

Site: AHO01 Land adjoining Kyance, Church Road

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

Site: AHO02 CBH garage site, Imjin Road

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

Site: AHO03 CBH garage site, Burma Avenue

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

Site: AHO04 CBH Garage site, Brook Road

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

Site: AHO05 CBH garage site, Malvern Street

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

Site: AHO07 Cakebridge Place

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

Site: DB01 Gas Works, Tewkesbury Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	14.19	
Current Land Use(s)	Gas Works and Retail	
Surrounding Land Use(s)	Retail and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Outer West SPG	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	X	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

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

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

Site: DB03 Sherborne Place Car Park

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

Site: DB04 Henrietta Street Car Park and Buildings

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

Site: DB05 Municipal Offices and Land at Royal Well

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.89	
Current Land Use(s)	Employment, Bus Station, car park and open space	
Surrounding Land Use(s)	Mixed: Commercial, leisure and residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Core Commercial Area, Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: HA01 Police Headquarters, Lansdown Road

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

Site: HA02 Albion Street and Winchombe Street

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.93	
Current Land Use(s)	Commercial	
Surrounding Land Use(s)	Mixed: Commercial; residential and leisure	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Site allocated for mixed use development. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

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

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

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

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.66	
Current Land Use(s)	Vacant/temporary car park	
Surrounding Land Use(s)	Mixed: predominantly commercial	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Site is allocated for mixed use development. Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2 & 3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: HA06 Cheltenham Spa Station

Site Characteristics		
Site Size (or range if appropriate) (hectares)	3.34	
Current Land Use(s)	Parking and employment	
Surrounding Land Use(s)	Residential; retail; employment	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Allocated for mixed use. SPG covering site	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	X	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: HA07 Midwinter, off Gardners Lane

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

Site: IC01 Prestbury Road/Windsor Street

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

Site: NLUD01 Rodney Road Car park

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

Site: NRU01 Rivershill House, St George's Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.42	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Mixed: Commercial and Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Core Commercial Area and Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

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

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

Site: NRU04 King Alfred Way

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

Site: NRU06 Spirax Sarco, Tennyson Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.88	
Current Land Use(s)	Employment	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Partly within Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?	Possible	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: NRU08 Springbank Shopping Centre

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.2	
Current Land Use(s)	Retail	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Neighbourhood Centre	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	2	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: NRU09 Land and Buildings at Coronation Square

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

Site: NRU11 Commercial Street Car Park

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

Site: NRU12 High Street Car Park and Land at 456 High Street

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

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.92	
Current Land Use(s)	University site	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: NRU14 University of Gloucestershire Pittville Media Campus

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

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

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

Site: NRU16 Prestbury Road

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

Site: NRU17 Telling and Coates Nursery, East End Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.28	
Current Land Use(s)	Semi-derelict nursery	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Principal Urban Area and Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	?	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	*	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	*	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	*	

Site: NRU18Kier Moss Premises, 96 Leckhampton Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.95	
Current Land Use(s)	Head office and Joinery factory	
Surrounding Land Use(s)	Predominantly residential but with industrial to the north	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop as a result of relocation	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Part of access within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X but part access within CA
Is there any known contamination on site?		X
Other	Land currently in employment use – Policy EM2	
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	*	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	*	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	*	

Site: NRU19 Inland Revenue Office, Parabola Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.14	
Current Land Use(s)	Office	
Surrounding Land Use(s)	Predominantly residential, with office	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation area and Principal urban area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	*	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	*	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	*	

Site Information									
SHLAA Site Ref Number	NRU22								
Site Name	Thirlestaine Hall								
Site Address	Thirlestaine Hall, Thirlestaine Road, Cheltenham								
Ward / Parish	College								
Grid reference	E = 395394 / N = 221210								
Site promotion details	<table border="1"> <tr> <td>Yourselves</td> <td></td> </tr> <tr> <td>Agent on behalf of landowner</td> <td></td> </tr> <tr> <td>Speculative</td> <td>✓</td> </tr> <tr> <td>Internal</td> <td></td> </tr> </table>	Yourselves		Agent on behalf of landowner		Speculative	✓	Internal	
Yourselves									
Agent on behalf of landowner									
Speculative	✓								
Internal									
Brownfield/Greenfield	Brownfield								
Current land use (Use Class)	Office								
Unconstrained site area (ha)	2.93ha								
Developable site area (ha)	n/a								

