

**Table 2. Deliverable sites (excluding locations identified by the Draft JCS as potential Strategic Allocations)**

Site Ref	Site Name	Site summary	Ward	Site area (hectares)	HOUSING				ECONOMIC DEVELOPMENT AND OTHER USES					DELIVERY TIMESCALE			
					Suitable	Available	Achievable	Capacity (dwellings)	Suitable	Available	Achievable	Capacity (hectares)	Possible uses	0-5 years	6-10 years	11-15 years	16-20 years
S014	Cheltenham Racecourse (south)	Main land use: Race course main car park and overflow Site character: Urban edge / undeveloped Land type: Brownfield Critical constraints: Green Belt Overcome constraints: Green Belt review Planning status: N/A	Prestbury	6.13	Yes	Yes	Yes	116	Yes	No	No	0.00	Hotel	No	Yes	Yes	No
S023	Priors Farm Fields (Land at Oakley)	Main land use: Fields / playing fields Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Oakley	12.01	Yes	Yes	Yes	126	No	No	No	0.00		No	Yes	Yes	No
S059	Springbank Shopping Centre	Main land use: Vacant Shopping Centre Site character: Urban / developed Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	Springbank	0.51	Yes	Yes	Yes	28	Yes	No	No	0.00	Small scale office or retail	No	Yes	No	No
S061	Land and buildings at Coronation Square	Main land use: Car park / Shopping area Site character: Urban / developed Land type: Brownfield Critical constraints: Land ownership Overcome constraints: Developable area restricted Planning status: Various small scale	St Marks	1.48	Yes	Yes (part)	Yes	17	Yes	Yes (part)	Yes	0.40	Commercial, community, local retail, mixed	No	No	Yes	Yes
S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Main land use: Police Headquarters Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage Overcome constraints: Planning status: N/A	Park	1.28	Yes	Yes	Yes	90	Yes	Yes	Yes	1.28	Offices, hotel, institutional, mixed	No	Yes	No	No
S070	Reeves Field, Old Bath Road	Main land use: Sports Ground Site character: Urban / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Charlton Park	4.52	Yes	Yes	Yes	80	Yes	No	No	0.00	Institutional, mixed, some employment potential	No	Yes	Yes	No
S073	Ellerslie Care Home, Albert Road	Main land use: Residential Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage Overcome constraints: Planning status: 13/01861/FUL 14 homes - Pending Consideration	Pittville	0.60	Yes	Yes	Yes	14	Yes	No	No	0.60	Institutional	Yes	No	No	No
S080	Axiom, Winchcombe Street	Main land use: Vacant Building Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage Overcome constraints: Planning status: N/A	All Saints	0.07	Yes	Yes	Yes	14	Yes	Yes	Yes	0.07	Commercial, student accommodation, mixed	Yes	No	No	No

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S082	Royal Well & Municipal Offices	Main land use: Employment / residential Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage, Flood Risk Overcome constraints: Design and use needs to take account of flood risk Planning status: N/A	Lansdown	0.86	Yes	Yes	Yes	36	Yes	Yes	Yes	0.86	Mixed use - residential and commercial (could include retail, office, hotel)	No	Yes	No	No
S083	St Georges House, Bayshill Road	Main land use: Vacant Office Building Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage Overcome constraints: Planning status: 13/01751/FUL 51 extra care apartments - Pending consideration	Lansdown	0.38	Yes	No	No	0	Yes	Yes	Yes	0.38	Extra care accommodation (current proposal)	Yes	No	No	No
S084	Land at St Georges Place / St James Square	Main land use: Car Park / Vacant building Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Flood Risk, Possible land contamination Overcome constraints: Dev brief and flood risk, part of site confirmed suitable. Planning status: N/A	Lansdown	0.66	Yes (part)	Yes	Yes	10	Yes	Yes	Yes	0.66	Employment / commercial	No	Yes	Yes	No
S085	Rivershill House, St Georges Road	Main land use: Vacant Office Building Site character: Urban / developed Land type: Brownfield Critical constraints: Overcome constraints: Planning status: 13/02192/P3JPA - Prior approval application	Lansdown	0.42	Yes	Yes	Yes	44	Yes	Yes	Yes	0.00	Offices, hotel, institutional, mixed	Yes	No	No	No
S086	Elim Pentecostal Church, St Georges Road	Main land use: Church Site character: Urban / developed Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	Lansdown	0.20	Yes	Yes	Yes	9	Yes	Yes	Yes	0.20		No	No	Yes	No
S088	Land at Chester Walk Car Park	Main land use: Car Park Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	Lansdown	0.15	Yes	Yes	Yes	14	Yes	No	No	0.00	Commercial as part of mixed use scheme	Yes	No	No	No
S092	Land adjoining Kynance, Church Road	Main land use: Garden Land Site character: Urban / undeveloped Land type: Greenfield Critical constraints: River corridor, some possible land contamination Overcome constraints: Developable area restricted Planning status: 11/01868/FUL replacement dwelling on part of site (completed)	Swindon Village	1.61	Yes (part)	Yes	Yes	9	No	No	No	0.00		No	Yes	No	No
S093	Former Monkscroft Primary School	Main land use: Vacant former school site Site character: Urban / undeveloped Land type: Greenfield / Brownfield Critical constraints: Overcome constraints: Planning status: N/A	St Marks	1.80	Yes	Yes (part)	Yes	30	Yes	Yes	Yes	1.80	Education	No	Yes	No	No

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S094	Land at Stone Crescent	Main land use: Vacant Land / open space Site character: Urban / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	St Marks	0.50	Yes	Yes	Yes	15	No	No	No	0.00		No	Yes	No	No
S095	Pittville School, New Barn Lane	Main land use: School Playing Field Site character: Urban / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Prestbury	1.68	Yes	Yes	Yes	56	No	No	No	0.00		No	No	Yes	No