predominantly residential area, however there is an industrial estate to the north of the site. The entrance of	Fair to Poor access to public transport, services, employment and facilities	0.95	24	Density multiplier 30dph at 83%

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		the site is within the central conservation area. Existing use looking to relocate to new premises within Cheltenham. Constraints: Subject to acceptable relocation of existing use.				
NRU19	Inland Revenue Office, Parabola Road Check	Flat site, currently in use as an office for the Inland Revenue. Site is within a predominantly residential area, within the central conservation area and within the principal urban area. Constraints: Potential loss of existing use.	Fair to Good access to public transport, services, employment and facilities	0.14	10	Existing information
NRU20	Garage site, Fairview Road	Flat site, currently vacant former motorbike salesroom on ground floor. First floor has received permission to convert to 2 flats. Within Central Conservation Area and Principal Urban area. Adjacent to Core Commercial Area and other SHLAA sites. Surrounding area is a mix of residential and retail. Constraints: Potential loss of existing use,	Good access to public transport, services, employment and facilities	0.06	2	Existing information
AHO01	Land adjoining Kyanse, Church Road	Garden land. Within predominantly residential area, within the urban area. Opportunity for infill development. Site incorporates adjacent farmland site. Constraints: Site within Conservation Area as defined within the Adopted Local Plan. (Capacity has been submitted based on indicative plans).	Poor access to public transport, services, employment and facilities	1.59	45	Existing information
AHO02	CBH Garage site, Imjin Road	Vacant garage block, flat site. Within a predominantly residential area within the urban area. No constraints	Partial Fair to Poor and Poor access to public transport, services, employment and facilities	0.15	4	Existing information
AHO03	CBH Garage site, Burma Road	Vacant garage block, flat site. Within a predominantly residential area within the urban area. No constraints	Fair to Poor access to public transport, services, employment and facilities	0.06	4	Existing information
AHO04	CBH Garage site, Brook Road	Previously developed garage site, now demolished, flat site. Within a predominantly residential area within the urban area. No constraints.	Fair to Good access to public transport, services, employment and facilities	0.06	4	Existing information
AHO05	CBH Garage site, Malvern Street	Vacant garage site, flat. Within a predominantly residential area within the urban area. No constraints	Good access to public transport, services, employment and facilities	0.01	2	Existing information
AH006	Brighton Road redevelopment of Prefabricated bungalows	Existing pre-fabricated bungalows on site. Flat site within a predominantly residential area within the urban area. No constraints	Good access to public transport, services, employment and facilities	0.3	8	Existing information
AHO07	Cakebridge Place	Existing pre-fabricated bungalows on site. Flat site within a predominantly residential area within the urban area. Constraints: Outstanding legal issues	Fair to Good access to public transport, services, employment and facilities	0.5	15	Existing information

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
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Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
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Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
RR02	St Paul's Neighbourhood Regeneration Area (Phase 2)	Flat, vacant, previously developed site within a predominantly residential area within the urban area. Net gain in residential on site is low. No constraints	Partial Fair to Good and Good access to public transport, services, employment and facilities		50	Existing information
OUA01	Land at Sunnyfield Lane	Flat, parcels of Greenfield land divided by a park home site. Site is adjacent to existing residential and park homes, however is outside of the urban area. Site has narrow access along Sunnyfield Lane. The site is within the greenbelt which scores average with a strong boundary along Up Hatherley Way. Constraints: Site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Narrow access.	Poor access to public transport, services, employment and facilities	2.60	49	Density multiplier 30dph at 63%
OUA02	Land at the Reddings	<i>Flat greenfield site, adjacent to a residential area however is outside of the urban area. Site is within the greenbelt and scored average in green belt review with a strong defensible boundary. There is existing development within the site.</i> Constraints: Site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	<i>Poor access to public transport, services, employment and facilities</i>	35.02	661	Density multiplier 30dph at 63%
OUA02 a	Shakespeare Cottages	Flat, greenfield site within the greenbelt, within the principal urban area. Site is ancillary to residential use to the north. Site scored average within the green belt review. Site is separated from neighbouring residential estate by a main road, there are 10 houses and a community centre to the north and west of the site and greenfield site to the south and the area is predominantly rural in character. Constraints: Site is within the greenbelt.	Poor access to public transport, services, employment and facilities	1.9	47	Density multiplier 30dph at 83%
OUA02 b	Land at the Hayloft	Flat part greenfield/part garden land outside of the principal urban area and within Greenbelt. Site scored average within the green belt review. Site is bordered to the north by residential properties, to the west by a road and to the south by a railway line. Site is close to submitted site adjacent to site OUA02e and d. Constraints: Site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	3.0	57	Density multiplier 30dph at 63%
OUA02 c	Land off Grovefield Way	Flat, greenfield site, greenbelt site within the principal urban area. Site scored average within the green belt review. Site is accessed off Grovefield way and is a linear and relatively narrow strip of land. There is residential development to the east, separated by Grovefield Way and low density development to the north and far south of the site. The site is bordered by greenfield/agricultural land and is predominantly rural in character. Constraints: Site is within the greenbelt.	Poor access to public transport, services, employment and facilities	1.34	33	Density Multiplier 30dph at 83%