Situation	
Character of the area	Urban – Mixed (residential, playing fields, public green space, place of worship)
Surrounding land uses	North: Residential East: Playing fields South: Residential West: Cheltenham College building

Proposed development	
Past uses of the site	Residential, Hotel, Military use
Proposed Development	Residential
Potential number of housing units (if known)	55
Phasing	n/a

Planning Status	
Previous planning history	None relevant to SHLAA
Current planning status	n/a

Current Policy / Physical Constraints			
Local Plan Context/Designations		Principal Urban Area, Central Conservation Area	
		Yes	No
Do you consider the site to be within an urban area?		✓	
Does the site fall within the Green Belt?			✓
Does the site fall within an Area of Outstanding Natural Beauty?			✓
Does the site fall within Flood Zone 2 or 3?			✓
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)		✓	
Is there any known contamination on site?			✓
Other	Main building is Grade 2 listed, Tree Preservation Orders, Potential loss of employment use		

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair accessibility to public transport services. Close proximity to bus stops on routes P and Q (every 60 minutes) and within walking distance of Cheltenham Spa railway station.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site lies in very close proximity to a District Centre as well as the town centre.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	The site is within 0.5 miles of a District Centre which has good local services such as pubs, post office and supermarkets. The site is less than 1 mile away from primary schools and doctor's surgery.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site Information		
SHLAA Site Ref Number	NRU21b	
Site Name	Christ College, Site B	
Site Address	Christ College, Arle Road, Cheltenham	
Ward / Parish	St. Peter's	
Grid reference	E = 393406 / N = 222929	
Site promotion details	Yourself	
	Agent on behalf of landowner	✓
	Speculative	
	Internal	
Brownfield/Greenfield	Greenfield	
Current land use (Use Class)	School playing fields	
Unconstrained site area (ha)	2.11ha	
Developable site area (ha)	n/a	

Situation	
Character of the area	Urban – largely residential
Surrounding land uses	North: Arle Road, School campus East: Railway line South: Public sector/voluntary uses West: Residential

Proposed development	
Past uses of the site	n/a
Proposed Development	Residential
Potential number of housing units (if known)	n/a
Phasing	n/a

Planning Status	
Previous planning history	None relevant to SHLAA
Current planning status	n/a

Current Policy / Physical Constraints			
Local Plan Context/Designations		Principal Urban Area, Recreation	
		Yes	No
Do you consider the site to be within an urban area?		✓	
Does the site fall within the Green Belt?			✓
Does the site fall within an Area of Outstanding Natural Beauty?			✓
Does the site fall within Flood Zone 2 or 3?			✓
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)			✓
Is there any known contamination on site?		✓	
Other	Potential loss of recreation space/facilities; PPG17. Some information indicates that this land was used for the excavation of sand and gravel and has been filled before reinstatement as playing fields. Whilst the land is a former landfill it is not subject to contamination.		

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good accessibility to public transport services. Close proximity to bus stops on routes A and G (every 15-30 minutes) and within walking distance of Cheltenham Spa railway station.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site lies in very close proximity to Tewkesbury Road and associated services at Cheltenham Trade Park, Kingsditch Trading Estate and Gallagher Retail Park. The site is approximately 1.8 miles from the Promenade and the wider town centre area.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	The site is within 1-2 miles of Waitrose, Sainsbury's and Tesco and is located 1 mile away from northern end of the High Street which has good local services and the site is approximately 1.2 miles from St. Paul's Medical Centre. The site is less than 2 miles from the new All Saints Academy.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site Information		
SHLAA Site Ref Number	NRU21a	
Site Name	Christ College, Site A	
Site Address	Christ College, Arle Road, Cheltenham	
Ward / Parish	St. Peter's	
Grid reference	E = 393421 / N = 223189	
Site promotion details	Yourselves	
	Agent on behalf of landowner	✓
	Speculative	
	Internal	
Brownfield/Greenfield	Brownfield	
Current land use (Use Class)	School campus (school buildings, sports hall, outdoor sports pitch, multi use games area)	
Unconstrained site area (ha)	3.37ha	
Developable site area (ha)	n/a	

