

**Table 1. All Deliverable Sites**

| 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     | <b>North West Cheltenham (previously known as Land to the north west of Cheltenham within Cheltenham)</b> | Main land use: Fields / agriculture<br>Planning Status: 16/02000/OUT<br>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.<br>Site Character: Rural / open Greenfield/brownfield:<br>Greenfield<br>Critical constraints: Flood Risk (part), suggested local green space; Contamination<br>Overcome constraints: Masterplanning/ landscaping<br>Notes: Residential capacity derivation: Joint Core Strategy. Strategic Allocation in the Joint Core Strategy. Site renamed 2017/18 in line with how the site is presented within the Joint Core Strategy | <b>Swindon Village</b> | <b>159.42</b>        | Yes      | Yes       | Yes        | <b>2,225</b>         | Yes                                 | Yes       | Yes        | <b>23.00</b>        | Schools, 23ha employment, community/mixed use | Yes                | Yes        | Yes         | Yes         |

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|-------|--------------------------------------|--|------------------------|--------------|-----|-----|-----|------------|---------------|-----|-----|--------------|-------|-----|----|----|----|
| S003a | <b>Land off Brockhampton Lane</b>    | Main land use: Agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / part developed<br>Greenfield/brownfield:<br>Greenfield/brownfield<br>Critical constraints:<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.<br>Proposed allocation in the Cheltenham Plan   | <b>Swindon Village</b> | <b>0.70</b>  | Yes | Yes | Yes | <b>25</b>  | No            | No  | No  | <b>0.70</b>  |       | Yes | No | No | No |
| S013  | <b>Cheltenham Racecourse (north)</b> | Main land use: Race course ancillary and parking<br>Planning Status: Various recent approvals including new Grandstand<br>Site Character: Urban edge / developed<br>Greenfield/brownfield:<br>Brownfield<br>Critical constraints: Green Belt, Flood Risk<br>Overcome constraints: JCS Policy<br>Racecourse area allows for development principally related to the business of the racecourse<br>Notes: Residential capacity derivation: density assumption calculation | <b>Prestbury</b>       | <b>22.90</b> | No  | No  | No  | <b>433</b> | Yes (in part) | Yes | Yes | <b>22.90</b> | Hotel | No  | No | No | No |

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| S023 | <b>Priors Farm Fields<br/>(Land at Oakley)</b> | <p>Main land use: Fields / playing fields<br/>         Planning Status: 17/00135/FUL<br/>         Two flood storage areas, creating new ditches and installation of new culverts Note projects on the go in the Priors Farm/Cem&amp;Crem area. Flood catchment scheme and crem extention being investigated<br/>         Site Character: Urban edge / undeveloped<br/>         Greenfield/brownfield: Greenfield<br/>         Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding<br/>         Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirments<br/>         Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation</p> | <b>Oakley</b> | <b>12.01</b> | Yes | Yes | Yes | <b>126</b> | No | No | No | <b>5.00</b> |  | No | Yes | no | No |
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| S031 | <b>Land off Leckhampton Road</b> | Main land use: Fields / agriculture<br>Planning Status: 16/00272/FUL Revision to approved planning permission 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.<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements.<br>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<br>Notes: Residential capacity derivation: previous planning application. | <b>Leckhampton</b> | <b>2.52</b> | Yes | Yes | Yes | <b>10</b> | Yes | No | No | <b>0.60</b> |  | Yes | No | No | No |
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| S033a | <b>Land at Leckhampton, off Shurdington Road (north- north west)</b> | <p>Main land use: Fields / agriculture</p> <p>Planning Status: 16/00202/OUT- Application for up to 45 dwellings. 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 200 dwellings only.</p> <p>Site Character: Urban edge / undeveloped</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints: Small part of site flood risk; Low to medium landscape sensitivity; Small part of site proposed as Local Green Space</p> <p>Overcome constraints:</p> <p>Notes: Residential capacity derivation: advice of the JCS Inspector and density assumption calculation. Proposed Cheltenham Plan mixed use allocation.</p> | <b>Leckhampton</b> | 15.33       | Yes | Yes | Yes | 200-290   | Yes | Yes | Yes | 15.33       | School, possible 1.94ha mixed use local centre | Yes | Yes | No | No |
| S042  | <b>Land at Old Gloucester Road</b>                                   | <p>Main land use: Fields / agriculture</p> <p>Planning Status: 17/01411/OUT- Outline application for proposed residential development of up to 90 dwellings, associated open space, landscaping and infrastructure, including new vehicular access to Old Gloucester Road Phase 1</p> <p>Site Character: Rural / open</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints:</p> <p>Overcome constraints:</p> <p>Notes: Residential capacity derivation: density assumption calculation</p>   | <b>Springbank</b>  | <b>3.12</b> | Yes | Yes | Yes | <b>59</b> | No  | Yes | No  | <b>3.12</b> |  | No  | No  | No | No |

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| S043 | <b>Land at Fiddler's Green, Fiddler's Green Lane</b> | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / part developed<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site<br>Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire.<br>Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham | <b>Hester's Way / Springbank</b> | <b>61.79</b> | Yes | Yes | Yes | <b>662</b> | Yes | Yes | Yes | <b>25.00</b> | 25 hectares employment use (submission) | Yes | Yes | Yes | Yes |
| S044 | <b>Land at Fiddler's Green, adjacent to Hayden</b>   | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Cordon Sanitaire / Development Exclusion Zone<br>Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire.<br>Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham                                   | <b>Hester's Way / Springbank</b> | <b>18.34</b> | Yes | Yes | Yes | <b>347</b> | Yes | Yes | Yes | <b>18.34</b> |   | Yes | Yes | Yes | Yes |

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| S059 | <b>Springbank Shopping Centre</b>        | Main land use: Vacant Shopping Centre<br>Planning Status: 16/02303/FUL-34 new dwellings following demolition of redundant shopping centre<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Site is a Neighbourhood Centre; land ownership<br>Overcome constraints: Meaningful negotiation between the two land owners<br>Notes: Residential capacity derivation: planning application.               | <b>Springbank</b> | <b>0.51</b> | Yes         | Yes        | Yes | <b>34</b> | Yes | Yes | Yes | <b>0.51</b> | Small scale office or retail             | No  | No | Yes | No |
| S063 | <b>Rowanfield Exchange. Devon Avenue</b> | Main land use: Employment / residential<br>Planning Status: 15/02105/FUL- Part of site- Erection of 3no dwellings and associated hard and soft landscaping.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Site is a Neighbourhood Centre<br>Overcome constraints: Redevelopment currently on garages not retail element<br>Notes: Residential capacity derivation: density assumption calculation | <b>St Marks</b>   | <b>0.37</b> | Yes (part ) | Yes (part) | Yes | <b>17</b> | Yes | No  | No  | <b>0.37</b> | Housing, commercial, local retail, mixed | Yes | No | No  | No |

|      |                                       |  |                  |             |     |     |     |            |     |     |     |             |   |     |    |    |    |
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| S064 | <b>Christ College Site B</b>          | <p>Main land use: unused Playing field</p> <p>Planning Status: 13/00911/OUT &amp; 14/01317/REM. Development has yet to commence.</p> <p>Site Character: Urban / undeveloped</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints: Contamination; suggested local green space</p> <p>Overcome constraints: Justify loss of playing field - likely remediation</p> <p>Notes: Proposed Cheltenham Plan housing allocation</p>   | <b>St Peters</b> | <b>2.11</b> | Yes | Yes | Yes | <b>90</b>  | Yes | No  | No  | <b>2.11</b> |   | Yes | No | No | No |
| S067 | <b>Cheltenham Spa Railway Station</b> | <p>Main land use: Railway Station / Car Park</p> <p>Planning Status: Existing Local Plan allocation &amp; Dev Brief</p> <p>Site Character: Urban / developed</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station).</p> <p>Overcome constraints: Parking assessment; detailed assessment of access arrangements.</p> <p>Notes: Residential capacity derivation: density assumption calculation</p> | <b>St Peters</b> | <b>3.34</b> | Yes | No  | No  | <b>105</b> | Yes | Yes | Yes | <b>3.34</b> | Railways station, transport interchange, possible small scale retail / café | Yes | No | No | No |



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|------|--|---|----------------------|-------------|---------------|-----|-----|-----------|-----|-----|-----|-------------|---|----|-----|-----|----|
| S068 | <b>Land at Lansdown Road (Gloucestershire Constabulary Headquarters)</b> | Main land use: Police Headquarters<br>Planning Status: 17/00337/FUL-<br>Demolition of all existing buildings on site and erection of 67no. New homes, access, landscaping and other associated works at the former Police Headquarters, Lansdown Road<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage; viability<br>Overcome constraints: Inclusive design and effective negotiaion<br>Notes: Residential capacity derivation: submission form. | <b>Park</b>          | <b>1.00</b> | Yes           | Yes | Yes | <b>42</b> | Yes | Yes | Yes | <b>1.00</b> | Offices, hotel, institutional, mixed            | No | Yes | No  | No |
| S070 | <b>Reeves Field, Old Bath Road</b>                                       | Main land use: Sports Ground<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Loss of playing pitches and key views to scarp; Heritage<br>Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts.<br>Notes: Residential capacity derivation: submission form.  | <b>Charlton Park</b> | <b>4.52</b> | Yes (in part) | Yes | Yes | <b>40</b> | No  | Yes | No  | <b>4.52</b> | Institutional, mixed, some employment potential | No | Yes | Yes | No |

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| S071 | <b>King Alfred Way 1 &amp; 2</b>        | Main land use: Industry<br>Planning Status: 14/01125/FUL for 86 dwellings - refused permission.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land)<br>Overcome constraints: Suitable relocation of employment provision within the borough<br>Notes: Residential capacity derivation: submission form. | <b>Battledown</b> | <b>1.71</b> | Yes | Yes | Yes | <b>86</b> | Yes | Yes | Yes | <b>1.71</b> |               | No  | Yes | No | No |
| S073 | <b>Ellerslie Care Home, Albert Road</b> | Main land use: Residential<br>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<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application.  | <b>Pittville</b>  | <b>0.60</b> | Yes | Yes | Yes | <b>14</b> | Yes | No  | No  | <b>0.60</b> | Institutional | Yes | No  | No | No |
| S077 | <b>Land at Prestbury Road</b>           | Main land use: Employment / industry<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage, Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Oakley</b>     | <b>0.23</b> | Yes | Yes | Yes | <b>8</b>  | Yes | No  | No  | <b>0.23</b> |               | No  | Yes | No | No |

