

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
S001	Land to the north west of Cheltenham within Cheltenham	Main land use: Fields / agriculture Planning Status: 16/02000/OUT Up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing and elderly persons accommodation, 24ha of employment generating uses, pending consideration. Request for Scoping Opinion 13/00185/SCOPE. Submission JCS 2014. Site Character: Rural / open Flood Zone 2 Flood Zone 2 AONB study (April 2015) Overall Landscape Constraint Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Flood Risk (part), suggested local green space; Contamination Overcome constraints: Green Belt review, masterplanning/ landscaping	Swindon Village	159.42	Yes	Yes	Yes	2,225	Yes	Yes	Yes	23.0	Schools, 23ha employment, community/mixed use	Yes	Yes	Yes	Yes
S003 a	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

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	432.81	Yes (in part)	Yes	Yes	22.9	Hotel	No	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 requirments	Oakley	12.01	Yes	Yes	Yes	SALA methodology estimate: 25; Agent's suggestion: 100	No	No	No	5.0		No	Yes	No	No

S031	Land off Leckhampton Road	Main land use: Fields / agriculture Planning Status: 15/00681/FUL granted permission for 10 dwellings + revised application. 15/01036/COU granted on remainder of site for change of use from agriculture to recreation use. 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	0.6		Yes	No	No	No
S033 a	Land at Leckhampton, off Shurdington Road (north-north west)	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: High landscape sensitivity (part), Flood Risk Overcome constraints: Developable area restricted Planning status: 13/01605/OUT 650 homes and mixed use - refused and appeal dismissed. JCS Inspector has suggested removing from the JCS and allocating through the Cheltenham Plan for lower capacity.	Leckhampton	15.33	Yes	Yes	Yes	200 290	Yes	Yes	Yes	15.3	School, possible 1.94ha mixed use local centre	Yes	Yes	No	No
S041	Arle Nursery and allotments, Old Gloucester Road	Main land use: Nursery / allotments Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Flood Risk Overcome constraints: To be removed from Green Belt in JCS, flood risk can be mitigated	Springbank	11.21	Yes	Yes (in part)	Yes	207	No	Yes	No	8.2		No	No	No	No

S042	Land at Old Gloucester Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: To be removed from Green Belt in JCS	Springbank	3.12	Yes	Yes	Yes	59	No	Yes	No	3.1		No	No	No	No
S043	Land at Fiddler's Green, Fiddler's Green Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site Overcome constraints: Site is part of a proposed JCS allocation, work will be undertaken to reduce/remove cordon sanitaire and will be removed from the Green Belt upon adoption of the JCS.	Hester's Way / Springbank	61.79	Yes	Yes	Yes	662	Yes	Yes	Yes	25.0	25 hectares employment use (submission)	Yes	Yes	Yes	Yes
S044	Land at Fiddler's Green, adjacent to Hayden	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Site is part of a proposed JCS allocation, work will be undertaken to reduce/remove cordon sanitaire and will be removed from the Green Belt upon adoption of the JCS.	Hester's Way / Springbank	18.34	Yes	Yes	Yes	347	Yes	Yes	Yes	18.3		Yes	Yes	Yes	Yes

S059	Springbank Shopping Centre	Main land use: Vacant Shopping Centre Planning Status: 16/02303/FUL- 34 new dwellings following demolition of redundant shopping centre- pending consideration 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: 15/02105/FUL- Part of site- Erection of 3no dwellings and associated hard and soft landscaping. 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 (in part)	Yes (in part)	Yes	17	Yes	No	No	0.37	Housing, commercial, local retail, mixed	Yes	No	No	No
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: 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

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: Contamination; Access and loss of parking; site configuration; health and wellbeing of future occupants (proximity to station). Overcome constraints: Parking assessment; detailed assessment of access arrangements.	St Peters	3.34	Yes	No	No	105.07	Yes	Yes	Yes	3.34	Railways station, transport interchange, possible small scale retail / café	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 negotiation	Park	1.00	Yes	Yes	Yes	42	Yes	Yes	Yes	1.00	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; Heritage 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: Contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land) Overcome constraints: Suitable relocation of employment provision	Battledown	1.71	Yes	Yes	Yes	86	Yes	Yes	Yes	1.71		No	Yes	No	No

		within the borough															
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
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; investigate 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, Contamination; 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
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, Contamination; Heritage 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

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: Heritage Overcome constraints:	Lansdown	0.42	Yes	Yes	Yes	44	Yes	Yes	Yes	0.42	Offices, hotel, institutional, mixed	Yes	No	No	No
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: Contamination; Heritage 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

S092	Land adjoining Kynance, Church Road	Main land use: Garden Land Planning Status: 14/01823/FUL on part of site- Erection of 2 no. bungalows and 6 no. houses. 11/01868/FUL replacement dwelling on part of site (completed) Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: River corridor, Contamination, garden land development; Heritage Overcome constraints: Developable area restricted Consider SPD on Development of Garden Land and Infill sites in Cheltenham	Swindon Village	1.10	Yes (in part)	Yes	Yes	37	No	No	No	1.10		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 (in part)	Yes	30	Yes	Yes (in 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