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
OUA02d	Land at Stansby Mobile Home and Touring Caravan Park	Flat site outside of the principal urban area and within the green belt. Site scored average within the green belt review. Site in use as a caravan park, is bordered to the north by residential development, the east by Grovefield Way, the south by the railway line and the west by open greenfield/garden/agricultural land. Site is adjacent to submitted site OUA02e. Constraints: Site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Potential loss of existing leisure use.	Poor access to public transport, services, employment and facilities	1.78	44	Density Multiplier 30dph at 83%
OUA02e	Flowerdale Farm	Flat greenfield site, outside of urban area and within greenbelt. Site is adjacent to submitted sites OUA02b and d to the east and west, residential to the north and the railway line to the south. Constraints: Site is within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Potential loss of existing use.	Poor access to public transport, services, employment and facilities	1.49	37	Density Multiplier 30dph at 83%
OUA02f	Land at the Reddings.	Two, flat greenfield sites, adjacent to a residential area however is outside of the urban area. Site is within the greenbelt and scored average in green belt review with a strong defensible boundary. There is existing development within the site. Constraints: Site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. .	Poor access to public transport, services, employment and facilities	9.8	185	Density Multiplier 30dph at 63%
OUA03	Land at Timbercombe Lane	Greenfield site, near to residential properties but outside of the urban area. Site is within the AONB and plays an important part in the setting of the escarpment. Constraints: Within AONB and outside of the principal urban area as defined in the Adopted Local Plan. .	Poor access to public transport, services, employment and facilities	0.61	15	Density Multiplier 30dph at 83%
OUA04	<i>Land off Bamfurlong Lane (Whole site)</i>	<i>Flat site, part Greenfield and part developed. Adjacent to a mix of uses, however within greenbelt and outside of urban area. Constraints: Within Greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.</i>	<i>Poor access to public transport, services, employment and facilities</i>	<i>16.10</i>	<i>304</i>	<i>Density Multiplier 30dph at 63%</i>
OUA04a	Briarfields Motel and Touring Park, Gloucester Road	Flat site, developed as a Motel and Touring Park. Adjacent to a mix of uses, however within greenbelt and outside of urban area. Constraints: Within Greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Potential loss of existing leisure use	Poor access to public transport, services, employment and facilities	1.9	47	Density Multiplier 30dph at 83%
OUA04b	Land off Bamfurlong Lane	Flat site, part Greenfield and part developed. Adjacent to a mix of uses, however within greenbelt and outside of urban area. Constraints: Within Greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	4.6	87	Density Multiplier 30dph at 63%
OUA04c	Eastern end of A40	Flat, brownfield site in current use. Outside of the Principal urban area as defined on the Adopted Local Plan and within the Green Belt.	Poor access to public transport, services, employment and facilities	0.9	23	Density Multiplier 30dph at 83%
OUA05	Land at Prestbury	Greenfield site slopes relatively steeply north to south across the centre of	Poor access to public	12.58	256@45	Existing

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		the site. Site within greenbelt, scored low within Green Belt review, however was identified as a strong green belt boundary. Adjacent to, but outside of the urban area. Part of site is prominent from escarpment. Site is an important setting to the AONB. Constraints: Within greenbelt, and outside of the principal urban area as defined in the Adopted Local Plan. Setting to the AONB and potential access issues.	transport, services, employment and facilities		dph 227@40 dph 199@35 dph	information
OUA06	Land off New Barn Lane (south of the racecourse) (whole site)	Flat, Greenfield site adjacent to residential, however outside of urban area. Racecourse borders the north of the site. Site is within Greenbelt. Site includes 2 submitted sites Constraints: within Greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Fair to Poor access to public transport, services, employment and facilities	3.92	74	Density Multiplier 30dph at 63%
OUA06 a	Land rear of 91 New Barn Lane	Flat, Greenfield site adjacent to residential, however outside of urban area. Racecourse borders the north of the site. Site is within Greenbelt. Long, relatively narrow site. Site is adjacent to a submitted site OUA06b. Constraints: within Greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Medium/high density development would not be appropriate in this area.	Fair to Poor access to public transport, services, employment and facilities	0.5	15	Density Multiplier 30dph at 100%
OUA06 b	Land to south of Cheltenham Racecourse	Flat, Greenfield site adjacent to residential, however outside of urban area. Racecourse borders the north of the site. Site is within Greenbelt. Long, relatively narrow site. Site is adjacent to a submitted site OUA06a. Constraints: within Greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Medium/high density development would not be appropriate in this area. Potential capacity based on indicative plans submitted.	Fair to Poor access to public transport, services, employment and facilities	2.02	70	Existing information
OUA07	Land at Fiddler's Green	Flat, Greenfield site adjacent to residential however outside of urban area. The majority of site is covered by a cordon sanitaire (Development Exclusion Zone) which may impact on suitability for residential use. Site is partially within Flood Zone 2, access to site is potentially through flood zone and therefore would require egress/access higher than 1/100 levels. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Partially within Flood Zone 2 and development exclusion zone. Only 4.4ha of site is outside of Cordon Sanitaire. Site contains a key wildlife site.	Partial Fair to Poor and Poor access to public transport, services, employment and facilities	(80.59) 4.4ha	83	Density Multiplier 30dph at 63%
OUA07 a	Land at Fiddler's Green	Flat, greenfield site in two parcels which fall within submitted site OUA07. Site adjacent to residential however outside of urban area. All of the southern parcel of land and the majority of the northern parcel is covered by cordon sanitaire (Development Exclusion Zone) which may impact on suitability for residential use.. Area of land outside of cordon sanitaire 4.6 hectares. Flood zone 2 borders the northern parcel of land. Constraints: Within greenbelt and outside of the principal urban area as	Partial Fair to Poor and Poor access to public transport, services, employment and facilities	47 (4.4)	83	Density Multiplier 30dph at 63%

