

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
S003a	Land off Brockhampton Lane	Main land use: Agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield/brownfield Critical constraints: Green Belt Overcome constraints: To be removed from Green Belt in JCS	Swindon Village	0.70	Yes	Yes	Yes	25	No	No	No	0.70		Yes	No	No	No
S023	Priors Farm Fields (Land at Oakley)	Main land use: Fields / playing fields Planning Status: Note projects on the go in the Priors Farm/Cem&Crem area. Flood catchment scheme and crem extention being investigated Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirements	Oakley	12.01	Yes	Yes	Yes	126	No	No	No	5.00		No	Yes	Yes	No
S031	Land off Leckhampton Road	Main land use: Fields / agriculture Planning Status: 15/00681/FUL granted permission for 10 dwellings Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements. Overcome constraints: Establish highways access arrangements (through adjacent site to the north); Assess impacts on the AONB and wider landscape. Where possible retain community facility	Leckhampton	2.52	Yes	Yes	Yes	10	Yes	No	No	0.60		Yes	No	No	No
S059	Springbank Shopping Centre	Main land use: Vacant Shopping Centre Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre; land ownership Overcome constraints: Meaningful negotiation between the two land owners	Springbank	0.51	Yes	Yes	Yes	38	Yes	Yes	Yes	0.51	Small scale office or retail	No	No	Yes	No
S063	Rowanfield Exchange. Devon Avenue	Main land use: Employment / residential Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre Overcome constraints: Redevelopment currently on garages not retail element	St Marks	0.37	Yes (part)	Yes (part)	Yes	17	Yes	No	No	0.37	Housing, commercial, local retail, mixed	Yes	No	No	No

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S064	Christ College Site B	Main land use: unused Playing field Planning Status: 13/00911/OUT & 14/01317/REM. Development has yet to commence. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Possible land contamination; suggested local green space Overcome constraints: Justify loss of playing field - likely remediation	St Peters	2.11	Yes	Yes	Yes	90	Yes	No	No	2.11		Yes	No	No	No
S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Main land use: Police Headquarters Planning Status: Existing Local Plan allocation, pre-app discussions taken place Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage; viability Overcome constraints: Inclusive design and effective negotiaion	Park	1.28	Yes	Yes	Yes	45	Yes	Yes	Yes	1.28	Offices, hotel, institutional, mixed	No	Yes	No	No
S070	Reeves Field, Old Bath Road	Main land use: Sports Ground Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Loss of playing pitches and key views to scarp Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts.	Charlton Park	4.52	Yes (in part)	Yes	Yes	40	No	Yes	No	4.52	Institutional, mixed, some employment potential	No	Yes	Yes	No
S071	King Alfred Way 1 & 2	Main land use: Industry Planning Status: 14/01125/FUL for 86 dwellings - refused permission. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land) Overcome constraints: Suitable relocation of employment provision within the borough	Battledown	1.71	Yes	Yes	Yes	86	Yes	Yes	Yes	1.71		No	Yes	No	No
S073	Ellerslie Care Home, Albert Road	Main land use: Residential Planning Status: 13/01861/FUL 14 homes - granted. Appeal dismissed December 2014 on revised scheme - 14/00629/FUL. Discharge of conditions 3, 4, 7, 8, 9 & 10 in June 2015 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints:	Pittville	0.60	Yes	Yes	Yes	14	Yes	No	No	0.60	Institutional	Yes	No	No	No