Situation	
Character of the area	Urban – largely residential
Surrounding land uses	North: Football ground and river East: Railway line South: Residential West: Residential

Proposed development	
Past uses of the site	n/a
Proposed Development	Residential
Potential number of housing units (if known)	n/a
Phasing	n/a

Planning Status	
Previous planning history	None relevant to SHLAA
Current planning status	n/a

Current Policy / Physical Constraints			
Local Plan Context/Designations	Principal Urban Area, Recreation		
		Yes	No
Do you consider the site to be within an urban area?		✓	
Does the site fall within the Green Belt?			✓
Does the site fall within an Area of Outstanding Natural Beauty?			✓
Does the site fall within Flood Zone 2 or 3?			✓
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)			✓
Is there any known contamination on site?			✓
Other	Potential loss of recreation space/facilities; PPG17		

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Good accessibility to public transport services. Close proximity to bus stops on routes A and G (every 15-30 minutes) and within walking distance of Cheltenham Spa railway station.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site lies in very close proximity to Tewkesbury Road and associated services at Cheltenham Trade Park, Kingsditch Trading Estate and Gallagher Retail Park. The site is approximately 1.8 miles from the Promenade and the wider town centre area.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	The site is within 1-2 miles of Waitrose, Sainsbury's and Tesco and is located 1 mile away from northern end of the High Street which has good local services and the site is approximately 1.2 miles from St. Paul's Medical Centre. The site is less than 2 miles from the new All Saints Academy.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site Information									
SHLAA Site Ref Number	NRU22								
Site Name	Thirlestaine Hall								
Site Address	Thirlestaine Hall, Thirlestaine Road, Cheltenham								
Ward / Parish	College								
Grid reference	E = 395394 / N = 221210								
Site promotion details	<table border="1"> <tr> <td>Yourselves</td> <td></td> </tr> <tr> <td>Agent on behalf of landowner</td> <td></td> </tr> <tr> <td>Speculative</td> <td>✓</td> </tr> <tr> <td>Internal</td> <td></td> </tr> </table>	Yourselves		Agent on behalf of landowner		Speculative	✓	Internal	
Yourselves									
Agent on behalf of landowner									
Speculative	✓								
Internal									
Brownfield/Greenfield	Brownfield								
Current land use (Use Class)	Office								
Unconstrained site area (ha)	2.93ha								
Developable site area (ha)	n/a								

Situation	
Character of the area	Urban – Mixed (residential, playing fields, public green space, place of worship)
Surrounding land uses	North: Residential East: Playing fields South: Residential West: Cheltenham College building

Proposed development	
Past uses of the site	Residential, Hotel, Military use
Proposed Development	Residential
Potential number of housing units (if known)	55
Phasing	n/a

Planning Status	
Previous planning history	None relevant to SHLAA
Current planning status	n/a

Current Policy / Physical Constraints			
Local Plan Context/Designations		Principal Urban Area, Central Conservation Area	
		Yes	No
Do you consider the site to be within an urban area?		✓	
Does the site fall within the Green Belt?			✓
Does the site fall within an Area of Outstanding Natural Beauty?			✓
Does the site fall within Flood Zone 2 or 3?			✓
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)		✓	
Is there any known contamination on site?			✓
Other	Main building is Grade 2 listed, Tree Preservation Orders, Potential loss of employment use		

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair accessibility to public transport services. Close proximity to bus stops on routes P and Q (every 60 minutes) and within walking distance of Cheltenham Spa railway station.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site lies in very close proximity to a District Centre as well as the town centre.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	The site is within 0.5 miles of a District Centre which has good local services such as pubs, post office and supermarkets. The site is less than 1 mile away from primary schools and doctor's surgery.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site Information	
SHLAA Site Ref Number	NRU23
Site Name	Reeves
Site Address	Old Bath Road, Cheltenham
Ward / Parish	Charlton Park
Grid reference	E = 393421 / N = 223189
Site promotion details	Yourself
	Agent on behalf of landowner
	Speculative
	Internal
Brownfield/Greenfield	Greenfield
Current land use (Use Class)	Private playing fields
Unconstrained site area (ha)	4.58ha
Developable site area (ha)	2.4 – 3ha