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		<i>defined in the Adopted Local Plan. Borders Flood Zone 2 and is within the development exclusion zone.</i>				
OUA08	Land at Glenfall Way	Greenfield site, adjacent to residential area and primary school, however outside of the urban area. Site is within the AONB and plays an important site on the boundary. Constraints: Within the AONB and outside of the principal urban area as defined in the Adopted Local Plan.	Fair to Poor access to public transport, services, employment and facilities	1.69	44	Existing information
OUA09	Land at Golden Valley	Greenfield site, adjacent to urban area however not within it. Northern part of site within Greenbelt, rural in character. Constraints: Partially within flood zone 2. Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	11.23	212	Density Multiplier 30dph at 63%
OUA10	Land at Greenway Lane	Greenfield site, not adjacent to residential area. Steep site within the AONB, heavily wooded with mature trees and hedgerows and is very rural in character. Constraints: Within the AONB and outside of the principal urban area as defined in the Adopted Local Plan.	Partial Fair and Poor access to public transport, services, employment and facilities	1.20	30	Density Multiplier 30dph at 83%
OUA11	Land at Oakley	Greenfield site, adjacent to existing residential area, however outside of urban area. Western part of site is designated as public green space and eastern is informal public space. The eastern part of site has an important role in the setting of the AONB. Constraints: Partially designated as public green space. Contribution to the setting of the AONB. Outside of the principal urban area as defined in the Adopted Local Plan. Minor rivers to the north and south of the site reported to have flooded during July 2007 floods.	Poor access to public transport, services, employment and facilities	12.01	226	Density Multiplier 30dph at 63%
OUA12	<i>Land at Old Gloucester Road (whole site)</i>	<i>Site currently in use as open/agricultural land, allotments/nursery. Near to residential however outside of the urban area, with greenbelt and flood zone 2.</i> <i>Constraints: Loss of existing uses. Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Within Flood zone 2</i>	<i>Poor access to public transport, services, employment and facilities</i>	15.92 (2.6)	300	<i>Density Multiplier 30dph at 63%</i>
OUA12 b	Land at Old Gloucester Road/Hayden works	Flat, greenfield site, outside of the urban area, within greenbelt and partially covered by Flood Zone 2. Site borders a submitted site to the east (OUA12a) Constraints: Loss of existing use. Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Partially within Flood zone 2.	Poor access to public transport, services, employment and facilities	3.18	60	Density Multiplier 30dph at 63%
OUA13	<i>Land to the east of the racecourse (whole site)</i>	<i>Greenfield site, southern part is used informally as an area of public open space and is within greenbelt. Site is adjacent to residential and the racecourse however outside of the urban area. Site scores average within the greenbelt review with a strong boundary.</i> <i>Constraints: Within greenbelt and outside of the principal urban area as</i>	<i>Fair to Poor access to public transport, services, employment and facilities</i>	6.74	127	<i>Density Multiplier 30dph at 63%</i>

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		<i>defined in the Adopted Local Plan. Access to site.</i>				
OUA13 a	Land to the east of the racecourse	Greenfield site, within greenbelt. Site is adjacent to residential and the racecourse however outside of the urban area. Site scores average within the greenbelt review with a strong boundary. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Access to site. Medium/high density development would not be appropriate in this area. Potential capacity based on indicative plans submitted.	Fair to Poor access to public transport, services, employment and facilities	1.21	13	Existing information
OUA14	Land at Hyde Farm	Greenfield site, not adjacent to residential area, outside of urban area. Within greenbelt and plays a key role in preventing coalescence between Cheltenham and Bishop's Cleeve. Northern boundary of the site abuts Flood Zone 2 & 3 and a cordon sanitaire. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Adjacent to Flood Zone's 2 & 3 and Cordon Sanitaire. Approx 15 hectares of the site is within the cordon sanitaire. Density of 30dph has been assumed on land outside of cordon sanitaire (100ha).	Poor access to public transport, services, employment and facilities	(115.60) 100	1,890	Density Multiplier 30dph at 63%
OUA15	<i>Land at Hunting Butts (whole)</i>	<i>Greenfield site, adjacent to residential, however outside of the urban area and within greenbelt. Ridgeline on site is of significant importance, greenbelt scored highly in this location in the Green Belt review.</i> <i>Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.</i>	<i>Partial Fair to Poor and Poor access to public transport, services, employment and facilities</i>	146.40	2,767	Density Multiplier 30dph at 63%
OUA15 a	Land at Hunting Butts Farm, Swindon Lane	Greenfield site, adjacent to residential, however outside of the urban area and within greenbelt. Greenbelt scored highly in this location in the Green Belt review. Adjacent to submitted sites. Site slopes up to an important ridgeline. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Fair to Poor access to public transport, services, employment and facilities	10.50	190	Existing information
OUA15 b	Swindon Lane	Residential property on site, however, largely greenfield site, adjacent to residential, however outside of the urban area and within greenbelt. Greenbelt scored highly in this location in the Green Belt review. Included within submitted site area OUA15a. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Fair to Poor access to public transport, services, employment and facilities	1.04	26	Density Multiplier 30dph at 83%
OUA15 c	The Paddocks, Swindon Lane	Greenfield site, adjacent to residential, however outside of the urban area and within greenbelt. Greenbelt scored highly in this location in the Green Belt review. Adjacent to submitted sites. Site slopes up to an important ridgeline. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Fair to Poor access to public transport, services, employment and facilities	1.78	44	Density Multiplier 30dph at 83%
OUA15	Hanks Land, Hunting	Sloping greenfield site, adjacent to residential, however outside of the urban	Partial Fair to Poor and	12.7	240	Density