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| S080 | <b>Axiom, 57<br/>Winchcombe Street</b> | <p>Main land use: Vacant Building (Community Arts and Music venue)<br/>         Planning Status: 17/00932/FUL<br/>         Change of use to provide 19no. apartments and 1no. ground floor commercial/retail unit.   15/02268/FUL Partial demolition and mixed-use conversion to 11 apartment and commercial/ retail units of 57-59 Winchcombe Street<br/>         Site Character: Urban / developed<br/>         Greenfield/brownfield: Brownfield<br/>         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.<br/>         Overcome constraints: Provide detailed design proposals for building and access arrangements; Investigate opportunities to improve viability of site.<br/>         Notes:</p> | <b>All Saints</b> | <b>0.07</b> | Yes | Yes | Yes | <b>11</b> | Yes | Yes | Yes | <b>0.07</b> | Commercial, student accommodation, mixed | Yes | No | No | No |
|------|--|---|-------------------|-------------|-----|-----|-----|-----------|-----|-----|-----|-------------|--|-----|----|----|----|

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| S082 | <b>Royal Well &amp; Municipal Offices</b>  | Main land use: Employment / Bus station/ residential<br>Planning Status: Royal Well Development Brief<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage, Flood Risk, Contamination;<br>Ensuring future occupiers are appropriate town centre uses<br>Overcome constraints: Design and use needs to take account of flood risk (river chelt culverted under part of site).<br>Notes: Proposed Cheltenham Plan Mixed Use Allocation | Lansdown | 1.60 | Yes | Yes | Yes | 12 | Yes | Yes | Yes | 1.60 | Mixed use - residential and commercial (could include retail, office, hotel) | No  | Yes | No | No |
| S083 | <b>St Georges House, Bayshill Road</b>   | Main land use: Vacant Office Building<br>Planning Status: 15/00786/FUL<br>50 extra care apartments (C2)- Granted<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application.  | Lansdown | 0.38 | Yes | Yes | Yes | 50 | Yes | Yes | Yes | 0.38 | Extra care accommodation (current proposal)                                  | Yes | No  | No | No |
| S084 | <b>Land at Chelt Walk (previously known as Land at St Georges Place / St James Square)</b> | Main land use: Car Park / Vacant building<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk, Contamination; Heritage<br>Overcome constraints: Dev brief and flood risk, part of site confirmed suitable.<br>Notes: Proposed Cheltenham Plan Employment Allocation   | Lansdown | 0.66 | No  | No  | No  | 40 | Yes | Yes | Yes | 0.66 | Employment / commercial  | No  | Yes | No | No |

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| S085 | <b>Rivershill House, St Georges Road</b> | <p>Main land use: Vacant Office Building<br/>         Planning Status: 15/00451/FUL<br/>         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' 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.<br/>         Site Character: Urban / developed<br/>         Greenfield/brownfield: Brownfield<br/>         Critical constraints: Heritage<br/>         Overcome constraints:<br/>         Notes: Residential capacity derivation: planning application</p> | <b>Lansdown</b> | <b>0.42</b> | Yes | Yes | Yes | <b>45</b> | Yes | Yes | Yes | <b>0.42</b> | Offices, hotel, institutional, mixed | Yes | No | No | No |
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| S088 | <b>Land at Chester Walk Car Park</b>       | <p>Main land use: Car Park<br/>         Planning Status: Various - combined with site S089 - 09/00044/FUL   (Land Behind 232-242 High Street and Adjacent To St Mary's Church)<br/>         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)<br/>         Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused<br/>         Site Character: Urban / undeveloped<br/>         Greenfield/brownfield: Brownfield<br/>         Critical constraints: Contamination; Heritage<br/>         Overcome constraints:<br/>         Notes: Residential capacity derivation: planning application</p> | <b>Lansdown</b>        | <b>0.15</b> | Yes         | Yes | Yes | <b>14</b> | Yes | No | No | <b>0.20</b> | Commercial as part of mixed use scheme | No | No  | Yes | No |
| S092 | <b>Land adjoining Kynance, Church Road</b> | <p>Main land use: Garden Land<br/>         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)<br/>         Site Character: Urban / undeveloped<br/>         Greenfield/brownfield: Greenfield<br/>         Critical constraints: River corridor, Contamination, garden land development; Heritage<br/>         Overcome constraints:<br/>         Developable area restricted<br/>         Consider SPD on Development of Garden Land and Infill sites in Cheltenham</p>   | <b>Swindon Village</b> | <b>1.10</b> | Yes (part ) | Yes | Yes | <b>37</b> | No  | No | No | <b>1.10</b> |  | No | Yes | No  | No |

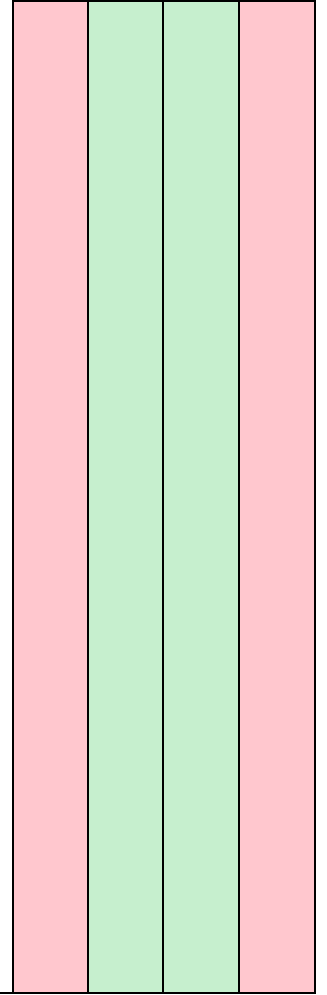
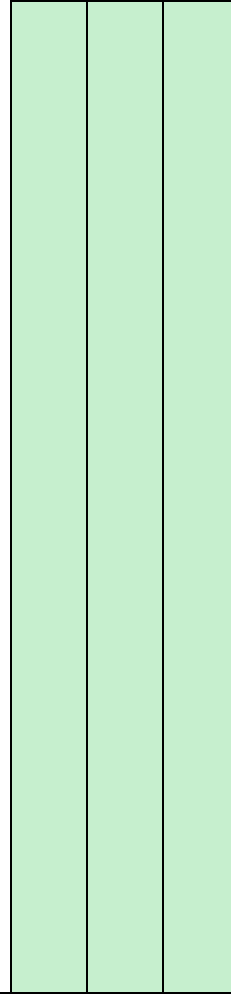
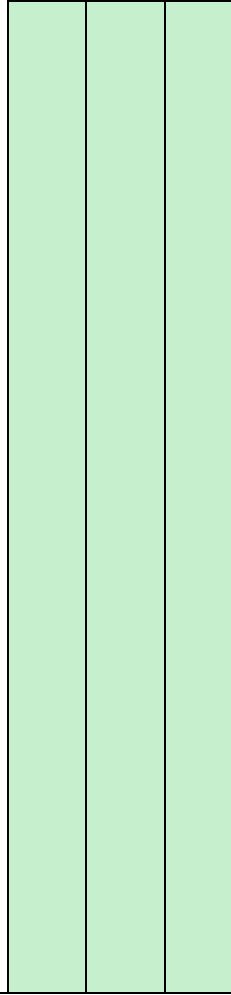
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|------|---|---|-----------------|-------------|-----|------------|-----|-----------|-----|------------|-----|-------------|-----------|----|-----|-----|----|
|      |   | Notes: Residential capacity derivation: density assumption calculation  |                 |             |     |            |     |           |     |            |     |             |           |    |     |     |    |
| S093 | <b>Former Monkscroft Primary School</b> | Main land use: Vacant former school playing field, private<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield / Brownfield<br>Critical constraints: Loss of playing fields (unused); suggested local green space<br>Overcome constraints: Justify loss of pitches<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation | <b>St Marks</b> | <b>1.80</b> | Yes | Yes (part) | Yes | <b>30</b> | Yes | Yes (part) | Yes | <b>1.80</b> | Education | No | No  | Yes | No |
| S094 | <b>Land at Stone Crescent</b>           | Main land use: Vacant Land / open space<br>Planning Status: 14/01276/OUT - terminated<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: N/A<br>Overcome constraints: N/A   | <b>St Marks</b> | <b>0.50</b> | Yes | Yes        | Yes | <b>20</b> | No  | No         | No  | <b>0.50</b> |           | No | Yes | No  | No |

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|      |  | Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation   |                  |             |     |     |     |           |    |    |    |             |  |     |     |    |    |
| S098 | <b>Land adjacent to Eilerslie, Albert Road</b> | <p>Main land use: Residential Garden Land</p> <p>Planning Status: Main building - Eilerslie 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.</p> <p>Site Character: Urban / undeveloped</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints: Garden land development; Heritage; important trees</p> <p>Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham</p> <p>Notes: Residential capacity derivation: density assumption calculation</p> | <b>Pittville</b> | <b>0.60</b> | Yes | Yes | Yes | <b>11</b> | No | No | No | <b>0.60</b> |  | Yes | Yes | No | No |



|      |  |   |                                |      |     |     |     |     |     |     |     |      |  |    |     |     |    |
|------|--|---|--------------------------------|------|-----|-----|-----|-----|-----|-----|-----|------|--|----|-----|-----|----|
| S110 | <b>North Place and Portland Street</b> | <p>Main land use: Car Park (former Coach Station / residential)<br/>         Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL:<br/>         Erection of a mixed use development comprising;<br/>         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.<br/>         Site Character: urban / developed<br/>         Greenfield/brownfield: Brownfield<br/>         Critical constraints: Heritage<br/>         Overcome constraints:<br/>         Notes: Residential capacity derivation: planning application.</p> | <b>St Paul's and Pittville</b> | 2.04 | yes | yes | yes | 143 | yes | yes | yes | 2.04 |  | No | Yes | Yes | No |
|------|--|---|--------------------------------|------|-----|-----|-----|-----|-----|-----|-----|------|--|----|-----|-----|----|