Situation	
Character of the area	Mixed use
Surrounding land uses	North: Public green space East: Residential South: Private sports club West: Office/School facilities

Proposed development	
Past uses of the site	Private playing fields
Proposed Development	Residential
Potential number of housing units (if known)	60 - 100
Phasing	n/a

Planning Status	
Previous planning history	None relevant to SHLAA
Current planning status	n/a

Current Policy / Physical Constraints		
Local Plan Context/Designations	Principal Urban Area, Central Conservation Area, Recreation	
	Yes	No
Do you consider the site to be within an urban area?	✓	
Does the site fall within the Green Belt?		✓
Does the site fall within an Area of Outstanding Natural Beauty?		✓
Does the site fall within Flood Zone 2 or 3?		✓
Does the site fall within a Special Landscape Area?		✓
Does the site fall within a Site of Special Scientific Interest?		✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)	✓	✓
Is there any known contamination on site?		✓
Other	Central Conservation Area, Potential loss of recreation space/facilities; PPG17	

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Fair accessibility to public transport services. Close proximity to bus stops on routes P and Q (every 60 minutes) and within walking distance of Cheltenham Spa railway station.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site lies in very close proximity to a District Centre as well as the town centre.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	The site is within 1 mile of a District Centre which has good local services such as pubs, post office and supermarkets. The site is less than 1 mile away from primary schools and doctor's surgery.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site Information									
SHLAA Site Ref Number	NRU24								
Site Name	Land between 265 and 267 London Road								
Site Address	Land between 265 and 267 London Road								
Ward / Parish	Charlton Kings								
Grid reference	E = 396685 / N = 220845								
Site promotion details	<table border="1"> <tr> <td>Yourselves</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Agent on behalf of landowner</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Speculative</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Internal</td> <td><input type="checkbox"/></td> </tr> </table>	Yourselves	<input checked="" type="checkbox"/>	Agent on behalf of landowner	<input type="checkbox"/>	Speculative	<input type="checkbox"/>	Internal	<input type="checkbox"/>
	Yourselves	<input checked="" type="checkbox"/>							
	Agent on behalf of landowner	<input type="checkbox"/>							
	Speculative	<input type="checkbox"/>							
Internal	<input type="checkbox"/>								
Brownfield/Greenfield	Greenfield								
Current land use (Use Class)	Garden land								
Unconstrained site area (ha)	0.027								
Developable site area (ha)	0.01								

Situation	
Character of the area	Urban – largely residential
Surrounding land uses	North: A40, residential East: Residential South: River Chelt, residential West: Residential

Proposed development	
Past uses of the site	Garden for 267 London Road
Proposed Development	Residential
Potential number of housing units (if known)	One
Phasing	One

Planning Status	
Previous planning history	None
Current planning status	None

Current Policy / Physical Constraints			
Local Plan Context/Designations		Principal Urban Area	
		Yes	No
Do you consider the site to be within an urban area?		✓	
Does the site fall within the Green Belt?			✓
Does the site fall within an Area of Outstanding Natural Beauty?			✓
Does the site fall within Flood Zone 2 or 3?		✓ in part	
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)			✓
Is there any known contamination on site?			✓
Other			

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Frequent, regular bus service to town centre and onward connections. Nearest bus stop at Sixways Junction (300m)
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Retail 300m. Leisure at local village halls - easy walking distance. Local employment within walking distance - retail, IT, restaurants/bar, estate agencies, medical services.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	Easy walking distance to local facilities nursery/playgroups, 3 primary, 2 secondary schools. Adult education in secondary schools within easy walking distance. Additional facilities in easy walking distance - two churches, three village halls, doctors, dentist, vet, pubs, restaurant, bar, playing fields, various retail outlets, post office.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site: OUA01 Land at Sunnyfield Lane

