

**Table 3. Sites that are not considered deliverable in 2013 assessment**

Please note that Table 3 does not include an assessment of a site's development capacity for economic development and other uses

Site Ref	Site Name	Site summary	Ward	Site area (hectares)	HOUSING				ECONOMIC DEVELOPMENT AND OTHER USES			
					Suitable	Available	Achievable	Capacity (dwellings)	Suitable	Available	Achievable	Possible uses
S002	Land at Hyde Lane, Hyde Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Swindon Village	2.66	No	Yes	No	50	No	No	No	
S003	Land at Hyde Farm (west section)	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Swindon Village	64.11	No	Yes	No	1,212	No	Yes	No	
S004	Land at Hunting Butts (west)	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Swindon Village	12.09	No	Yes	No	229	No	No	No	
S005	Land at Hunting Butts (south), Swindon Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Topography Overcome constraints: Planning status: N/A	Swindon Village	9.10	No	Yes	No	157	No	Yes	No	
S006	Land at Hunting Butts (central) west of railway cutting	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Topography, Access Overcome constraints: Planning status: N/A	Swindon Village	33.48	No	Yes	No	633	No	Yes	No	
S007	Land at Hyde Farm (east section)	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Planning status: N/A	Swindon Village	49.11	No	Yes	No	928	No	Yes	No	

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S008	Blooms Garden Centre, Evesham Road	Main land use: Garden centre Site character: Rural / developed (cross boundary site) Land type: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Planning status: N/A	Swindon Village	1.24	No	No	No	0	No	Yes	No	
S009	Hunting Butts Farm, east of railway cutting	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Swindon Village	5.01	No	Yes	No	95	No	Yes	No	
S010	Land south of Hunting Butts Farm, Swindon Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: 11/00257/OUT refused and appeal dismissed (2012)	Swindon Village	9.35	No	Yes	No	177	No	Yes	No	
S011	The Paddocks, Swindon Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Prestbury	1.79	No	Yes	No	34	No	Yes	No	
S012	Land at Hunting Butts (east), Evesham Road	Main land use: Race course overflow parking Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Swindon Village / Prestbury	11.64	No	Yes	No	220	No	Yes	No	
S013	Cheltenham Racecourse (north)	Main land use: Race course ancillary and parking Site character: Urban edge / developed Land type: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Planning status: Various recent approvals including new Grandstand	Prestbury	22.90	No	No	No	0	No	Yes	No	Hotel

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S015	Land off New Barn Lane 1 (south of Racecourse)	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Green Belt review, access could be achieved if developed in association with adjacent sites Planning status: N/A	Prestbury	1.42	No	Yes	No	35	No	No	No	
S016	Land off New Barn Lane 2 (south of Racecourse)	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Green Belt review, access could be achieved if developed in association with adjacent sites Planning status: N/A	Prestbury	0.51	No	Yes	No	13	No	No	No	
S017	Land off New Barn Lane 3 (south of Racecourse)	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Green Belt review Planning status: N/A	Prestbury	2.08	No	Yes	No	52	No	No	No	
S018	Land east of Cheltenham Racecourse 1, Lake Street	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Prestbury	5.45	No	Yes	No	136	No	Yes	No	
S019	Land east of Cheltenham Racecourse 2, Park Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Prestbury	1.24	No	Yes	No	15	No	Yes	No	
S020	Land north of Cheltenham Racecourse	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Planning status: N/A	Prestbury	19.15	No	No	No	0	No	Yes	No	
S021	Land between Cheltenham Racecourse and B4632	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield / Brownfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Prestbury	27.70	No	No	No	0	No	Yes	No	

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S022	Land at Prestbury	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Heritage Overcome constraints: Planning status: N/A	Prestbury	12.58	No	Yes	No	200	No	No	No	
S024	Castle Dream Stud, Mill Lane	Main land use: Temporary gypsy site Site character: Rural / open Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: 13/01459/COU temporary consent for gypsy site (2014)	Battledown	0.43	No	No	No	0	No	No	No	
S025	Land at Mill Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: N/A	Battledown	0.31	No	No	No	0	No	No	No	
S026	Land north of Greenway Lane	Main land use: Paddock Site character: Rural / open Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: N/A	Battledown	1.94	No	Yes	No	40	No	No	No	
S027	Land south of Greenway Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: N/A	Battledown	1.20	No	Yes	No	30	No	No	No	
S028	Land adjacent to Orchard Cottages	Main land use: Fields / residential Site character: Rural / open Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: N/A	Battledown	0.33	No	Yes	No	10	No	No	No	
S029	Land south of Glenfall Way	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: N/A	Battledown	1.69	No	Yes	No	25	No	No	No	