Proposed Cheltenham Plan  
mixed use allocation

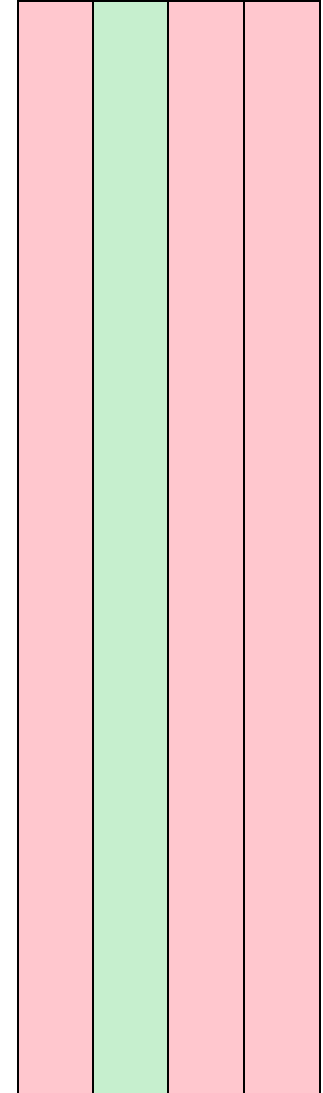
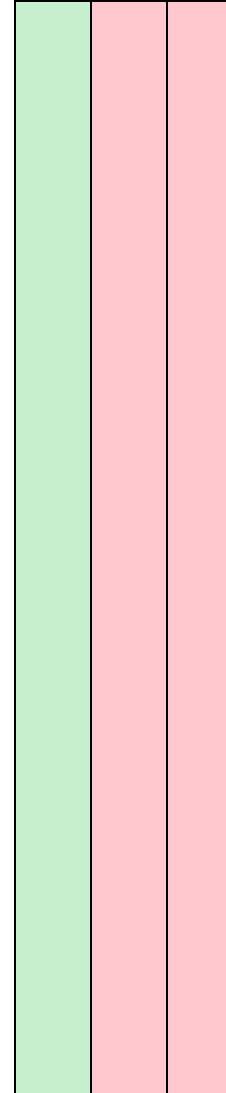
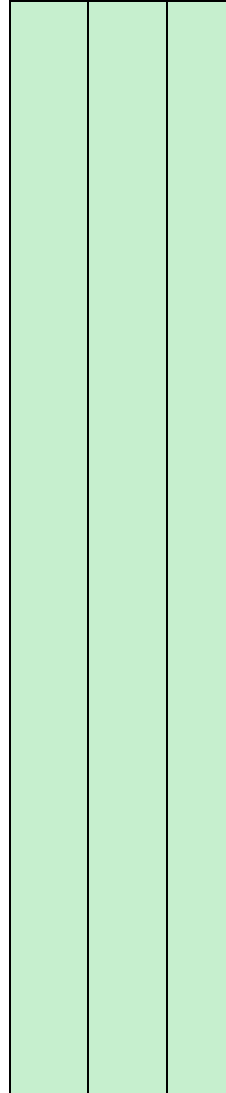


|      |   |  |                                 |             |     |     |     |       |     |     |     |      |        |     |     |    |    |
|------|---|--|---------------------------------|-------------|-----|-----|-----|-------|-----|-----|-----|------|--------|-----|-----|----|----|
| S112 | <b>Land at Whaddon Road</b>                           | Main land use: Car park<br>Planning Status: N/A<br>Site Character: urban<br>Greenfield/brownfield:<br>Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: submission form.   | <b>Oakley</b>                   | <b>1.20</b> | Yes | Yes | Yes | 7     | Yes | No  | No  | 1.20 |        | Yes | No  | No | No |
| S113 | <b>Premiere Products, Bouncers Lane</b>               | Main land use: B2 uses with B1<br>Planning Status: 17/00929/OUT (Part of site) Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration.<br>Site Character: Urban / developed<br>Greenfield/brownfield:<br>Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: submission form.<br>Proposed Cheltenham Plan housing allocation | <b>Oakley</b>                   | <b>2.17</b> | Yes | Yes | Yes | 50-70 | yes | Yes | yes | 2.17 |        | no  | yes | no | no |
| S122 | <b>Land rear of Nuffield Hospital, Hatherley Lane</b> | Main land use: Available brownfield site<br>Planning Status: 15/01048/OUT<br>Residential development of up to 27 dwellings- allowed on appeal<br>Site Character: Urban previously developed<br>Greenfield/brownfield:<br>Brownfield<br>Critical constraints:<br>Contamination<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: planning application   | <b>Benhall and the Reddings</b> | 0.48        | Yes | Yes | Yes | 27    | Yes | Yes | Yes | 0.48 | B1, B2 | Yes | no  | no | no |

|      |   |  |                 |      |     |     |     |    |     |     |     |      |  |     |     |    |    |
|------|---|--|-----------------|------|-----|-----|-----|----|-----|-----|-----|------|--|-----|-----|----|----|
| S123 | <b>100 – 102 Prestbury Road, Cheltenham</b> | <p>Main land use: Vacant Brownfield site<br/>         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<br/>         Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage<br/>         Greenfield/brownfield: Brownfield<br/>         Critical constraints: Access in Flood zone 3; Contamination<br/>         Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site.<br/>         Notes: Residential capacity derivation: submission form.</p> | <b>Pitville</b> | 0.80 | Yes | Yes | Yes | 40 | Yes | Yes | Yes | 0.80 |  | yes | yes | no | no |
|------|---|--|-----------------|------|-----|-----|-----|----|-----|-----|-----|------|--|-----|-----|----|----|

|      |                          |  |                    |      |     |     |     |    |     |    |    |      |             |    |     |    |    |
|------|--------------------------|--|--------------------|------|-----|-----|-----|----|-----|----|----|------|-------------|----|-----|----|----|
| S129 | <b>Land at Alma Road</b> | <p>Main land use: Vacant shop unit, garage workshop and lock up garages</p> <p>Planning Status: 17/00578/FUL</p> <p>Redevelopment of the site comprising 9no. three bed dwellings together with associated car parking and vehicular access following demolition of existing shop, lock-up garages and Alma Road Garage 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 90/01384/AI – Display of internally illuminated projecting sign as per submitted plans. Permitted 58/00001/AI - Erection of standard sign 4'10" x 2'5". 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).</p> | <b>Warden Hill</b> | 0.19 | Yes | Yes | Yes | 11 | Yes | No | No | 0.19 | Residential | No | Yes | No | No |
|------|--------------------------|--|--------------------|------|-----|-----|-----|----|-----|----|----|------|-------------|----|-----|----|----|

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:  
Notes: Residential capacity  
derivation: submission form.



|      |  |   |                                 |      |    |    |    |     |     |     |     |      |            |     |     |    |    |
|------|--|---|---------------------------------|------|----|----|----|-----|-----|-----|-----|------|------------|-----|-----|----|----|
| S130 | <b>Land north west of Grovefield Way</b> | Main land use: Fields<br>Planning Status: 16/02208/FUL-<br>Hybrid application for commercial office space, day nursery, supermarket, coffee shop etc.- pending consideration<br>Site Character: Urban Edge<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation                 | <b>Benhall and the Reddings</b> | 6.34 | No | No | No | 159 | Yes | Yes | Yes | 6.34 | B1, B2, B8 | Yes | Yes | No | No |
| S131 | <b>Land south of Jessop Avenue</b>       | Main land use: Car park<br>Planning Status: 16/01417/FUL-<br>Erection of six storey office development with A2/A3 use at ground floor etc<br>Site Character: Urban<br>Greenfield/brownfield: ? Car Park- what is that?<br>Critical constraints: Flood risk; Heritage; Contamination; Historic landfill<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation | <b>Lansdown</b>                 | 0.34 | No | No | No | 15  | Yes | Yes | Yes | 0.34 | B1         | Yes | No  | No | No |

|      |  |  |                                 |      |     |     |     |    |     |     |     |      |                |     |     |    |    |
|------|--|--|---------------------------------|------|-----|-----|-----|----|-----|-----|-----|------|----------------|-----|-----|----|----|
| S132 | <b>Land south of Hatherley Lane</b>        | Main land use: Vacant site<br>Planning Status: 15/01048/OUT<br>Residential development of up to 27 dwellings- application refused<br>Site Character: Urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham plan employment allocation  | <b>Benhall and the Reddings</b> | 0.43 | Yes | Yes | Yes | 17 | Yes | Yes | Yes | 0.43 | B1, B2         | Yes | No  | No | No |
| S134 | <b>Warners of Cheltenham, Blaisdon Way</b> | Main land use: Car storage compound/ motor dealership<br>Planning Status: 15/00578/OUT-<br>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)-<br>REFUSED<br>Site Character: Urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application | <b>Springbank</b>               | 0.60 | No  | Yes | No  | 10 | Yes | Yes | Yes | 0.60 | A1, B1, B2, B8 | Yes | Yes | No | No |