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

Site: OUA02 The Reddings

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

Site: OUA02a Shakespeare Cottages (incorporated within OUA02)

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

Site: OUA02b Land at Hayloft (incorporated within OUA02)

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

Site: OUA02c Land off Grovefield Way (incorporated within OUA02)

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

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

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

Site: OUA02e Flowerdale Farm

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.49	
Current Land Use(s)	open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: OUA02f Land at the Reddings

Site Characteristics		
Site Size (or range if appropriate) (hectares)	9.8	
Current Land Use(s)	Agricultural/open land/	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield & Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: OUA03 Land at Timbercombe Lane

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

Site: OUA04 Land off Bamfurlong Lane

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

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

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

Site: OUA04b Land off Bamfurlong

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

Site: OUA04c Eastern end of A40

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

Site: OUA05 Land at Prestbury

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

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

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

Site: OUA06a Land rear of 91 New Barn Lane (incorporated within OUA06)

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

Site: OUA06b Land to south of Cheltenham Racecourse (incorporated within OUA06)

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

Site: OUA07 Land at Fiddlers Green

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

Site: OUA07a Land at Fiddlers Green

Site Characteristics		
Site Size (or range if appropriate) (hectares)	47	
Current Land Use(s)	Agricultural/open land	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area, within Development Exclusion Zone, contains allotments and Key Wildlife Site.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Borders FZ2	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	X	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: OUA08 Land at Glenfall Way

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

Site: OUA09 Land at Golden Valley

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

Site: OUA10 Land at Greenway Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.20	
Current Land Use(s)	Open countryside	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To develop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Cotswolds Area of Outstanding Natural Beauty, outside of the Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?	X	
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: OUA11 Land at Oakley

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

Site: OUA12 Land at Old Gloucester Road

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

Site: OUA12b Land at Old Gloucester Road/Hayden Works

Site Characteristics		
Site Size (or range if appropriate) (hectares)	3.18	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Open countryside/residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partial FZ 2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		X
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: OUA13 Land to the east of the Racecourse

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

Site: OUA13a Land to the east of Cheltenham Racecourse (incorporated within OUA13)

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

Site: OUA14 Land at Hyde Farm

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

Site: OUA15 Land at Hunting Butts

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

Site: OUA15a Land at Hunting Butts, Swindon Lane (included within OUA15)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	10.5	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: OUA15b Land at Swindon Lane (included within OUA15)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	1.04	
Current Land Use(s)	Residential	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Part	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

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

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

Site: OUA15d Hanks Land, Hunting Butts west (included within OUA15)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	12.7	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: OUA15e Hunting Butts Farm, land at North Cheltenham (included within OUA15)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	60	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site Information		
SHLAA Site Ref Number	OUA16	
Site Name	Land to the north of Greenway Lane	
Site Address	Land to the north of Greenway Lane	
Ward / Parish	Charlton Kings	
Grid reference	E = 3969581 / N = 221478	
Site promotion details	Yourself	
	Agent on behalf of landowner	✓
	Speculative	
	Internal	
Brownfield/Greenfield	Greenfield	
Current land use (Use Class)	Paddock	
Unconstrained site area (ha)	1.9ha	
Developable site area (ha)	1.5ha	

Situation	
Character of the area	Rural
Surrounding land uses	North: Farms East: Residential, open countryside South: Residential, recreation West: Residential, school

Proposed development	
Past uses of the site	Agricultural
Proposed Development	Residential
Potential number of housing units (if known)	40 dwellings
Phasing	Available within 1-5 years

Planning Status	
Previous planning history	None
Current planning status	None

Current Policy / Physical Constraints			
Local Plan Context/Designations	Within Cotswold Area of Outstanding Natural Beauty, outside of Principal Urban Area		
		Yes	No
Do you consider the site to be within an urban area?			✓
Does the site fall within the Green Belt?			✓
Does the site fall within an Area of Outstanding Natural Beauty?		✓	
Does the site fall within Flood Zone 2 or 3?			✓
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)			✓
Is there any known contamination on site?			✓
Other			

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	There are 2 bus services (P and Q) that are operating within walking distance. Routes to Cheltenham town centre, general hospital and Charlton Kings are run every 60 minutes.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site is 1.5 kilometres from the minimal employment opportunities in Charlton kings and over 5 kilometres from town centre opportunities.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	The site is beyond easy walking distance of the town centre but is within cycling distance.