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
d	Butts west	area and within greenbelt. Green belt scores highly in this location in the Green Belt Review. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities			Multiplier 30dph at 63%
OUA15e	Hunting Butts Farm, Land at North Cheltenham	Greenfield site, adjacent to residential, however outside of the urban area and within greenbelt. Greenbelt scored highly in this location in the Green Belt review. Adjacent to submitted sites. Site slopes up to an important ridgeline. Honeybourne Line runs through the site. Constraints: Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan.	Partial Fair to Poor and Poor access to public transport, services, employment and facilities	60	1,000	Existing information
SUE01	<i>Land to the north west of Cheltenham (whole site within Cheltenham Borough)</i>	<i>Package of greenfield sites currently within the greenbelt, adjacent to existing residential however outside of urban area. Part of site is within Flood Zone 2 & 3 and there is potential for contamination. Constraints: within greenbelt, flood zone, habitat and protected species, noise and vibration associated with railway and outside of the principal urban area as defined in the Adopted Local Plan.</i>	<i>Poor access to public transport, services, employment and facilities</i>	155	2,929	<i>Density Multiplier 30dph at 63%</i>
SUE01a	Zurich Sports Ground, Swindon Village, to the north west of Cheltenham	Flat greenfield site, with built facilities, in existing use. Adjacent to submitted sites. Constraints: within greenbelt, noise and vibration associated with railway and outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	11	208	Density Multiplier 30dph at 63%
SUE01b	Land to the north west of Cheltenham	Greenfield sites greenbelt site, adjacent to residential however outside of urban area. Potential for contamination. Constraints: within greenbelt, outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	12	227	Density Multiplier 30dph at 63%
SUE01c	Land to the north west of Cheltenham	Greenfield sites greenbelt site, outside of urban area. Part of site is within Flood Zone 2 & 3 and there is potential for contamination. Constraints: within greenbelt, flood zone, outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	3	57	Density Multiplier 30dph at 63%
SUE01d	Land to the north west of Cheltenham	Greenfield sites greenbelt site, adjacent to residential however outside of urban area. Potential for contamination. Constraints: within greenbelt, outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	5.6	106	Density Multiplier 30dph at 63%
SUE01e	Land to the north west of Cheltenham	Greenfield sites greenbelt site, outside of urban area. Part of site is within Flood Zone 2 & 3 and there is potential for contamination. The site forms part of a wider area crossing into Tewkesbury Borough, only the CBC element is included within this SHLAA. Constraints: within greenbelt, flood zone, outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	102	1,928	Density Multiplier 30dph at 63%
SUE01f	Land to the north west of Cheltenham	Greenfield sites greenbelt site, adjacent to residential however outside of urban area. Potential for contamination.	Poor access to public transport, services,	14	264	Density Multiplier

Ref	Site	Character and Constraints	Accessibility	Area Hectare	Housing Potential	Method used
		Constraints: within greenbelt, outside of the principal urban area as defined in the Adopted Local Plan.	employment and facilities			30dph at 63%
SUE01 g	Land to the north west of Cheltenham	Greenfield, green belt site, adjacent to existing residential however outside of urban area. Part of site is within Flood Zone 2 & 3 and there is potential for contamination. Constraints: within greenbelt, flood zone, vibration associated with railway and outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	7.1	134	Density Multiplier 30dph at 63%
SUE02 a	Land at Kidnappers Lane and Farm Lane	Flat, greenfield site, outside of the urban area. Constraints: southern part of the site is of higher landscape value and contributes to the setting of the AONB.	Poor access to public transport, services, employment and facilities	8.3	156	Density Multiplier 30dph at 63%
SUE02 b	Land at Kidnappers Lane	Part greenfield, part brownfield site, in existing use as nursery, outside of the principal urban area. Constraints: potential loss of existing use, outside of principal urban area	Poor access to public transport, services, employment and facilities	1.3	32	Density Multiplier 30dph at 83%
SUE02 c	Land to the south of Cheltenham, Leckhampton	Flat, part greenfield, part brownfield site, adjacent to residential however outside of the urban area. The site differs in character between the northern and southern parts of the site. Constraints: Number of public rights of way across the site. Eastern boundary is within Flood Zone 2 & 3. Southern part of site is of higher landscape value. Outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	35	661	Density Multiplier 30dph at 63%
SUE02 d	Land at Kidnappers Lane (2)	Part greenfield, part brownfield site, in existing use as nursery, outside of the principal urban area. Constraints: potential loss of existing use, outside of principal urban area	Poor access to public transport, services, employment and facilities	5.3	100	Density Multiplier 30dph at 63%
SUE02 e	Land to the south of Cheltenham	Flat, greenfield site, adjacent to residential however outside of the urban area. The site forms part of a wider area crossing into Tewkesbury Borough, only the CBC element is included within this SHLAA. The site differs in character between the northern and southern parts of the site. Constraints: Number of public rights of way across the site. Eastern boundary is within Flood Zone 2 & 3. Southern part of site includes a Scheduled Ancient Monument and is of higher landscape value. Outside of the principal urban area as defined in the Adopted Local Plan.	Poor access to public transport, services, employment and facilities	62.96	950	Existing information

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

Determining the suitability, availability and achievability of sites will provide the information on which the judgement in plan making can be made as to whether a site can be considered deliverable, developable or not currently developable for housing. Consideration must be given to:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

Where it is unknown when a site could be developed, then it should be regarded as not currently developable. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.

Stage 7a – Assessing suitability for housing

A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Guidance stipulates that the following factors should be considered to assess a site's suitability for housing, now and in the future:

- **policy constraints** – such as designations, protected areas, existing planning policy and corporate, or community strategy policy
- **physical problems or limitations** – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- **potential impacts** – including effect upon landscape features and conservation
- **environmental conditions** – which would be experienced by prospective residents

The following table assesses suitability, in some cases the constraints are able to be adequately addressed, for example, through appropriate mixed use development or reversion/relocation of an existing use. If the constraint could not be overcome, it would not be suitable to develop the site.

Stage 7b – Assessing availability for housing

A site is considered available for development when there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. The land is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. Where problems have been identified then an assessment will need to be made as to how and when they can realistically be overcome.

The table identifies which sites are available **now**. Some sites are not available now, however it is known when they will become available and that they will be redeveloped at a point in time.

The following table and the housing trajectory provide information on when housing may be delivered and when sites may become available. However, the Joint Core Strategy and any subsequent Site Allocations or Area Action Plan DPD may decide to phase the delivery of sites, for example, even though a site may be capable of coming forward early in the plan

period, the housing strategy within the JCS may decide to phase the delivery of site later in the plan period.

Stage 7c – Assessing achievability for housing

This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- **market factors** – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)
- **cost factors** – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.
- **Delivery factors** – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

The SHLAA Panel, held in May 2010, was able to provide a professional opinion on a number of the sites within the SHLAA, and provide general assumptions as to future housing delivery within the JCS area. This advice has been taken into account in assessing the sites and informing the housing trajectory (appendix 4).

Reference to timescales within the following table relate to the plan period.

Stage 7d – Overcoming constraints

Where constraints have been identified, the assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development. Certain sites which have been considered as suitable, can only be considered as such once the constraints have been suitably addressed and subject to an acceptable proposal.