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S080	Axiom, 57 Winchcombe Street	Main land use: Vacant Building (Community Arts and Music venue) Planning Status: 15/02268/FUL Partial demolition and mixed-use conversion to 11 apartment and commercial/retail units of 57-59 Winchcombe Street- Pending consideration Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage - Locally listed building; Access (visibility) is likely to restrict the number of dwellings on site; Renovation works required as roof and other parts of the building are in a bad state of repair, this might impact viability. Overcome constraints: Provide detailed design proposals for building and access arrangements; Investiage opportunities to improve viability of site.	All Saints	0.07	Yes	Yes	Yes	11	Yes	Yes	Yes	0.07	Commercial, student accommodation, mixed	Yes	No	No	No
S082	Royal Well & Municipal Offices	Main land use: Employment / Bus station/ residential Planning Status: Royal Well Development Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Flood Risk, Ensuring future occupiers are appropriate town centre uses Overcome constraints: Design and use needs to take account of flood risk (river chelt culverted under part of site).	Lansdown	0.86	Yes	Yes	Yes	12	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 Planning Status: 15/00786/FUL 50 extra care apartments (C2)- Granted Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints:	Lansdown	0.38	Yes	Yes	Yes	50	Yes	Yes	Yes	0.38	Extra care accommodation (current proposal)	Yes	No	No	No
S085	Rivershill House, St Georges Road	Main land use: Vacant Office Building Planning Status: 13/02192/P3JPA - Prior approval application. A planning application (15/00451/FUL) for the erection of apartment building to comprise 45 dwellings and associated semi-basement car parking, access and landscaping following demolition and clearance of the existing building 'Rivershill House' has been submitted and is pending consideration. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Central conservation area Overcome constraints:	Lansdown	0.42	Yes	Yes	Yes	44	Yes	Yes	Yes	0.42	Offices, hotel, institutional, mixed	Yes	No	No	No

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S088	Land at Chester Walk Car Park	Main land use: Car Park Planning Status: Various - combined with site S089 - 09/00044/FUL (Land Behind 232-242 High Street and Adjacent To St Mary's Church) New build mixed use complex comprising 12 office units - total 1103m2, 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination; Overcome constraints:	Lansdown	0.15	Yes	Yes	Yes	14	Yes	No	No	0.20	Commercial as part of mixed use scheme	No	No	Yes	No
S091	47 - 51 Swindon Road	Main land use: Car workshop Planning Status: 15/00354/FUL - demolition of existing buildings and replacement with 10 dwellings - pending consideration Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination Overcome constraints:	St Pauls	0.09	Yes	Yes	Yes	10	Yes	No	No	0.09		No	No	No	No
S092	Land adjoining Kynance, Church Road	Main land use: Garden Land Planning Status: 11/01868/FUL replacement dwelling on part of site (completed) Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: River corridor, some possible land contamination, garden land development Overcome constraints: Developable area restricted Consider SPD on Development of Garden Land and Infill sites in Cheltenham	Swindon Village	1.61	Yes (part)	Yes	Yes	9	No	No	No	0.27		No	Yes	No	No
S093	Former Monkscroft Primary School	Main land use: Vacant former school playing field, private Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Loss of playing fields (unused); suggested local green space Overcome constraints: Justify loss of pitches	St Marks	1.80	Yes	Yes (part)	Yes	30	Yes	Yes (part)	Yes	1.80	Education	No	No	Yes	No
S094	Land at Stone Crescent	Main land use: Vacant Land / open space Planning Status: 14/01276/OUT - granted subject to s106 Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A	St Marks	0.50	Yes	Yes	Yes	20	No	No	No	0.50		No	Yes	No	No

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S095	Pittville School, New Barn Lane	Main land use: School Playing Field Planning Status: (15/01163/OUT) seeks outline planning permission for residential development (up to 58 dwellings). This application is linked to (15/01162/FUL) the erection of indoor sports centre, artificial turf pitch, tennis courts, floodlighting, associated parking and landscaping immediately to the south Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Loss of playing pitches; Viability of proposed scheme Overcome constraints: Justify loss of pitches; seeking achievable and realistic planning obligations	Prestbury	1.68	Yes	Yes	Yes	56	No	No	No	1.68		No	No	Yes	No
S096	Pittville Campus	Main land use: Education Planning Status: 14/01928/FUL - Student village, including 603 student bedrooms and refurbished media centre and associated uses (gross) Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A	Prestbury and Pittville	2.98	Yes	Yes	Yes	71	Yes	Yes	Yes	0.31	University Media Centre and associated uses	Yes	No	No	No
S098	Land adjacent to Ellerslie, Albert Road	Main land use: Residential Garden Land Planning Status: Main building - Ellerslie house –Subject to Conversion of existing building to 14 residential units (ref. 13/01861/FUL) Permission approved and implemented in 2014. Remaining garden land forms this site. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Garden land development; Conservation area; important trees Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham	Pittville	0.60	Yes	Yes	Yes	11	No	No	No	0.60		Yes	Yes	No	No