|      |  |   |                       |      |     |     |     |     |                                  |     |                                  |      |  |     |     |    |    |
|------|--|---|-----------------------|------|-----|-----|-----|-----|----------------------------------|-----|----------------------------------|------|--|-----|-----|----|----|
| S135 | <b>Land off Oakhurst Rise</b>                      | Main land use: Green field<br>Planning Status: N/A<br>Site Character: Open space surrounded by residential<br>Greenfield/brownfield: Greenfield<br>Critical constraints:<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.<br>Proposed Cheltenham Plan housing allocation  | <b>Charlton Kings</b> | 4.10 | Yes | Yes | Yes | 100 | Yes                              | No  | No                               | 4.10 | Residential  | Yes | Yes | No | No |
| S136 | <b>Dowdeswell Park, London Road (The Barlands)</b> | Main land use: Employment use and some unused land<br>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  17/01044/FUL- Extension and COU of existing pump house, erection of new pavilion and visitor centre etc- pending consideration<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood risk; AONB; Heritage; Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Charlton Kings</b> | 4.75 | No  | No  | No  | 89  | Yes- for currently permitted use | Yes | Yes- for currently permitted use | 4.75 | B1, B2, Sports and leisure, Flexible economic uses (not restricted to B1, B2 and B8) | No  | No  | No | No |
| S137 | <b>Francis Close Hall Campus</b>                   | Main land use: Educational uses<br>Planning Status: Long history of planning applications associated with current land use<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>St Paul's</b>      | 2.20 | Yes | No  | No  | 69  | Yes                              | Yes | Yes                              | 2.20 | Educational  | Yes | Yes | No | No |

|      |                                       |  |                  |      |     |            |     |     |     |     |     |      |   |     |     |     |     |
|------|---------------------------------------|--|------------------|------|-----|------------|-----|-----|-----|-----|-----|------|---|-----|-----|-----|-----|
| S138 | <b>Parabola Road Repeater Station</b> | Main land use: Vacant<br>Planning Status: N/A<br>Site Character: Urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Within central conservation area; Within setting of listed building<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Lansdown</b>  | 0.15 | Yes | Yes        | Yes | 5   | Yes | No  | No  | 0.15 |   | Yes | No  | No  | No  |
| S139 | <b>Lansdown Industrial Estate</b>     | Main land use: Employment<br>Planning Status: Multiple minor applications regarding current land uses.<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: reduced capacity following panel advice. Proposed Cheltenham Plan mixed use allocation. Proposed designation in the Cheltenham plan  | <b>Lansdown</b>  | 5.41 | Yes | Yes (part) | Yes | 100 | Yes | Yes | Yes | 5.41 | Mixed use including existing uses + residential | No  | Yes | Yes | Yes |
| S140 | <b>The Yard, Grove Street</b>         | Main land use: B2 Uses<br>Planning Status: N/A<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination, Heritage/Conservation<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Reduced site area for capacity calculations due to heritage constraints with part of site previously being used as a burial ground, only the southern half of site considered suitable for development. | <b>St Peters</b> | 0.82 | Yes | Yes        | Yes | 8   | Yes | Yes | Yes | 0.82 | B2 uses   | Yes | Yes | No  | No  |

**Table 2. Assessment of all Sites**

| 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     | <b>North West Cheltenham (previously known as Land to the north west of Cheltenham within Cheltenham)</b> | Main land use: Fields / agriculture<br>Planning Status: 16/02000/OUT<br>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.<br>Site Character: Rural / open Greenfield/brownfield: Greenfield<br>Critical constraints: Flood Risk (part), suggested local green space; Contamination<br>Overcome constraints: Masterplanning/ landscaping<br>Notes: Residential capacity derivation: Joint Core Strategy. Strategic Allocation in the Joint Core Strategy. Site renamed 2017/18 in line with how the site is presented within the Joint Core Strategy | <b>Swindon Village</b> | <b>159.42</b>        | Yes      | Yes       | Yes        | <b>2,225</b>         | Yes                                 | Yes       | Yes        | <b>23.00</b>        | Schools, 23ha employment, community/mixed use | Yes                | Yes        | Yes         | Yes         |

|       |   |  |                        |              |     |     |     |              |    |     |    |              |  |     |    |    |    |
|-------|---|--|------------------------|--------------|-----|-----|-----|--------------|----|-----|----|--------------|--|-----|----|----|----|
| S002  | <b>Land at Hyde Lane, Hyde Lane</b>     | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt; Contamination;<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Swindon Village</b> | <b>2.66</b>  | No  | Yes | No  | <b>50</b>    | No | No  | No | <b>2.66</b>  |  | No  | No | No | No |
| S003  | <b>Land at Hyde Farm (west section)</b> | Main land use: Fields / agriculture<br>Planning Status: 15/00646/FUL and 13/00854/FUL for part of site at Belmont (demolition and replacement dwellings<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt; Contamination; Partial Flood Risk<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Swindon Village</b> | <b>64.11</b> | No  | Yes | No  | <b>1,212</b> | No | Yes | No | <b>64.11</b> |  | No  | No | No | No |
| S003a | <b>Land off Brockhampton Lane</b>       | Main land use: Agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / part developed<br>Greenfield/brownfield: Greenfield/brownfield<br>Critical constraints:<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.<br>Proposed allocation in the Cheltenham Plan  | <b>Swindon Village</b> | <b>0.70</b>  | Yes | Yes | Yes | <b>25</b>    | No | No  | No | <b>0.70</b>  |  | Yes | No | No | No |

|      |  |   |                        |              |    |     |    |            |    |     |    |              |  |    |    |    |    |
|------|--|---|------------------------|--------------|----|-----|----|------------|----|-----|----|--------------|--|----|----|----|----|
| S004 | <b>Land at Hunting Butts (west)</b>                            | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                     | <b>Swindon Village</b> | <b>12.09</b> | No | Yes | No | <b>229</b> | No | No  | No | <b>12.09</b> |  | No | No | No | No |
| S005 | <b>Land at Hunting Butts (south), Swindon Lane</b>             | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Topography<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation         | <b>Swindon Village</b> | <b>9.10</b>  | No | Yes | No | <b>157</b> | No | Yes | No | <b>8.30</b>  |  | No | No | No | No |
| S006 | <b>Land at Hunting Butts (central) west of railway cutting</b> | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Topography, Access<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Swindon Village</b> | <b>33.48</b> | No | Yes | No | <b>633</b> | No | Yes | No | <b>33.48</b> |  | No | No | No | No |
| S007 | <b>Land at Hyde Farm (east section)</b>                        | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Flood Risk<br>Overcome constraints:<br>Notes: Residential capacity  | <b>Swindon Village</b> | <b>49.11</b> | No | Yes | No | <b>928</b> | No | Yes | No | <b>49.11</b> |  | No | No | No | No |

|      |  |   |                        |             |    |     |    |           |    |     |    |             |  |    |    |    |    |
|------|--|---|------------------------|-------------|----|-----|----|-----------|----|-----|----|-------------|--|----|----|----|----|
|      |  | derivation: density assumption calculation  |                        |             |    |     |    |           |    |     |    |             |  |    |    |    |    |
| S008 | <b>Blooms Garden Centre, Evesham Road</b>          | Main land use: Garden centre<br>Planning Status: N/A<br>Site Character: Rural / developed (cross boundary site)<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt, Flood Risk<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Only the part of the site that is within Cheltenham Borough is assessed.   | <b>Swindon Village</b> | <b>1.24</b> | No | No  | No | <b>31</b> | No | Yes | No | <b>1.24</b> |  | No | No | No | No |
| S009 | <b>Hunting Butts Farm, east of railway cutting</b> | Main land use: Fields / agriculture<br>Planning Status: 14/01968/P3MPA - request as to whether Prior approval is required for - Change of use from agricultural to Hotel. Application on a small portion of the site - Prior Approval required. Multiple applications to change/extend existing buildings on site<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Swindon Village</b> | <b>5.01</b> | No | Yes | No | <b>95</b> | No | Yes | No | <b>5.01</b> |  | No | No | No | No |

|      |  |  |                             |       |    |     |    |     |    |     |    |       |    |    |    |    |
|------|--|--|-----------------------------|-------|----|-----|----|-----|----|-----|----|-------|----|----|----|----|
| S010 | Land south of Hunting Butts Farm, Swindon Lane | Main land use: Fields / agriculture<br>Planning Status: 11/00257/OUT refused and appeal dismissed (2012)<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | Swindon Village             | 9.35  | No | Yes | No | 177 | No | Yes | No | 9.35  | No | No | No | No |
| S011 | The Paddocks, Swindon Lane                     | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | Prestbury                   | 1.79  | No | Yes | No | 34  | No | Yes | No | 1.79  | No | No | No | No |
| S012 | Land at Hunting Butts (east), Evesham Road     | Main land use: Race course overflow parking<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                                      | Swindon Village / Prestbury | 11.64 | No | Yes | No | 220 | No | Yes | No | 11.64 | No | No | No | No |

|      |   |   |                  |              |    |               |    |            |               |               |     |              |       |    |    |    |    |
|------|---|---|------------------|--------------|----|---------------|----|------------|---------------|---------------|-----|--------------|-------|----|----|----|----|
| S013 | <b>Cheltenham Racecourse (north)</b>                  | Main land use: Race course ancillary and parking<br>Planning Status: Various recent approvals including new Grandstand<br>Site Character: Urban edge / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt, Flood Risk<br>Overcome constraints: JCS Policy<br>Racecourse area allows for development principally related to the business of the racecourse<br>Notes: Residential capacity derivation: density assumption calculation | <b>Prestbury</b> | <b>22.90</b> | No | No            | No | <b>433</b> | Yes (in part) | Yes           | Yes | <b>22.90</b> | Hotel | No | No | No | No |
| S014 | <b>Cheltenham Racecourse (south)</b>                  | Main land use: Race course main car park and overflow<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Prestbury</b> | <b>6.13</b>  | No | Yes (in part) | No | <b>116</b> | No            | Yes (in part) | No  | <b>6.13</b>  | Hotel | No | No | No | No |
| S015 | <b>Land off New Barn Lane 1 (south of Racecourse)</b> | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Access<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Prestbury</b> | <b>1.42</b>  | No | Yes           | No | <b>35</b>  | No            | No            | No  | <b>1.42</b>  |       | No | No | No | No |



|      |   |   |           |      |    |     |    |     |    |     |    |      |    |    |    |    |
|------|---|---|-----------|------|----|-----|----|-----|----|-----|----|------|----|----|----|----|
| S016 | Land off New Barn Lane 2 (south of Racecourse)    | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Access<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation              | Prestbury | 0.51 | No | Yes | No | 13  | No | No  | No | 0.51 | No | No | No | No |
| S017 | Land off New Barn Lane 3 (south of Racecourse)    | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                      | Prestbury | 2.08 | No | Yes | No | 52  | No | No  | No | 2.08 | No | No | No | No |
| S018 | Land east of Cheltenham Racecourse 1, Lake Street | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt; Heritage; Flood risk<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | Prestbury | 5.45 | No | Yes | No | 136 | No | No  | No | 5.45 | No | No | No | No |
| S019 | Land east of Cheltenham Racecourse 2, Park Lane   | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.                                     | Prestbury | 1.24 | No | Yes | No | 15  | No | Yes | No | 1.24 | No | No | No | No |