Likely development	
Suitability	YES
Availability	YES
Achievability	YES
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site Information									
SHLAA Site Ref Number	OUA17								
Site Name	Land north of Hyde Lane								
Site Address	Land north of Hyde Lane								
Ward / Parish	Swindon Village								
Grid reference	E = 394229 / N = 225132								
Site promotion details	<table border="1"> <tr> <td>Yourself</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Agent on behalf of landowner</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Speculative</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Internal</td> <td><input type="checkbox"/></td> </tr> </table>	Yourself	<input checked="" type="checkbox"/>	Agent on behalf of landowner	<input type="checkbox"/>	Speculative	<input type="checkbox"/>	Internal	<input type="checkbox"/>
	Yourself	<input checked="" type="checkbox"/>							
	Agent on behalf of landowner	<input type="checkbox"/>							
	Speculative	<input type="checkbox"/>							
Internal	<input type="checkbox"/>								
Brownfield/Greenfield	Greenfield								
Current land use (Use Class)	Undeveloped land								
Unconstrained site area (ha)	0.1								
Developable site area (ha)	0.1								

Situation	
Character of the area	Rural – largely open countryside
Surrounding land uses	North: Agricultural land East: Agricultural land South: Hyde Lane, agricultural land West: Residential

Proposed development	
Past uses of the site	Undeveloped land
Proposed Development	Residential
Potential number of housing units (if known)	2-3
Phasing	n/a

Planning Status	
Previous planning history	None
Current planning status	None

Current Policy / Physical Constraints			
Local Plan Context/Designations	Within Green Belt, outside of Principal Urban Area		
		Yes	No
Do you consider the site to be within an urban area?			✓
Does the site fall within the Green Belt?	✓		
Does the site fall within an Area of Outstanding Natural Beauty?			✓
Does the site fall within Flood Zone 2 or 3?			✓
Does the site fall within a Special Landscape Area?			✓
Does the site fall within a Site of Special Scientific Interest?			✓
Does the site impact on cultural heritage? (eg. listed buildings, conservation area)			✓
Is there any known contamination on site?			✓
Other			

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Bus, rail and road links are within easy reach to Cheltenham, Swindon Village and Bishops Cleeve.
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	The site is approximately 0.75 miles away from Bishops Cleeve, 3 miles from Cheltenham town and 1.5 miles from Swindon Village.
Access to key local services & facilities (e.g. post office, health, primary school, village hall, pub, general store)	Bishops Cleeve has a primary school, doctors, post office, banks, supermarkets, church, library and pubs etc. 0.75 miles away. Swindon Village has several retail outlets such as PC World, Boots, Pets at Home, Macdonalds, etc. 1.5 miles away.

Likely development	
Suitability	YES
Availability	YES
Achievability	
Indicative timescale to complete	0-5 years: YES 6-11 years: 11-15 years: Over 15 years:

Site: SPS01 Lynworth Hall, off Mendip Road

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

Site: SPS02 Hesters Way Church, Barbridge Road

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

Site: SPS03 Land rear of 30 – 31 Pates Avenue

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

Site: SPS04 Community Centre & Scout Hut, Brooklyn Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.90	
Current Land Use(s)	Community Centre and Scout Hut	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	Not Known	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: SPS05 Land at Penrith Road

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

Site: SPS06 Great Western Road, Land adjoining

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

Site: SPS08 Land adjacent Leckhampton Road

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

Site: SPS09 Land at Chester Walk

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

Site: SPS10 Land at Ellerslie

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.6	
Current Land Use(s)	Care Home and garden land	
Surrounding Land Use(s)	Mixed: Predominantly residential, school and park.	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)	X	
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