Stages 7a to 7d are addressed in Table 7 below.

Table 7: Assessment of when and whether sites are likely to be developed

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
HA01	Land at Lansdown Road	✓	✗	6 – 10	Site is in the single ownership of Gloucestershire Constabulary. Pre-application discussions have been on-going. Await further information from the Constabulary’s asset review as to whether/when the site may become available.
HA02	Land at Albion Street/Gloucester Place	✓	✗	0 – 5 6 – 10	Yes. Site has permission, however, discussions on going for an alternative application. Site is therefore not available at present. Capacity may vary.
HA03	Land at St Margaret’s Road	✓	✓	0 – 5 6 – 10	Yes. Sites HA03 and HA05 form part of comprehensive redevelopment project under Civic Pride. The site is allocated and with an adopted SPD which

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
					contains development briefs. Ground investigations have started. Due to current market conditions and the need for more detailed masterplanning, start date anticipated 2013/14. Panel raised concern that the development of the scheme is linked to provision of a park and ride at North West Cheltenham, this is not the case.
HA04	Land at St. George's Place/St. James' Square	✓	✓	0 – 5 6 – 10	Yes. The site is allocated within the local plan and being delivered via Civic Pride initiative. The existing car parking use is only temporary. Flood risk assessment is in preparation. Waiting on FRA information has meant that the timescales have slipped and due to flooding constraints the number of dwellings has been reduced to 8.
HA05	Land at Portland Street				See above site HA03
HA06	Cheltenham Spa Railway Station	✓	✗	6 – 10	Yes. The site is allocated within the local plan. Network Rail is considering development proposals for the site, incorporating residential as part of a mixed use scheme. Masterplanning could overcome constraints. No progress expected in the short term given current economic position.
HA07	Land at Midwinter	✓	✓	0 – 5	Yes. The site is allocated within local plan and a preferred developer has been selected, pre-application discussions have started, a flood risk assessment is being undertaken and CBC has received consent for the disposal of allotment land. Planning application expected 2010.
DB01	Outer West, Land at Tewkesbury Road	✓	✗	✗	Not within 15 year timescale Whilst the site would be suitable for residential as part of a mixed use development, recognise the significant constraints. Correspondence with the operator indicates no short term plans to cease operations on site. If site could be phased it may be possible for some parts to come forward in advance. This situation will be monitored
DB02	Bence's Timber Yard, St. John's Avenue	✓	✗	6 – 10	Yes. Principle of redevelopment of the site is expressed in Development Brief. Subject to finding a suitable relocation site.
DB03	Sherborne Place Car Park	✓	✗	6 – 10	Principle of redevelopment of the site is expressed in Development Brief. Subject to the issue of parking provision being adequately addressed. Await Car Park audit and strategy.

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
DB04	Henrietta Street Car Park and Buildings (opposite Matalan) St Margaret's Road	✓	✗	0- 5 6 – 10	Principle of redevelopment of the site is expressed in Development Brief and part of site has received permission. Subject to the issue of parking being adequately addressed. Await Car Park audit and strategy.
DB05	Royal Well and Municipal offices	✓	✗	✗	Development of the site is being delivered through Civic Pride, current proposals suggesting a commercial use for the site. Until more information is known, consider the sites to be not currently developable for residential.
IC01	Prestbury Road/Windsor Street	✓	✗	0 – 5 6 – 10	Yes, subject to appropriate masterplanning and mix of uses.
NLUD01	Rodney Road car park Rodney Road	✓	✗		Subject to any proposal adequately addressing the issue of parking provision. Await Car Park audit and strategy.
VDL&B01	Axiom, Winchcombe Street	✓	✗	6 – 10 11 – 15	Yes. To overcome viability issues, may need help to be attractive to the market.
VDL&B03	Land adjacent to former Goat and Bicycle Public House	✓	✗	6 – 10	Subject to site being promoted.
SPS01	Lynworth Hall, off Mendip Road	✗	✗	✗	Unlikely. A suitable vehicle access would be required and a proposal which adequately addressed relocation of existing facility.
SPS02	Hesters Way Church, Barbridge Rd	✓	✗	✗	Pre-application discussions. Await update on legal matters.
SPS03	Land rear of 30 -31 Pates Avenue	✓	✓	0 – 5	Yes. Site is in Council ownership and has not been used as a Scout Hut for a number of years, indicating a lack of demand for such a use in this location. Subject to relocation/acceptable loss of site for previous use.
SPS04	Community Centre & Scout Hut, Brooklyn Road	✓	✗	✗	Site is not being promoted. The issue of existing community use would need to be suitably addressed. However, there is no intention to redevelop at present, therefore consider site to be not currently developable
SPS05	Land at Penrith Road	✓	✗	✗	Unlikely within short term. Potential loss of community use would need to be adequately addressed. Site is not being promoted
SPS06	Great Western Road, land adjoining Great Western Road	✓	✗	✗	Would require decontamination on site and adequately address potential loss of informal open space. Site not being promoted.
SPS08	Land adjacent Leckhampton Road and two fields adjacent Pullen	✗	✗	✗	Unlikely. Part of the site is within the AONB and the built element of the site has an existing community use. If the existing use could be relocated it may be possible to provide limited development on the built element