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S110	North Place and Portland Street	Main land use: Car Park (former Coach Station / residential) Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL: Erection of a mixed use development comprising; 5,792sqm (gross external floor space) of class A1 food store, 739sqm (gross) of class A1 shops and 19sqm (gross) of class A2 within atrium space and 336sqm (gross) of class A3 (customer restaurant); multi-storey car park providing 634 spaces over 5 floors (300 spaces for public use and 334 spaces for food store customers); 143 no. residential units within a mix of 1, 2, 3, and 4 bedroom houses and flats, (57 units to be affordable) with associated 143 car parking spaces at ground and basement level; creation of new public open spaces; provision of new parking bays for buses and erection of a passenger information kiosk and waiting room; associated other operations to facilitate the mixed use development including alterations to and from the existing highway for vehicular, pedestrian and cycle access. All following the demolition of existing buildings and other built structures on the site. Site Character: urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area Overcome constraints:	St Paul's and Pittville	2.04	yes	yes	yes	143	yes	yes	yes	2.04		No	Yes	Yes	No
S112	Land at Whaddon Road	Main land use: Car park Planning Status: In preparation Site Character: urban Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A	Oakley	1.20	Yes	Yes	Yes	7	Yes	No	No	1.20		Yes	No	No	No
S113	Premiere Products, Bouncers Lane	Main land use: B2 uses with B1 Planning Status: Pre app discussion Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A		2.17	Yes	Yes	Yes	50-70	yes	Yes	yes	2.17		no	yes	no	no
S116	The East Gloucestershire Club, Old Bath Road;	Main land use: Sports Club Planning Status: N/A Site Character: Urban/ Undeveloped Greenfield/brownfield: Brownfield Critical constraints: Central conservation area Overcome constraints:		3.53	yes	Yes	yes	4	yes	yes	yes	3.53	residential, sports and leisure provision	yes	no	no	no
S122	Land rear of Nuffield Hospital, Hatherley Lane	Main land use: Available brownfield site Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- application refused Site Character: Urban previously developed Greenfield/brownfield: Brownfield Critical constraints: Potentially contaminated land Overcome constraints: N/A	Benhall and the Reddings	0.48	Yes	Yes	Yes	27	Yes	Yes	Yes	0.48	B1, B2	Yes	no	no	no

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S123	100 – 102 Prestbury Road, Cheltenham	Main land use: Vacant Brownfield site Planning Status: CBC Concept Statement outlining preferences for mixed-use redevelopment. Permission granted and work completed on redevelopment of many adjoining/nearby sites Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage Greenfield/brownfield: Brownfield Critical constraints: Access in Flood zone 3; Potentially contaminated land Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site.	Pitville	0.80	Yes	Yes	Yes	40	Yes	Yes	Yes	0.80		yes	yes	no	no
S013	Cheltenham Racecourse (north)	Main land use: Race course ancillary and parking Planning Status: Various recent approvals including new Grandstand Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: JCS Policy Racecourse area allows for development principally related to the business of the racecourse	Prestbury	22.90	No	No	No	433	Yes (in part)	Yes	Yes	22.90	Hotel	No	No	No	No
S067	Cheltenham Spa Railway Station	Main land use: Railway Station / Car Park Planning Status: Existing Local Plan allocation & Dev Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station). Overcome constraints: Parking assessment; detailed assessment of access arrangements.	St Peters	3.34	Yes	No	No	105	Yes	Yes	Yes	3.34	Railways station, transport interchange, possible small scale retail / café	Yes	No	No	No
S084	Land at St Georges Place / St James Square	Main land use: Car Park / Vacant building Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Possible land contamination Overcome constraints: Dev brief and flood risk, part of site confirmed suitable.	Lansdown	0.66	No	No	No	40	Yes	Yes	Yes	0.66	Employment / commercial	No	No	No	No