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| S020 | <b>Land north of Cheltenham Racecourse</b>          | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Access<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                   | <b>Prestbury</b> | <b>19.15</b> | No | No  | No | <b>362</b> | No | No | No | <b>19.15</b> | No | No | No | No |
| S021 | <b>Land between Cheltenham Racecourse and B4632</b> | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield / Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation              | <b>Prestbury</b> | <b>27.70</b> | No | No  | No | <b>523</b> | No | No | No | <b>27.70</b> | No | No | No | No |
| S022 | <b>Land at Prestbury</b>                            | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Heritage; possible land contamination;<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form. | <b>Prestbury</b> | <b>12.58</b> | No | Yes | No | <b>200</b> | No | No | No | <b>12.58</b> | No | No | No | No |

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| S023 | <b>Priors Farm Fields<br/>(Land at Oakley)</b> | Main land use: Fields / playing fields<br>Planning Status: 17/00135/FUL<br>Two flood storage areas, creating new ditches and installation of new culverts Note projects on the go in the Priors Farm/Cem&Crem area. Flood catchment scheme and crem extention being investigated<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding<br>Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirments<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation | <b>Oakley</b> | <b>12.01</b> | Yes | Yes | Yes | <b>126</b> | No | No | No | <b>5.00</b> |  | No | Yes | no | No |
|------|--|---|---------------|--------------|-----|-----|-----|------------|----|----|----|-------------|--|----|-----|----|----|

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| S024 | <b>Castle Dream Stud, Mill Lane</b> | Main land use: Temporary gypsy site<br>Planning Status: 17/00129/FUL COU for permanent residential occupation by a traveller family, temporary permission granted  Various relating to previous use of land, including 13/01459/COU temporary consent for occupation by a traveller family and associated uses (2014)<br>Site Character: Rural / open Greenfield/brownfield: Greenfield<br>Critical constraints: AONB, topography<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.<br>Proposed Cheltenham Plan allocation | <b>Battledown</b> | <b>0.43</b> | No | Yes | No | <b>1</b> | No | No | No | <b>0.43</b> |  | No | No | No | No |
| S025 | <b>Land at Mill Lane</b>            | Main land use: Fields / agriculture<br>Planning Status: Various relating to existing agricultural/equestrian use of land.<br>Site Character: Rural / open Greenfield/brownfield: Greenfield<br>Critical constraints: AONB, topography<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Battledown</b> | <b>0.31</b> | No | Yes | No | <b>8</b> | No | No | No | <b>0.31</b> |  | No | No | No | No |

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| S026 | <b>Land north of Greenway Lane</b>       | Main land use: Paddock<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB, topography<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.                            | <b>Battledown</b> | <b>1.94</b> | No | Yes | No | <b>40</b> | No | No | No | <b>1.50</b> | No | No | No | No |
| S027 | <b>Land south of Greenway Lane</b>       | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB, topography<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Battledown</b> | <b>1.20</b> | No | Yes | No | <b>30</b> | No | No | No | <b>1.20</b> | No | No | No | No |
| S028 | <b>Land adjacent to Orchard Cottages</b> | Main land use: Fields / residential<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB, topography<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.               | <b>Battledown</b> | <b>0.33</b> | No | Yes | No | <b>10</b> | No | No | No | <b>0.33</b> | No | No | No | No |

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| S029 | Land south of<br>Glenfall Way | Main land use: Fields /<br>agriculture<br>Planning Status: 16/01789/FUL-<br>Erection of four dwellings with<br>landscaping and public open<br>space- refused  15/00025/OUT<br>for 15 dwellings -<br>withdrawn  Previous application<br>07/01580/OUT refused and<br>subsequent appeal dismissed.<br>Site Character: Urban edge /<br>undeveloped<br>Greenfield/brownfield:<br>Greenfield<br>Critical constraints: AONB,<br>topography<br>Overcome constraints:<br>Notes: Residential capacity<br>derivation: previous planning<br>application. | Battledown     | 1.69 | No | Yes | No | 15 | No | No | No | 1.00 | No | No | No | No |
| S030 | Land off<br>Timbercombe Lane  | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge /<br>undeveloped<br>Greenfield/brownfield:<br>Greenfield<br>Critical constraints: AONB,<br>topography<br>Overcome constraints:<br>Notes: Residential capacity<br>derivation: density assumption<br>calculation  | Charlton Kings | 0.60 | No | Yes | No | 12 | No | No | No | 0.60 | No | No | No | No |

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| S031 | Land off<br>Leckhampton Road | Main land use: Fields / agriculture<br>Planning Status: 16/00272/FUL<br>Revision to approved planning permission   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.<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements.<br>Overcome constraints: Establish highways access arrangements (through adjacent site to the north); Assess impacts on the AONB and wider landscape.<br>Where possible retain community facility<br>Notes: Residential capacity derivation: previous planning application. | Leckhampton | 2.52 | Yes | Yes | Yes | 10 | Yes | No | No | 0.60 | Yes | No | No | No |
| S032 | Hall Road<br>Allotments      | Main land use: Allotments<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: density assumption calculation  | Leckhampton | 2.30 | No  | No  | No  | 58 | No  | No | No | 2.30 | No  | No | No | No |

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| S033a | <p><b>Land at Leckhampton, off Shurdington Road (north- north west)</b></p> | <p>Main land use: Fields / agriculture<br/>         Planning Status: 16/00202/OUT- Applications for up to 45 dwellings. 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 200 dwellings only.<br/>         Site Character: Urban edge / undeveloped<br/>         Greenfield/brownfield: Greenfield<br/>         Critical constraints: Small part of site flood risk; Low to medium landscape sensitivity; Small part of site proposed as Local Green Space<br/>         Overcome constraints:<br/>         Notes: Residential capacity derivation: advice of the JCS Inspector and density assumption calculation.<br/>         Proposed Cheltenham Plan mixed use allocation.</p> | <p><b>Leckhampton</b></p> | <p>15.33</p> | <p>Yes</p> | <p>Yes</p> | <p>Yes</p> | <p>200-290</p> | <p>Yes</p> | <p>Yes</p> | <p>Yes</p> | <p>15.33</p> | <p>School, possible 1.94ha mixed use local centre</p> | <p>Yes</p> | <p>Yes</p> | <p>No</p> | <p>No</p> |
| S033b | <p><b>Land at Leckhampton, off Shurdington Road ( north west)</b></p>       | <p>Main land use: Fields/ Agriculture<br/>         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 200 dwellings only.<br/>         Site Character: Undeveloped Urban Edge<br/>         Greenfield/brownfield:<br/>         Critical constraints: Medium to High Landscape Sensitivity; Local Green Space<br/>         Overcome constraints:<br/>         Notes: Residential capacity</p>   | <p><b>Leckhampton</b></p> | <p>16.66</p> | <p>No</p>  | <p>Yes</p> | <p>No</p>  | <p>315</p>     | <p>no</p>  | <p>No</p>  | <p>No</p>  | <p>16.66</p> |   | <p>No</p>  | <p>No</p>  | <p>No</p> | <p>No</p> |



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|       |  | derivation: density assumption calculation  |                    |      |    |     |    |    |    |    |    |      |    |    |    |    |  |
| S033c | <b>Former Nurseries Land off Kidnappers Lane</b> | Main land use: Previously nurseries land<br>Planning Status: 16/00202/OUT-<br>Development of 45 dwellings refused, going to inquiry December 2017; 13/01605/OUT<br>650 homes and mixed use - refused and appeal dismissed. JCS Inspector has suggested removing from the JCS and allocating through the Cheltenham Plan for 200 dwellings only.<br>Site Character: Urban Edge<br>Greenfield/brownfield:<br>Critical constraints: Medium Landscape Sensitivity; Local Green Space<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Leckhampton</b> | 1.29 | No | Yes | No | 32 | No | No | No | 1.29 | No | No | No | No |  |

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| S034 | <b>Land at Leckhampton, off Kidnappers Lane</b>         | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Medium-High landscape sensitivity; Local green space application<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                                | <b>Leckhampton</b> | 6.00 | No | No | No | 146 | No | No | No | 5.80 | No | No | No | No |
| S035 | <b>Land at Leckhampton, Church Road &amp; Farm Lane</b> | Main land use: Fields / residential<br>Planning Status: N/A<br>Site Character: Urban edge / part developed<br>Greenfield/brownfield: Greenfield (small residential part)<br>Critical constraints: high landscape sensitivity (part); Contamination; Local Green Space<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Leckhampton</b> | 6.30 | No | No | No | 43  | No | No | No | 1.30 | No | No | No | No |
| S036 | <b>Land at Leckhampton, off Farm Lane</b>               | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: High landscape sensitivity; Local Green Space<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Leckhampton</b> | 2.60 | No | No | No | 65  | No | No | No | 2.60 | No | No | No | No |