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
					of the site. The site is outside of the principal urban area as defined in the Adopted Local Plan.
SPS09	Land at Chester Walk	✓	✓	0 – 5	Yes. The site has been the subject of a previous planning application (07/01126/FUL) and appeal, whilst the proposal was refused the principle of redevelopment was found acceptable. Subject to masterplanning and acceptable proposal.
SPS10	Land at Ellerslie	✓	✗	0 – 5 6 – 10	Yes. The existing use on site is to cease and the site will become available within the next 5 - 7years.
SPS13	Land at Starvehall Farm	✓	✓	0 – 5 6 – 10	Yes. Pre-application discussions on -going, Masterplanners and agents have been appointed. Anticipate planning application 2010, reserved matters 2011/12, start date on site 2011/12 and anticipate a fast build out rate.
SPS14	Former Townsend Bakery, Townsend Street,	✗	✓	✓	Unlikely. Previous application refused and there is current public and political opposition to development of garden land sites, see Development on Garden Land and Infill sites SPD. Would need to adequately address potential loss of informal open space.
SPS15	Delancey Hospital, Charlton Lane	✓	✗	0 – 5 6 – 10	Yes. With masterplanning to provide for an appropriate mixed-use site. Site to become available in 2011, subject to viability of scheme for residential.
SPS 17	Former Telephone Exchange, Kingsley Gardens	✓	✓	0 – 5	Yes, subject to an acceptable scheme.
SPS18	47 – 51 Swindon Road	✓	✗	0 – 5 6 – 10	Yes. If an acceptable scheme was promoted which addressed the existing land issue either through relocation, mixed use or demonstrating no need. Site could become available in 18 months.
NRU01	Rivershill House, St. George's Road	✓	✓	6 – 10	Yes. If an acceptable scheme was promoted which addressed the employment land issue, for example through a mixed use scheme.
NRU02	Elim Pentecostal Church, St. George's Road	✓	✓	6 – 10	Yes. Pre-application discussions had resulted in an acceptable mixed use proposal.
NRU04	King Alfred Way	✓	✓	0 – 5	Subject to the issue of employment land provision being adequately addressed.
NRU06	Spirax Sarco, Tennyson Road	✓	✗	0 – 5	Subject to masterplanning and the issue of employment land provision being adequately addressed.
NRU08	Springbank Shopping	✓	✗	6 – 10	Yes. With masterplanning and the

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
	Centre inc. adjacent Springfield House, Pilgrove Way				issue of retail provision being adequately addressed. Site is vacant and there have been pre-application discussions regarding the site, however site not currently being promoted.
NRU09	Land and Buildings at Coronation Square (inc. Edinburgh Place Car Park)	✓	✗	✗	Site suitable for mixed use development, however, current proposals indicating limited potential for net gain in residential.
NRU11	Commercial Street Car Park	✓	✓	6 – 10	Yes. Subject to an acceptable proposal and the issue of car parking addressed.
NRU12	High Street Car Park and land at 453/456 High street	✗	✗	✗	Unlikely in short term. Site may be required for other uses associated with potential highway works. Masterplanning would need to overcome plot configuration and proximity to Honeybourne Line.
NRU13	Hardwick site, St Paul's Road	✓	✗	6 – 10	Yes. Subject to masterplanning and issue of loss of playing fields to be adequately addressed.
NRU14	Pittville Media Campus, New Barn Lane	✓	✗	6 -10	Yes. University has announced intentions to dispose of the site and relocate to an alternative site. Site is to become available late 2011.
NRU15	379 – 383 High Street (Widdows)	✓	✓	0 – 5	Subject to acceptable scheme which addresses loss of existing use.
NRU16	Prestbury Road	✓	✓	0 – 5	Subject to acceptable scheme which addresses loss of existing use.
NRU17	Telling and Coates Nursery, East End Road	✓	✓	0 – 5	Subject to acceptable scheme, which investigates implications of watercourse and is sensitively designed.
NRU18	Kier Moss Premises, 96 Leckhampton Road	✓	✗	0 – 5	Subject to acceptable scheme which addresses relocation of existing use. Site likely to become available 2011/12.
NRU19	Inland Revenue Office, Parabola Road	✓	✗	0 – 5 6 – 10	Subject to acceptable scheme which addresses loss of existing use. Site still in current use, unknown as to when site may become available.
NRU20	Garage site, Fairview Street	✓	✗	0 – 5 6 – 10	Subject to site being promoted and an acceptable scheme which addresses the loss of previous use.
AHO01	Land adjoining Kyanse, Church Road	✓	✓	0 – 5	Yes. Pre-application discussions have taken place, subject to a proposal which adequately addresses the issues raised in the Garden Land and Infill Development SPD.
AHO02	CBH Garage site, Imjin Road	✓	✓	0 – 5	No constraints
AHO03	CBH Garage site, Burma Road	✓	✓	0 – 5	No constraints
AHO04	CBH Garage site, Brook Road	✓	✓	0 – 5	No constraints