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; Heritage; 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: Heritage 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: N/A 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 discussions 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
S122	Land rear of Nuffield Hospital, Hatherley Lane	Main land use: Brownfield site Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- allowed on appeal Site Character: Urban previously developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Remediation as part of the development process	Benhall and the Reddings	0.48	Yes	Yes	Yes	27	Yes	Yes	Yes	0.48	B1, B2, B8	Yes	no	no	no
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. Half of site 11/00042/TIME- Application for a new planning permission to replace an extant planning permission granted permission on appeal ref APP/B1605/A/07/2041120 (Council reference 06/00989/OUT) for the redevelopment of the site to provide 5 x B1 units, in order to extend the time limit for implementation Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage Greenfield/brownfield: Brownfield Critical constraints: Access in Flood zone 3; Contamination 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

S129	Land at Alma Road	<p>Main land use: Vacant shop unit, garage workshop and lock up garages Planning Status: Appeal 15/00005/PPI - in respect of planning application 14/01304/FUL. Dismissed 27 July 2015 14/01304/FUL- Residential development comprising 11no. dwellings (7 x 3bed houses and 4 x 2bed flats) with associated car parking and vehicular access following demolition of existing shop, lock-up garages and Alma Road Garage. Permission refused 12/00774/TIME –Application to extend the time limit for implementation of planning permission ref: 07/01502/FUL for residential development (see below). Permitted 08/00290/CONDIT - Variation of planning condition (19) imposed on planning permission 07/01502/FUL. Permitted 07/01502/FUL – Residential development consisting of 4 houses and 4 flats, demolition of existing shop and lock up garages (revision to previous refusal to include pitched roofs rather than barrelled roofs). Permitted 07/00890/FUL – Demolition of shop and garages and creation of residential development consisting of 4 houses and 4 flats. Refused 05/00224/COU – Demolition of all buildings on site and erection of offices and nine flats with parking. Withdrawn Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints:</p>	Warden Hill	0.19	Yes	Yes	Yes	11	Yes	No	No	0.19	Residential	No	Yes	No	No
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S130	Land north west of Grovefield Way	Main land use: Undeveloped fields Planning Status: 14/01323/OUT-outline application for up to 16,800 sqm of B1 Employment space permitted Site Character: Fields Greenfield/brownfield: Greenfield Critical constraints: Contamination; Green Belt Overcome constraints: Remediation through development process; Remove from Green Belt through the JCS	Benhall and the Reddings	6.34	No	No	No	159	Yes	Yes	Yes	6.34	B1, B2, B8	Yes	Yes	No	No
S131	Jessop Avenue	Main land use: Private car park Planning Status: 16/01417/FUL-Erection of six storey office development with A2/A3 use at ground floor etc. Site Character: currently in use as a private car park Greenfield/brownfield: Brownfield Critical constraints: Flood risk; Heritage; Contamination; Historic landfill Overcome constraints: Mitigation through development process	Lansdown	0.34	No	No	No	15	Yes	Yes	Yes	0.34	B1, B2, B8	Yes	No	No	No
S132	Hatherley Lane Site 2	Main land use: Brownfield site Planning Status: 12/01488/FUL-Consent granted for the erection of 3,384 sqm of office (HQ) floorspace (use class B1) Site Character: Brownfield Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Remediation as part of development process	Benhall and the Reddings	0.43	Yes	Yes	Yes	17	Yes	Yes	Yes	0.43	B1, B2, B8	Yes	No	No	No

S134	Warners of Cheltenham, Blaisdon Way	Main land use: Car storage compound/ motor dealership Planning Status: 15/00578/OUT- Outline application for the redevelopment of land at the junction of Blaisdon Way and Pilgrove Way for residential use with indicative layout of 10 dwellings and including removal of car wash facility (approval sought for means of access with other matters reserved)- REFUSED Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints:	Springbank	0.60	No	Yes	No	10	Yes	Yes	Yes	0.60	A1, B1, B2, B8	Yes	Yes	No	No
S135	Land off Oakhurst Rise	Main land use: Green field Planning Status: N/A Site Character: Open space surrounded by residential Greenfield/brownfield: Greenfield Critical constraints: Urban Area Number of listed buildings surrounding the site, but not on site Overcome constraints:	Charlton Kings	4.10	Yes	Yes	Yes	100	Yes	No	No	4.10	Residential	Yes	Yes	No	No
S136	Dowdeswell Park, London Road (The Barlands)	Main land use: Employment use and some unused land Planning Status: History of B1, B2 and B8 uses across the site. 16/01729/FUL- extension to one of the existing units on site 16/01603/COU- COU to gin distillery Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; AONB; Heritage; Contamination Overcome constraints:	Charlton Kings	4.75	No	No	No	89	Yes- for curre ntly perm itted use	Yes	Yes- for curre ntly perm itted use	4.75	B1, B2, Sports and leisure, Flexible economic uses (not restricted to B1, B2 and B8)	No	No	No	No

S137	Francis Close Hall Campus	Main land use: Educational uses Planning Status: Long history of planning applications associated with current land use Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints:	St Paul's	2.20	Yes	No	No	69	Yes	Yes	Yes	2.20	Educational	Yes	Yes	No	No
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