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| S037 | <b>The Nurseries,<br/>Kidnappers Lane,<br/>Leckhampton</b> | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open Greenfield/brownfield: Greenfield<br>Critical constraints: Medium Landscape Sensitivity; Local Green Space<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Leckhampton</b>  | 2.50 | No | Yes | No | 47  | No | No  | No | 2.50 | No | No | No | No |
| S038 | <b>Church Farm,<br/>Church Road,<br/>Leckhampton</b>       | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open Greenfield/brownfield: Greenfield<br>Critical constraints: Contamination, Local Green Space application; High Landscape Sensitivity; Scheduled Ancient Monument<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Leckhampton</b>  | 6.78 | No | Yes | No | 128 | No | Yes | No | 6.78 | No | No | No | No |
| S040 | <b>Land at Sunnyfield Lane (north), Up Hatherley Way</b>   | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Up Hatherley</b> | 1.14 | No | Yes | No | 22  | No | Yes | No | 1.14 | No | No | No | No |

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| S041 | <b>Old Gloucester Road (previously known as Arle Nursery and allotments, Old Gloucester Road)</b> | Main land use: Nursery / allotments<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Flood Risk<br>Overcome constraints: Flood risk can be mitigated<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Springbank</b>                | <b>11.21</b> | Yes | Yes (partially) | Yes | <b>207</b> | No  | Yes | No  | <b>8.20</b>  |   | No  | No  | No  | No  |
| S042 | <b>Land at Old Gloucester Road</b>  | Main land use: Fields / agriculture<br>Planning Status: 17/01411/OUT-<br>Outline application for proposed residential development of up to 90 dwellings, associated open space, landscaping and infrastructure, including new vehicular access to Old Gloucester Road Phase 1<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints:<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Springbank</b>                | <b>3.12</b>  | Yes | Yes             | Yes | <b>59</b>  | No  | Yes | No  | <b>3.12</b>  |   | No  | No  | No  | No  |
| S043 | <b>Land at Fiddler's Green, Fiddler's Green Lane</b>  | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / part developed<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site<br>Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire.<br>Notes: Residential capacity derivation: density assumption  | <b>Hester's Way / Springbank</b> | <b>61.79</b> | Yes | Yes             | Yes | <b>662</b> | Yes | Yes | Yes | <b>25.00</b> | 25 hectares employment use (submission) | Yes | Yes | Yes | Yes |

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|      |  | calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham   |                                  |              |             |     |     |            |               |     |     |              |  |     |     |     |     |
| S044 | <b>Land at Fiddler's Green, adjacent to Hayden</b> | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Cordon Sanitaire / Development Exclusion Zone<br>Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire.<br>Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham | <b>Hester's Way / Springbank</b> | <b>18.34</b> | Yes         | Yes | Yes | <b>347</b> | Yes           | Yes | Yes | <b>18.34</b> |  | Yes | Yes | Yes | Yes |
| S045 | <b>Land at Golden Valley, Pheasant Lane</b>        | Main land use: Fields / agriculture / residential<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Flood Risk; Contamination;<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Partially included within the Joint Core Strategy strategic allocation- Land West of Cheltenham                                   | <b>Hester's Way</b>              | <b>11.23</b> | Yes (part ) | Yes | No  | <b>212</b> | Yes (in part) | Yes | No  | <b>11.23</b> |  | No  | No  | No  | No  |

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| S046 | Land north of Bamfurlong Lane                       | Main land use: Mostly Agriculture, with some industry and residential<br>Planning Status: 12/00576/FUL<br>Part of site (Erection of building following demolition of existing derelict building at Cotswold View)<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt; Heritage; Contamination;<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | Hester's Way | 7.11 | No | Yes | No | 179 | No | Yes | No | 7.11 | No | No | No | No |
| S047 | Briarfields Motel and Touring Park, Bamfurlong Lane | Main land use: Caravan site<br>Planning Status: N/A<br>Site Character: Urban edge / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | Hester's Way | 1.96 | No | yes | No | 65  | No | Yes | No | 1.96 | No | No | No | No |
| S048 | Land between A40 and Bamfurlong Lane (east)         | Main land use: Industry<br>Planning Status: N/A<br>Site Character: Urban edge / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt; Contamination;<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | Hester's Way | 0.98 | No | yes | No | 33  | No | Yes | No | 0.98 | No | No | No | No |

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| S049 | <b>Land between A40 and Bamfurlong Lane (west)</b> | Main land use: Fields / agriculture / nursery<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Hester's Way</b>             | <b>4.92</b> | No | Yes | No | <b>124</b> | No | Yes | No | <b>4.92</b> |  | No | No | No | No |
| S050 | <b>Land at The Reddings, north of Branch Road</b>  | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation           | <b>Benhall and the Reddings</b> | <b>8.00</b> | No | Yes | No | <b>202</b> | No | Yes | No | <b>8.00</b> |  | No | No | No | No |
| S051 | <b>Land at The Reddings, south of Branch Road</b>  | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation           | <b>Benhall and the Reddings</b> | <b>6.66</b> | No | No  | No | <b>168</b> | No | No  | No | <b>6.66</b> |  | No | No | No | No |

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| S052 | <b>Land at the Hayloft (west), The Reddings / Badgeworth Road</b> | Main land use: Fields / agriculture<br>Planning Status: 09/00656/COU & 12/00318/TIME<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Benhall and the Reddings</b> | 1.76 | No | Yes | No | 58 | No | Yes | No | 1.76 | No | No | No | No |
| S053 | <b>Land at the Hayloft (east), south of The Reddings</b>          | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Benhall and the Reddings</b> | 1.66 | No | Yes | No | 55 | No | Yes | No | 1.66 | No | No | No | No |
| S054 | <b>Flowerdale Farm, The Reddings</b>                              | Main land use: Open land<br>Planning Status: 15/00573/OUT-<br>Outline application for development of 27 dwellings and associated open space with access off Brock Close, application refused and appeal dismissed.<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Benhall and the Reddings</b> | 1.47 | No | Yes | No | 49 | No | Yes | No | 1.47 | No | No | No | No |



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| S055 | <b>Land at Stansby Mobile Home and Touring Caravan Park, The Reddings</b> | Main land use: Caravan park<br>Planning Status: 16/00299/FUL<br>Change of use of the land for the stationing of touring caravans for holiday purposes to operate year round.<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Benhall and the Reddings</b> | 1.78 | No | Yes | No | 59 | No | Yes | No | 1.78 |  | No | No | No | No |
| S056 | <b>Land west of Grovefield Way, The Reddings</b>                          | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Benhall and the Reddings</b> | 0.80 | No | Yes | No | 27 | No | Yes | No | 0.80 |  | No | No | No | No |
| S057 | <b>Land off Grovefield Way, The Reddings</b>                              | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.   | <b>Benhall and the Reddings</b> | 0.34 | No | Yes | No | 10 | No | Yes | No | 0.34 |  | No | No | No | No |
| S058 | <b>Land r/o Shakespeare Cottages, The Reddings</b>                        | Main land use: Open land / residential<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:   | <b>Benhall and the Reddings</b> | 0.26 | No | Yes | No | 9  | No | Yes | No | 0.26 |  | No | No | No | No |

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|      |  | Notes: Residential capacity derivation: density assumption calculation   |                   |             |     |     |     |           |     |     |     |             |  |    |    |     |    |
| S059 | <b>Springbank Shopping Centre</b>                            | Main land use: Vacant Shopping Centre<br>Planning Status: 16/02303/FUL-34 new dwellings following demolition of redundant shopping centre<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Site is a Neighbourhood Centre; land ownership<br>Overcome constraints: Meaningful negotiation between the two land owners<br>Notes: Residential capacity derivation: planning application. | <b>Springbank</b> | <b>0.51</b> | Yes | Yes | Yes | <b>34</b> | Yes | Yes | Yes | <b>0.51</b> | Small scale office or retail               | No | No | Yes | No |
| S060 | <b>Land adjacent to former Goat and Bicycle Public House</b> | Main land use: Vacant Land / Brownfield<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Possible land contamination; Establish owner<br>Overcome constraints: site may be contaminated but is vacant. Future remediation could enable housing or employment.<br>Notes: Residential capacity derivation: density assumption calculation                      | <b>Springbank</b> | <b>0.43</b> | Yes | No  | No  | <b>18</b> | Yes | No  | No  | <b>0.43</b> | Commercial, community, local retail, mixed | No | No | No  | No |

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| S061 | <b>Land and buildings at Coronation Square</b>         | Main land use: Car park / Shopping area<br>Planning Status: Various small scale<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Land ownership<br>Overcome constraints: Developable area restricted<br>Notes: Proposed Cheltenham Plan mixed use allocation   | St Marks | 1.48 | Yes         | Yes (part ) | Yes (part ) | 68 | Yes | Yes (part ) | Yes (part ) | 0.40 | Commercial, community, local retail, mixed | No  | No | No | Yes |
| S062 | <b>Community Centre &amp; Scout Hut, Brooklyn Road</b> | Main land use: Scout Hut<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: suggested local green space<br>Overcome constraints:<br>Notes: Residential capacity derivation: urban design approach  | St Marks | 0.90 | Yes         | No          | No          | 28 | Yes | No          | No          | 0.90 |  | No  | No | No | No  |
| S063 | <b>Rowanfield Exchange. Devon Avenue</b>               | Main land use: Employment / residential<br>Planning Status: 15/02105/FUL- Part of site- Erection of 3no dwellings and associated hard and soft landscaping.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Site is a Neighbourhood Centre<br>Overcome constraints: Redevelopment currently on garages not retail element<br>Notes: Residential capacity derivation: density assumption calculation | 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 | <b>Christ College Site B</b>               | Main land use: unused Playing field<br>Planning Status: 13/00911/OUT & 14/01317/REM. Development has yet to commence.<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Contamination; suggested local green space<br>Overcome constraints: Justify loss of playing field - likely remediation<br>Notes: Proposed Cheltenham Plan housing allocation                               | <b>St Peters</b>       | <b>2.11</b>  | Yes | Yes | Yes | <b>90</b>  | Yes | No | No | <b>2.11</b>  |          | Yes | No | No | No |
| S065 | <b>Outer West, Land at Tewkesbury Road</b> | Main land use: Industry<br>Planning Status: 16/00693/FUL<br>Change of use of site to provide a 41 space car park for local businesses  Development brief adopted Sept 2000<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage, Flood Risk, Contamination, HSE blast zone<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. | <b>St Peters</b>       | <b>11.35</b> | No  | No  | No  | <b>358</b> | Yes | No | No | <b>11.35</b> | Industry | No  | No | No | No |
| S066 | <b>The Folley, Gardner's Lane</b>          | Main land use: Sports Ground<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Flood risk; Heritage<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Swindon Village</b> | <b>6.25</b>  | Yes | No  | No  | <b>197</b> | Yes | No | No | <b>6.25</b>  |          | No  | No | No | No |