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
AHO05	CBH Garage site, Malvern Street	✓	✓	0 – 5	No constraints
AH006	Brighton Road redevelopment of Prefabricated bungalows	✓	✓	0 – 5	No constraints
AHO07	Cakebridge Place	✓	✓	0 – 5	Subject to resolution of legal issues.
RR02	St Paul's Neighbourhood Regeneration Area (Phase 2)	✓	✓	0 – 5	No constraints. Demolition has occurred
OUA01	Land at Sunnyfield Lane	x	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a review of the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA02	<i>Land at the Reddings (whole site)</i>	x	✓	✓	<i>Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.</i>
OUA02a	Shakespeare Cottages	x	✓	✓	Within the green belt. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA02b	Land at the Hayloft	x	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA02c	Land off Grovefield Way	x	✓	✓	Within the green belt. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA02d	Land at Stansby Mobile Home and Touring Caravan Park	x	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA02e	Flowerdale Farm	x	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
					overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA02f	Land at the Reddings	*	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA03	Land at Timbercombe Lane	*	✓	✓	No, within the AONB and outside of the principal urban area as defined in the Adopted Local Plan.
OUA04	Land off Bamfurlong Lane (whole site)	*	✓	✓	<i>The site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.</i>
OUA04a	Briarfields Motel and Touring Park, Gloucester Road	*	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA04b	Land off Bamfurlong Lane	*	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA04c	Eastern end of A40	*	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA05	Land at Prestbury	*	✓	✓	Within the green belt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
OUA06	Land off New Barn Lane (south of the racecourse) (Whole site)	*	✓in part	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA06a	Land rear of 91 New Barn Lane	*	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA06b	Land to south of Cheltenham Racecourse	*	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA07	Land at Fiddler's Green	*	✓	✓	The Council had been advised by Severn Trent that the cordon sanitaire is not suitable for any development that would lead to long term human habitation. Subsequently the Council has been advised that the existing exclusion zone is being reconsidered. Until further information has been received, consider this site unsuitable as is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy, a revision to the development exclusion zone and subject to an acceptable proposal.
OUA07a	Land at Fiddler's Green	*	✓	✓	The Council had been advised by Severn Trent that the cordon sanitaire is not suitable for any development that would lead to long term human habitation. Subsequently the Council has been advised that the existing exclusion zone is being reconsidered. Until further information has been received, consider this site unsuitable as is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
					to the greenbelt boundary in this location through the Joint Core Strategy, a revision to the development exclusion zone and subject to an acceptable proposal.
OUA08	Land at Glenfall Way	x	✓	✓	Within the AONB and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the AONB boundary in this location and subject to an acceptable proposal.
OUA09	Land at Golden Valley	x	✓	✓	The site is within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA10	Land at Greenway Lane	x	✓	✓	No, within the AONB and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the AONB boundary in this location and subject to an acceptable proposal.
OUA11	Land at Oakley	x	x	✓	Unlikely. Public open space provision would need to be adequately addressed. Green Space review does not suggest disposal/redevelopment of site.
OUA12	<i>Old Gloucester Road (whole site)</i>	x	<i>In part</i>	x	<i>Unlikely. Within flood zone and green belt, eastern part of the site contains built form, however, the issue of flooding and allotments in this area would need to be adequately addressed and removal from the greenbelt. Outside of the principal urban area as defined in the Adopted Local Plan. Greenbelt constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.</i>
OUA12b	Land at Old Gloucester Road/Hayden works	x	✓	x	Unlikely. Site is partially within Flood zone 2, within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Greenbelt constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
OUA13	Land to the east of the racecourse (whole site)	x	✓In part	✓	Within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA13a	Land to the east of the racecourse	x	✓	✓	Within the greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA14	Land at Hyde Farm	x	✓	✓	Peripheral site, green belt location plays a key role in preventing coalescence in this location. Significant site, scoring high in the green belt review and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA15	Land at Hunting Butts (whole site)	x	✓	✓	Significant site, scoring high in the green belt review and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA15a	Land at Hunting Butts Farm, Swindon Lane	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA15b	Swindon Lane	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA15c	The Paddocks, Swindon Lane	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
					to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA15d	Hanks Land, Hunting Butts west	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
OUA15e	Hunting Butts Farm, Land at North Cheltenham	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable proposal.
SUE01	Land to the north west of Cheltenham	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable, comprehensive cross boundary proposal.
SUE01a	Zurich Sports Ground, Swindon Village, to the north west of Cheltenham	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable, comprehensive cross boundary proposal.
SUE01b	Land to the north west of Cheltenham	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable, comprehensive cross boundary proposal.
SUE01c	Land to the north west of Cheltenham	x	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable, comprehensive cross boundary proposal.
SUE01d	Land to the north west of Cheltenham	x	✓	✓	Within greenbelt and outside of the principal urban area as

SHLAA ref	Site	Suitable	Available now	Achievable	Overcome constraints
					defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable, comprehensive cross boundary proposal.
SUE01e	Land to the north west of Cheltenham	*	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable comprehensive cross boundary proposal.
SUE01f	Land to the north west of Cheltenham	*	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable comprehensive cross boundary proposal.
SUE01g	Land to the north west of Cheltenham	*	✓	✓	Within greenbelt and outside of the principal urban area as defined in the Adopted Local Plan. Constraints could only be overcome if there was a revision to the greenbelt boundary in this location through the Joint Core Strategy and subject to an acceptable comprehensive cross boundary proposal.
SUE02a	Land at Kidnappers Lane and Farm Lane	*	✓	✓	Outside of the principal urban area as defined in the Adopted Local Plan. Subject to acceptable comprehensive cross boundary proposal.
SUE02b	Land at Kidnappers Lane	*	✓	✓	Outside of the principal urban area as defined in the Adopted Local Plan. Subject to acceptable comprehensive cross boundary proposal.
SUE02c	Land to the south of Cheltenham, Leckhampton	*	✓	✓	Outside of the principal urban area as defined in the Adopted Local Plan. Subject to acceptable comprehensive cross boundary proposal.
SUE02d	Land at Kidnappers Lane (2)	*	✓	✓	Outside of the principal urban area as defined in the Adopted Local Plan. Subject to acceptable comprehensive cross boundary proposal.
SUE02e	Land to the south of Cheltenham	*	✓	✓	Outside of the principal urban area as defined in the Adopted Local Plan. Subject to acceptable comprehensive cross boundary proposal.

Stage 8 – Review of the Assessment

This initial survey of sites and the assessment of their deliverability/developability can inform the housing potential of sites to produce an indicative housing trajectory that sets out how much housing could be provided and at what point in the future.

Government guidance states that it may be concluded that insufficient sites have been identified and that further sites need to be sought, or that assumptions on housing potential of particular sites need to be revisited. If there are still insufficient sites, then it will be necessary to investigate how this shortfall is best planned for. By either the identification of broad locations for future housing growth and/or the use of a windfall allowance.

The information above and existing commitments (planning permissions that have not yet been started or are under construction) has been used to create the indicative housing trajectory, see appendix 4. Sites not considered suitable have no figures associated with them in the trajectory.

The distribution of sites over time has been informed through the SHLAA Panel, development briefs, masterplans, developer and officer information and/or known build out rates. The following assumptions were used as the basis for discussions with the SHLAA Panel with regard to lead in times and build out rates.

Lead in times – for sites under 100 dwellings assume 1 year to gain planning consent. For sites over 100 dwellings assume 18 months.

Build out Rates – assume 25 dwellings in the first year and 50 dwellings per developer, per annum thereafter, whether on single or multiple developer sites.

The trajectory shows net figures, therefore including losses. When looking at the potential delivery rate for unimplemented permissions, the Panel considered that, for sites where no other delivery information is known, it would be acceptable to divide the remaining unimplemented permissions over a five year period.