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S030	Land off Timbercombe Lane	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: AONB, topography Overcome constraints: Planning status: N/A	Charlton Kings	1.14	No	Yes	No	24	No	No	No	
S031	Land off Leckhampton Road	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: AONB (part), Topography, Cross boundary site Overcome constraints: Planning status: N/A	Leckhampton	2.52	Yes	Yes	No	15	No	Yes	No	
S032	Hall Road Allotments	Main land use: Allotments Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Leckhampton	2.30	No	No	No	58	No	No	No	
S034	Land at Leckhampton, off Kidnappers Lane	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Flood Risk Overcome constraints: Developable area restricted Planning status: N/A	Leckhampton	6.00	Yes	No	No	146	No	No	No	
S035	Land at Leckhampton, Church Road & Farm Lane	Main land use: Fields / residential Site character: Urban edge / part developed Land type: Greenfield (small residential part) Critical constraints: high landscape sensitivity (part) Overcome constraints: Draft JCS proposes landscape buffer Planning status: N/A	Leckhampton	6.30	Yes (part)	No	No	43	No	No	No	
S036	Land at Leckhampton, off Farm Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: High landscape sensitivity Overcome constraints: Planning status: N/A	Leckhampton	2.60	No	No	No	0	No	No	No	

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S038	Church Farm, Church Road, Leckhampton	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: High landscape sensitivity, Heritage Overcome constraints: Planning status: N/A	Leckhampton	6.78	No	Yes	No	128	No	No	No	
S039	Land at Sunnyfield Lane (south), Up Hatherley Way	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Up Hatherley	1.46	No	Yes	No	28	No	Yes	No	
S040	Land at Sunnyfield Lane (north), Up Hatherley Way	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Up Hatherley	1.14	No	Yes	No	22	No	Yes	No	
S041	Arle Nursery and allotments, Old Gloucester Road	Main land use: Nursery / allotments Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Planning status: N/A	Springbank	11.21	No	Yes	No	207	No	Yes	No	
S042	Land at Old Gloucester Road	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Springbank	3.12	No	Yes	No	59	No	Yes	No	
S043	Land at Fiddler's Green, Fiddler's Green Lane	Main land use: Fields / agriculture Site character: Urban edge / part developed Land type: Greenfield Critical constraints: Green Belt, Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Green Belt Review but site is in Draft JCS Safeguarded Area, Odour studies ongoing Planning status: N/A	Hester's Way / Springbank	61.79	No	Yes	No	662	No	Yes	No	25 hectares employment use (submission)

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S044	Land at Fiddler's Green, adjacent to Hayden	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Green Belt Review but site is in Draft JCS Safeguarded Area, Odour studies ongoing Planning status: N/A	Hester's Way / Springbank	18.34	No	Yes	No	347	No	Yes	No	
S045	Land at Golden Valley, Pheasant Lane	Main land use: Fields / agriculture / residential Site character: Rural / open Land type: Greenfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Green Belt Review but site is in Draft JCS Safeguarded Area Planning status: N/A	Hester's Way	11.23	No	Yes	No	212	No	Yes	No	
S046	Land north of Bamfurlong Lane	Main land use: Agriculture / industry / residential Site character: Urban edge / undeveloped Land type: Brownfield Critical constraints: Green Belt, Heritage Overcome constraints: Green Belt Review but site is in Draft JCS Safeguarded Area Planning status: N/A	Hester's Way	7.11	No	Yes	No	179	No	Yes	No	
S047	Briarfields Motel and Touring Park, Bamfurlong Lane	Main land use: Caravan site Site character: Urban edge / developed Land type: Brownfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Hester's Way	1.96	No	yes	No	65	No	Yes	No	
S048	Land between A40 and Bamfurlong Lane (east)	Main land use: Industry Site character: Urban edge / developed Land type: Brownfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Hester's Way	0.98	No	yes	No	33	No	Yes	No	
S049	Land between A40 and Bamfurlong Lane (west)	Main land use: Fields / agriculture / nursery Site character: Urban edge / undeveloped Land type: Brownfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Hester's Way	4.92	No	Yes	No	124	No	Yes	No	

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S050	Land at The Reddings, north of Branch Road	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	8.00	No	Yes	No	202	No	Yes	No	
S051	Land at The Reddings, south of Branch Road	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	6.66	No	No	No	0	No	No	No	
S052	Land at the Hayloft (west), The Reddings / Badgeworth Road	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	1.76	No	Yes	No	58	No	Yes	No	
S053	Land at the Hayloft (east), south of The Reddings	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	1.66	No	Yes	No	55	No	Yes	No	
S054	Flowerdale Farm, The Reddings	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	1.47	No	Yes	No	49	No	Yes	No	
S055	Land at Stansby Mobile Home and Touring Caravan Park, The Reddings	Main land use: Caravan park Site character: Urban edge / undeveloped Land type: Brownfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	1.78	No	Yes	No	59	No	Yes	No	
S056	Land west of Grovefield Way, The Reddings	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	0.80	No	Yes	No	27	No	Yes	No	