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| S067 | <b>Cheltenham Spa Railway Station</b>                                    | Main land use: Railway Station / Car Park<br>Planning Status: Existing Local Plan allocation & Dev Brief<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station).<br>Overcome constraints: Parking assessment; detailed assessment of access arrangements.<br>Notes: Residential capacity derivation: density assumption calculation | <b>St Peters</b> | <b>3.34</b> | Yes | No  | No  | <b>105</b> | Yes | Yes | Yes | <b>3.34</b> | Railways station, transport interchange, possible small scale retail / café | Yes | No  | No | No |
| S068 | <b>Land at Lansdown Road (Gloucestershire Constabulary Headquarters)</b> | Main land use: Police Headquarters<br>Planning Status: 17/00337/FUL- Demolition of all existing buildings on site and erection of 67no. New homes, access, landscaping and other associated works at the former Police Headquarters, Lansdown Road<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage; viability<br>Overcome constraints: Inclusive design and effective negotiation<br>Notes: Residential capacity derivation: submission form.       | <b>Park</b>      | <b>1.00</b> | Yes | Yes | Yes | <b>42</b>  | Yes | Yes | Yes | <b>1.00</b> | Offices, hotel, institutional, mixed  | No  | Yes | No | No |

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|------|------------------------------------|---|----------------------|-------------|---------------|-----|-----|-----------|-----|-----|-----|-------------|---|----|-----|-----|----|
| S069 | <b>Commercial Street Car Park</b>  | Main land use: Car park<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints: N/A<br>Notes:  | <b>Park</b>          | <b>0.08</b> | Yes           | No  | No  | <b>8</b>  | Yes | No  | No  | <b>0.08</b> | Small scale commercial, mixed                   | No | No  | No  | No |
| S070 | <b>Reeves Field, Old Bath Road</b> | Main land use: Sports Ground<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Loss of playing pitches and key views to scarp; Heritage<br>Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts.<br>Notes: Residential capacity derivation: submission form.  | <b>Charlton Park</b> | <b>4.52</b> | Yes (in part) | Yes | Yes | <b>40</b> | No  | Yes | No  | <b>4.52</b> | Institutional, mixed, some employment potential | No | Yes | Yes | No |
| S071 | <b>King Alfred Way 1 &amp; 2</b>   | Main land use: Industry<br>Planning Status: 14/01125/FUL for 86 dwellings - refused permission.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land)<br>Overcome constraints: Suitable relocation of employment provision within the borough<br>Notes: Residential capacity derivation: submission form. | <b>Battledown</b>    | <b>1.71</b> | Yes           | Yes | Yes | <b>86</b> | Yes | Yes | Yes | <b>1.71</b> |   | No | Yes | No  | No |

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| S072 | <b>St Edwards Car Park, London Road</b>  | Main land use: Car Park<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Battledown</b> | <b>0.14</b> | Yes | No  | No  | <b>6</b>  | Yes | No | No | <b>0.14</b> |               | No  | No | No | No |
| S073 | <b>Ellerslie Care Home, Albert Road</b>  | Main land use: Residential<br>Planning Status: 13/01861/FUL<br>14 homes - granted. Appeal dismissed December 2014 on revised scheme - 14/00629/FUL.<br>Discharge of conditions 3, 4, 7, 8, 9 & 10 in June 2015<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application. | <b>Pittville</b>  | <b>0.60</b> | Yes | Yes | Yes | <b>14</b> | Yes | No | No | <b>0.60</b> | Institutional | Yes | No | No | No |
| S074 | <b>Prestbury Road / Windsor Street 1</b> | Main land use: Commercial / industry<br>Planning Status: Informal guidance note 2008<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk, Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Pittville</b>  | <b>0.91</b> | No  | No  | No  | <b>29</b> | Yes | No | No | <b>0.70</b> |               | No  | No | No | No |

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| S075 | <b>Prestbury Road / Windsor Street 2</b> | Main land use: Commercial / industry<br>Planning Status: Informal guidance note 2008<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk; Contamination;<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Pittville</b> | <b>0.16</b> | Yes | No  | No  | <b>7</b>  | Yes | No | No | <b>0.16</b> | No | No  | No | No |
| S076 | <b>Caekbridge Place</b>                  | Main land use: Residential<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form.   | <b>Oakley</b>    | <b>0.55</b> | No  | No  | No  | <b>16</b> | No  | No | No | <b>0.55</b> | No | No  | No | No |
| S077 | <b>Land at Prestbury Road</b>            | Main land use: Employment / industry<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage, Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                            | <b>Oakley</b>    | <b>0.23</b> | Yes | Yes | Yes | <b>8</b>  | Yes | No | No | <b>0.23</b> | No | Yes | No | No |



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| S078 | <b>Bences Timber Yard, St Johns Avenue</b> | Main land use: Timber Yard<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>All Saints</b> | <b>0.47</b> | Yes | No | No | <b>20</b> | Yes | No | No | <b>0.47</b> | Commercial | No | No | No | No |
| S079 | <b>Sherborne Place Car Park</b>            | Main land use: Car Park<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>All Saints</b> | <b>0.25</b> | Yes | No | No | <b>11</b> | Yes | No | No | <b>0.25</b> | Commercial | No | No | No | No |

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| S080 | <b>Axiom, 57<br/>Winchcombe Street</b>   | <p>Main land use: Vacant Building (Community Arts and Music venue)<br/>         Planning Status: 17/00932/FUL<br/>         Change of use to provide 19no. apartments and 1no. ground floor commercial/retail unit.  15/02268/FUL Partial demolition and mixed-use conversion to 11 apartment and commercial/ retail units of 57-59 Winchcombe Street<br/>         Site Character: Urban / developed<br/>         Greenfield/brownfield: Brownfield<br/>         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.<br/>         Overcome constraints: Provide detailed design proposals for building and access arrangements; Investigate opportunities to improve viability of site.<br/>         Notes:</p> | <b>All Saints</b> | <b>0.07</b> | Yes | Yes | Yes | <b>11</b> | Yes | Yes | Yes | <b>0.07</b> | Commercial, student accommodation, mixed | Yes | No | No | No |
| S081 | <b>Rodney Road Car Park, Rodney Road</b> | <p>Main land use: Car Park<br/>         Planning Status: N/A<br/>         Site Character: Urban / developed<br/>         Greenfield/brownfield: Brownfield<br/>         Critical constraints: Flood Risk; Heritage<br/>         Overcome constraints:<br/>         Notes: Residential capacity derivation: density assumption calculation</p>  | <b>College</b>    | <b>0.25</b> | No  | No  | No  | <b>22</b> | Yes | No  | No  | <b>0.25</b> |  | No  | No | No | No |

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| S082 | <b>Royal Well &amp; Municipal Offices</b>  | Main land use: Employment / Bus station/ residential<br>Planning Status: Royal Well Development Brief<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage, Flood Risk, Contamination;<br>Ensuring future occupiers are appropriate town centre uses<br>Overcome constraints: Design and use needs to take account of flood risk (river chelt culverted under part of site).<br>Notes: Proposed Cheltenham Plan Mixed Use Allocation | Lansdown | 1.60 | Yes | Yes | Yes | 12 | Yes | Yes | Yes | 1.60 | Mixed use - residential and commercial (could include retail, office, hotel) | No  | Yes | No | No |
| S083 | <b>St Georges House, Bayshill Road</b>   | Main land use: Vacant Office Building<br>Planning Status: 15/00786/FUL<br>50 extra care apartments (C2)- Granted<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application.  | Lansdown | 0.38 | Yes | Yes | Yes | 50 | Yes | Yes | Yes | 0.38 | Extra care accommodation (current proposal)                                  | Yes | No  | No | No |
| S084 | <b>Land at Chelt Walk (previously known as Land at St Georges Place / St James Square)</b> | Main land use: Car Park / Vacant building<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk, Contamination; Heritage<br>Overcome constraints: Dev brief and flood risk, part of site confirmed suitable.<br>Notes: Proposed Cheltenham Plan Employment Allocation   | Lansdown | 0.66 | No  | No  | No  | 40 | Yes | Yes | Yes | 0.66 | Employment / commercial  | No  | Yes | No | No |

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| S085 | <b>Rivershill House, St Georges Road</b>        | Main land use: Vacant Office Building<br>Planning Status: 15/00451/FUL<br>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'   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.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application | <b>Lansdown</b> | <b>0.42</b> | Yes | Yes | Yes | <b>45</b> | Yes | Yes | Yes | <b>0.42</b> | Offices, hotel, institutional, mixed | Yes | No | No | No |
| S086 | <b>Elim Pentecostal Church, St Georges Road</b> | Main land use: Church<br>Planning Status: Part of the site has been granted permission (13/00112/FUL) for a proposed office block. Elim Church has been granted permission for an extension (14/00256/FUL)<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Loss of community use; Heritage<br>Overcome constraints:<br>Notes: Residential capacity  | <b>Lansdown</b> | <b>0.20</b> | Yes | No  | No  | <b>9</b>  | Yes | No  | No  | <b>0.20</b> |                                      | No  | No | No | No |

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|      |  | derivation: density assumption calculation   |                  |             |    |    |    |          |    |    |    |             |  |    |    |    |    |
| S087 | <b>Land adjoining Great Western Road</b> | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban / open<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk, Contamination; Heritage<br>Overcome constraints:<br>Notes: Residential capacity<br>derivation: density assumption calculation | <b>St Peters</b> | <b>0.12</b> | No | No | No | <b>6</b> | No | No | No | <b>0.20</b> |  | No | No | No | No |