Sensitivity testing has been applied to the figures in the following section.

Sensitivity testing

Due to recent economic conditions, the SHLAA Panel was asked to provide information relating to how the current economic situation was affecting the housing market within the JCS area. The SHLAA Panel held in August 2009 highlighted that, for Cheltenham, the market for flats had suffered greater than that for housing and that the market for housing was starting to come back. The SHLAA Panel in May 2010 highlighted that Cheltenham is still a desirable location, even with the current market conditions, however the panel raised concerns over the previous use of 50dph as a density multiplier given the current market conditions and that high densities suggest flattened developments which they considered was an issue. The previous use of 50dph was in accordance with the Draft Regional Spatial Strategy, with the revocation of Regional Spatial Strategies and the removal of the minimum density requirement as a result of changes to PPS3, this position has been altered within the SHLAA.

In considering the existing commitments, it is likely that a number of them will not go on to be developed, but the permission will instead expire. As has previously been mentioned, over the last 11 years the average annual expiry rate has been 24 dwellings per year, which is approximately 3% of the total number of dwellings granted permission over the same period. This expiry rate of 3% has been applied to the existing commitments, where construction has not already begun. 31 dwellings have been assumed to expire.

The trajectory also takes account of the 281 dwellings at GCHQ Oakley which are unlikely to be implemented within the short to medium term.

No further provision has been made for future losses as all known losses have been included within the SHLAA, either through inclusion of net housing figures or in light of there being no existing housing on the site.

Given the abolition of the Regional Spatial Strategy for the South West, it will be for the JCS to consider the housing strategy for the borough, this may result in constraints being removed in order to unlock potential sites, or capacities being increased on existing potential sites. In addition development within acceptable locations, including windfalls, will continue and be able to contribute to any housing requirement.

The housing trajectory illustrates that there is potential supply over the plan period as follows:

<i>Table 8: Identified sites over plan period (net, including expiry rate)</i>	<i>No. dwellings</i>
2010/11	183
First 5 year period	1313
Second 5 year period	898
Third 5 year period	0
Total	2394

Stage 9 – Broad locations for growth (Appendix 8)

Broad locations are determined by the guidance as locations where housing is considered feasible and will be encouraged, but where specific sites cannot yet be identified.

During the Panel Members discussion in January 2008, areas of the town centre were identified which could contribute to residential requirement through mixed use regeneration of town centre areas, such as the Albion Street/Winchcombe Street area. Whilst it is not possible to say with any certainty when such redevelopment may happen it is reasonable to assume that development within the town centre would be considered acceptable and be attractive to the market, subject to the right proposal.

In considering locations for additional development, it is considered that, in addition to the town centre, development within the wider PUA area would be acceptable, subject to appropriate proposals. There are likely to be sites, particularly smaller sites or infill sites, which have not been able to be specifically identified within the SHLAA but which may still come forward.

Given the predominantly urban nature of the borough, it is likely that future potential would occur on currently unidentified sites within the urban area, and in particular parts of the town centre in need of regeneration and it would be reasonable to assume that these would occur later in the process due to the nature of assembling brownfield regeneration sites.

Stage 10 – Determining the housing potential of windfalls

Windfalls are those development sites which have not been specifically identified as available but which become available unexpectedly, for example, as a result of a factory closure or a new flat over a shop. By their very nature it is impossible to predict when and where such sites may become available.

Windfalls should not be included within SHLAAs unless there are genuine local circumstances which would mean a windfall allowance is justified. Whilst uncertainty surrounds potential locations, it is reasonable to assume that windfalls will continue to happen although the SHLAA does not rely on a windfall projection. The situation of windfalls will be monitored through the RLA and will be updated, as appropriate, within future SHLAAs.

Cheltenham historically has had high levels of windfall development, as shown in the table below.

Table 9: Completions since 1991

Year	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Completions	123	402	306	445	392	173	227	181	370	485	449
Losses	100							3	1	76	32
Net change	1,968							178	369	409	417

Year	2002	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	Total
Completions	439	801	605	474	1012	576	321	300		8,081
Losses	22	242	15	22	79	20	36	25		673
Net change	417	559	590	452	933	556	285*	275		7,408

*Number of residential completions, losses and Net gains each year, Residential Land Availability Report 2010 * increase in 3 dwellings from 2009 report, see RLA for details*

The rates of expired planning permissions over the same period have been consistently low, apart from 2010 given the market conditions at the time, this position will be monitored.

Table 10: Expired permissions since 1991

1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
7	27	40	48	30	2	28	24	4	29	0	15	6	6	266

2005	2006	2007	2008	2009	2010									Total
11*	14	15	23	32	108									469

Number of expired dwellings in Cheltenham borough, Residential Land Availability Report 2010

Whilst, it is acknowledged that future rates of development can not merely be based on past rates of development, as various factors will affect future rates of development, including local build rates, land values, the demand for housing, the reservoir of potential opportunities, local planning policies etc. In considering past development rates and the past rate of expired permissions it is considered reasonable to assume that dwellings would continue to come forward on unidentified sites within the PUA.

Monitoring and updating of the assessment

The SHLAA is not intended to be a one-off study as situations on individual sites will be subject to change and the SHLAA will be updated at least annually or more frequently if required for plan preparation purposes. As a comprehensive assessment was undertaken for the 2008 and 2009 SHLAA, it is not anticipated that a full re-survey would be required within future updates, unless there has been a significant change within the borough, the plan is to be reviewed or there is a change in policy direction nationally, regionally or locally that would result in the release of land or sites within identified sources of supply.

The main reason to update the assessment will be to consider whether:

Sites under construction have now been developed;

- Sites with planning permission are now under construction;
- Planning applications have been submitted or approved on sites and broad locations identified within SHLAA;
- Progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
- Unforeseen constraints have emerged which now mean a site is no longer deliverable or developable and how these could be addressed;
- Whether any windfall allowance is coming forward as expected, or may need to be adjusted; and
- Whether any new sites have been identified.