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

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

Site: SPS14 Former Townsend Bakery

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.03	
Current Land Use(s)	Informal open space	
Surrounding Land Use(s)	Mixed: Retail and residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		

Site: SPS15 Delancey Hospital, Charlton Lane

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

Site: SPS17 Former Telephone Exchange, Kingsley Gardens

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.02	
Current Land Use(s)		
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	*	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	*	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	*	

Site: SPS18 47 – 51 Swindon Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.09	
Current Land Use(s)	Garage	
Surrounding Land Use(s)	Mixed; retail, hotel and residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Within Central Conservation Area	
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?	Probable	
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	*	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	*	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	*	

Site: SUE01 Land to the north west of Cheltenham

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

Site: SUE01a Zurich Sports Ground (incorporated within SUE01)

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

Site: SUE01b Land to the north west of Cheltenham (incorporated within SUE01)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	12	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE01c Land to the north west of Cheltenham (incorporated within SUE01)

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

Site: SUE01d Land to the north west of Cheltenham (incorporated within SUE01)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	5.6	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE01e Land to the north west of Cheltenham (incorporated within SUE01)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	102	
Current Land Use(s)	Open land/residential/agricultural	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield/Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partial FZ2&3	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE01f Land to the north west of Cheltenham (incorporated within SUE01)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	14	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE01g Land to the north west of Cheltenham (incorporated within SUE01)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	7.1	
Current Land Use(s)	Open land	
Surrounding Land Use(s)	Residential/open countryside	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Green Belt, outside of Principal Urban Area.	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?	X	
Does the site fall within the Flood Plain? (Zone 1, 2, 3)	Partial	
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE02a Land at Kidnappers Lane and Farm Lane

Site Characteristics		
Site Size (or range if appropriate) (hectares)	8.3	
Current Land Use(s)	Agricultural/open land	
Surrounding Land Use(s)	Greenfield/Residential	
Greenfield / Brownfield	Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Outside of Principal Urban area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE02b Land at Kidnappers Lane (incorporated within SUE02)

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

Site: SUE02c Land to the south of Cheltenham, Leckhampton

Site Characteristics		
Site Size (or range if appropriate) (hectares)	35	
Current Land Use(s)	Mixed, open land/agricultural/Nursery/Hardstanding/residential	
Surrounding Land Use(s)	Greenfield/Residential	
Greenfield / Brownfield	Brownfield/Greenfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations	Outside of Principal Urban Area	
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE02d Land at Kidnappers Lane (2) (incorporated within SUE02)

Site Characteristics		
Site Size (or range if appropriate) (hectares)	5.3	
Current Land Use(s)	Nursery	
Surrounding Land Use(s)	Greenfield/Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?		X
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes	
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)	Yes	
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)	Yes	

Site: SUE02 Land to the south of Cheltenham

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

Site: VDL&B01 Axiom, Winchombe Street

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

Site: VDL&B03 Land adjacent to Former Goat and Bicycle PH, Hester's Way Road

Site Characteristics		
Site Size (or range if appropriate) (hectares)	0.43	
Current Land Use(s)	derelict	
Surrounding Land Use(s)	Residential	
Greenfield / Brownfield	Brownfield	
Ownership/Landowner intentions	To redevelop	
Current Policy / Physical Constraints		
Local Plan Policy Context/Designations		
	Yes	No
Do you consider the site to be within an Urban Area?	X	
Does the site fall within the Green Belt?		X
Does the site fall within the Flood Plain? (Zone 1, 2, 3)		X
Does the site fall within an Area of Outstanding Natural Beauty?		X
Does the site fall within a Special Landscape Area?		X
Does the site fall within an Area of Local Landscape Value?		X
Does the site fall within a Site of Special Scientific Interest?		X
Does the site impact on cultural heritage? (e.g. Listed Buildings, Conservation Area)		X
Is there any known contamination on site?		X
Other		
Accessibility		
Public Transport Accessibility (e.g. range of means of transport and frequency of service)		
Access to Primary Services, Facilities & Jobs (e.g. employment, retail, leisure)		
Access to key Local Services & Facilities (e.g. Post Office, health, primary school, village hall, pub, general store)		