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S057	Land off Grovefield Way, The Reddings	Main land use: Open land Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	0.34	No	Yes	No	12	No	Yes	No	
S058	Land r/o Shakespeare Cottages, The Reddings	Main land use: Open land / residential Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Green Belt Overcome constraints: Planning status: N/A	Benhall and the Reddings	0.26	No	Yes	No	9	No	Yes	No	
S060	Land adjacent to former Goat and Bicycle Public House	Main land use: Vacant Land / Brownfield Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Possible land contamination Overcome constraints: site may be contaminated but is vacant. Future remediation could enable housing or employment. Planning status: N/A	Springbank	0.43	Yes	No	No	18	Yes	No	No	Commercial, community, local retail, mixed
S062	Community Centre & Scout Hut, Brooklyn Road	Main land use: Scout Hut Site character: Urban / developed Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	St Marks	0.90	Yes	No	No	28	Yes	No	No	
S064	Christ College Site B	Main land use: Playing field Site character: Urban / undeveloped Land type: Greenfield Critical constraints: Possible land contamination Overcome constraints: In use as playing field - likely remediation Planning status: N/A	St Peters	2.11	Yes	No	No	0	Yes	No	No	
S065	Outer West, Land at Tewkesbury Road	Main land use: Industry Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage, Flood Risk, Possible land contamination, HSE blast zone Overcome constraints: Planning status: N/A	St Peters	11.35	No	No	No	0	Yes	No	No	Industry

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S066	The Folley, Gardner's Lane	Main land use: Sports Ground Site character: Urban / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Swindon Village	6.25	Yes	No	No	197	Yes	No	No	
S069	Commercial Street Car Park	Main land use: Car park Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	Park	0.08	Yes	No	No	8	Yes	No	No	Small scale commercial, mixed
S071	King Alfred Way 1 & 2	Main land use: Industry Site character: Urban / developed Land type: Brownfield Critical constraints: Possible land contamination, Historic landfill, Occupied Overcome constraints: Planning status: N/A	Battledown	1.71	Yes	Yes	No	71	Yes	Yes	No	
S072	St Edwards Car Park, London Road	Main land use: Car Park Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	Battledown	0.14	Yes	No	No	6	Yes	No	No	
S074	Prestbury Road / Windsor Street 1	Main land use: Commercial / industry Site character: Urban / developed Land type: Brownfield Critical constraints: Flood Risk, Possible land contamination Overcome constraints: Planning status: N/A	Pittville	0.91	Yes	No	No	29	Yes	No	No	
S075	Prestbury Road / Windsor Street 2	Main land use: Commercial / industry Site character: Urban / developed Land type: Brownfield Critical constraints: Flood Risk Overcome constraints: Planning status: N/A	Pittville	0.16	Yes	No	No	7	Yes	No	No	
S077	Land at Prestbury Road	Main land use: Employment / industry Site character: Urban / developed Land type: Brownfield Critical constraints: Heritage, Possible land contamination Overcome constraints: Planning status: N/A	Oakley	0.23	No	Yes	No	8	No	No	No	

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S078	Bences Timber Yard, St Johns Avenue	Main land use: Timber Yard Site character: Urban / developed Land type: Brownfield Critical constraints: Possible land contamination Overcome constraints: Planning status: N/A	All Saints	0.47	Yes	No	No	20	Yes	No	No	Commercial
S079	Sherborne Place Car Park	Main land use: Car Park Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	All Saints	0.25	Yes	No	No	11	Yes	No	No	Commercial
S081	Rodney Road Car Park, Rodney Road	Main land use: Car Park Site character: Urban / developed Land type: Brownfield Critical constraints: Flood Risk Overcome constraints: Planning status: N/A	College	0.25	Yes	No	No	22	Yes	No	No	
S089	Rear of High Street Car Park	Main land use: Car Park Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	Lansdown	0.19	Yes	No	No	17	Yes	No	No	Commercial as part of mixed use scheme
S090	Henrietta Street Car Park, St Margarets Road	Main land use: Car Park Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Overcome constraints: Planning status: N/A	St Pauls	0.44	Yes	No	No	24	Yes	No	No	Commercial as part of mixed use scheme
S091	47 - 51 Swindon Street	Main land use: Industry Site character: Urban / undeveloped Land type: Brownfield Critical constraints: Possible land contamination Overcome constraints: Planning status: N/A	St Pauls	0.09	Yes	Yes	No	5	No	No	No	