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| S088 | <b>Land at Chester Walk Car Park</b> | Main land use: Car Park<br>Planning Status: Various - combined with site S089 - 09/00044/FUL   (Land Behind 232-242 High Street and Adjacent To St Mary's Church)<br>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)<br>Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application | <b>Lansdown</b> | <b>0.15</b> | Yes | Yes | Yes | <b>14</b> | Yes | No | No | <b>0.20</b> | Commercial as part of mixed use scheme | No | No | Yes | No |
| S089 | <b>Rear of High Street Car Park</b>  | Main land use: Car Park<br>Planning Status: Combined with site S088 - 09/00044/FUL   (Land Behind 232-242 High Street and Adjacent To St Mary's Church)<br>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) - refused<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination; Heritage<br>Overcome constraints:   | <b>Lansdown</b> | <b>0.19</b> | Yes | No  | No  | <b>17</b> | Yes | No | No | <b>0.20</b> | Commercial as part of mixed use scheme | No | No | No  | No |

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|      |   | Notes: Residential capacity derivation: density assumption calculation  |                 |             |     |    |    |           |     |    |    |             |  |    |    |    |    |
| S090 | <b>Henrietta Street Car Park, St Margarets Road</b> | Main land use: Car Park<br>Planning Status: St. Margaret's Dev Brief (1998) site 6<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: urban design approach | <b>St Pauls</b> | <b>0.44</b> | Yes | No | No | <b>24</b> | Yes | No | No | <b>0.20</b> | Commercial as part of mixed use scheme | No | No | No | No |

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|------|--|---|------------------------|-------------|-------------|-------------|-----|-----------|-----|-------------|-----|-------------|-----------|----|-----|-----|----|
| S092 | <b>Land adjoining Kynance, Church Road</b> | <p>Main land use: Garden Land<br/>         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)<br/>         Site Character: Urban / undeveloped<br/>         Greenfield/brownfield: Greenfield<br/>         Critical constraints: River corridor, Contamination, garden land development; Heritage<br/>         Overcome constraints: Developable area restricted<br/>         Consider SPD on Development of Garden Land and Infill sites in Cheltenham<br/>         Notes: Residential capacity derivation: density assumption calculation</p> | <b>Swindon Village</b> | <b>1.10</b> | Yes (part ) | Yes         | Yes | <b>37</b> | No  | No          | No  | <b>1.10</b> |           | No | Yes | No  | No |
| S093 | <b>Former Monkscroft Primary School</b>    | <p>Main land use: Vacant former school playing field, private<br/>         Planning Status: N/A<br/>         Site Character: Urban / undeveloped<br/>         Greenfield/brownfield: Greenfield / Brownfield<br/>         Critical constraints: Loss of playing fields (unused); suggested local green space<br/>         Overcome constraints: Justify loss of pitches<br/>         Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation</p>  | <b>St Marks</b>        | <b>1.80</b> | Yes         | Yes (part ) | Yes | <b>30</b> | Yes | Yes (part ) | Yes | <b>1.80</b> | Education | No | No  | Yes | No |



|      |  |   |                  |             |     |     |     |           |    |    |    |             |  |     |     |    |    |
|------|--|---|------------------|-------------|-----|-----|-----|-----------|----|----|----|-------------|--|-----|-----|----|----|
| S094 | <b>Land at Stone Crescent</b>                  | Main land use: Vacant Land / open space<br>Planning Status: 14/01276/OUT - terminated<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: submission form.<br>Proposed Cheltenham Plan housing allocation  | <b>St Marks</b>  | <b>0.50</b> | Yes | Yes | Yes | <b>20</b> | No | No | No | <b>0.50</b> |  | No  | Yes | No | No |
| S098 | <b>Land adjacent to Ellerslie, Albert Road</b> | Main land use: Residential Garden Land<br>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.<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Garden land development; Heritage; important trees<br>Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham<br>Notes: Residential capacity derivation: density assumption calculation | <b>Pittville</b> | <b>0.60</b> | Yes | Yes | Yes | <b>11</b> | No | No | No | <b>0.60</b> |  | Yes | Yes | No | No |

|      |                                      |  |                        |              |     |    |    |            |     |    |    |              |  |    |    |    |    |
|------|--------------------------------------|--|------------------------|--------------|-----|----|----|------------|-----|----|----|--------------|--|----|----|----|----|
| S099 | <b>Hardwick Site, St. Pauls Road</b> | Main land use:<br>University/Education/Sports pitches - part built/part buildings<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield:<br>Brownfield<br>Critical constraints: suggested local green space<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation             | <b>St Paul's</b>       | <b>1.92</b>  | yes | No | No | <b>64</b>  | yes | No | No | <b>1.92</b>  |  | No | No | No | No |
| S100 | <b>Park Campus</b>                   | Main land use:<br>University/Education/Sports pitches - part built/part buildings<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield:<br>Brownfield / Greenfield<br>Critical constraints:<br>Contamination; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Park</b>            | <b>11.92</b> | yes | No | No | <b>300</b> | yes | No | No | <b>11.92</b> |  | No | No | No | No |
| S101 | <b>Depot</b>                         | Main land use: Waste site<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield:<br>Brownfield<br>Critical constraints:<br>Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Swindon Village</b> | <b>3.77</b>  | No  | No | No | <b>95</b>  | yes | No | No | <b>3.77</b>  |  | No | No | No | No |

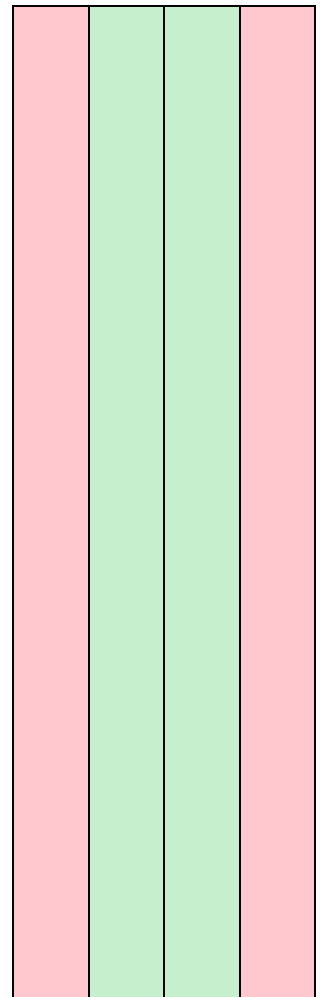
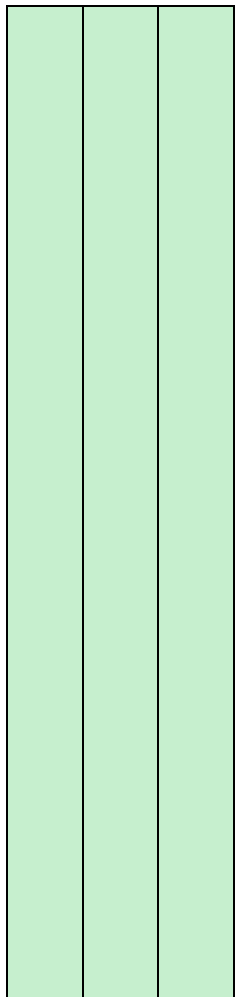
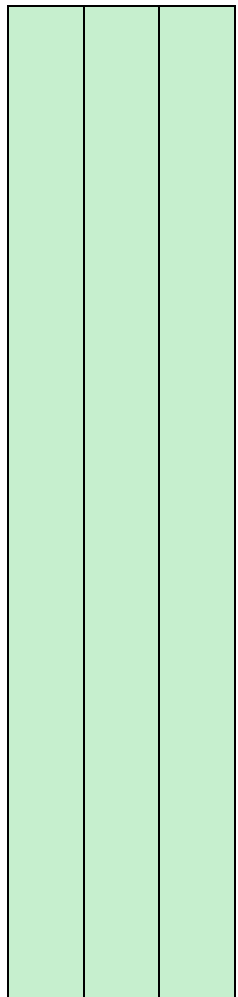
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|------|-----------------------------------|---|-------------------|-------------|-----|----|----|-----------|-----|----|----|-------------|----|----|----|----|
| S102 | <b>Sandford Lido Car Park</b>     | Main land use: Car Park<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood risk; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>College</b>    | <b>0.27</b> | No  | No | No | <b>10</b> | No  | No | No | <b>0.27</b> | No | No | No | No |
| S103 | <b>St James's Street Car Park</b> | Main land use: Car Park<br>Planning Status: 16/00118/FUL<br>Proposed development of vacant site to provide 4 residential dwellings<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>All Saints</b> | <b>0.51</b> | yes | No | No | <b>17</b> | yes | No | No | <b>0.51</b> | No | No | No | No |
| S105 | <b>St. George's Road Car Park</b> | Main land use: Car Park<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Lansdown</b>   | <b>0.26</b> | yes | No | No | <b>9</b>  | yes | No | No | <b>0.26</b> | No | No | No | No |

|      |  |  |                    |             |     |     |    |           |     |     |    |             |  |    |    |    |    |
|------|--|--|--------------------|-------------|-----|-----|----|-----------|-----|-----|----|-------------|--|----|----|----|----|
| S106 | <b>Bath Terrace Car Park</b>                         | Main land use: Car Park<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Park</b>        | <b>0.36</b> | yes | No  | No | <b>13</b> | yes | No  | No | <b>0.36</b> |  | No | No | No | No |
| S107 | <b>Land south of Collum End Rise</b>                 | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Edge of urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, AONB<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation  | <b>Leckhampton</b> | <b>3.29</b> | No  | No  | No | <b>62</b> | No  | No  | No | <b>3.29</b> |  | No | No | No | No |
| S108 | <b>Land at Swindon Lane (Adj to dismantled line)</b> | Main land use: Agriculture<br>Planning Status: 00/004781/FUL, 09/01809/FUL, 13/00020/TIME - relating to replacement of 4 bed dwelling. Site incorporated within a previous application covering a wider area - Land at Hunting Butts 09/01589/OUT, not included in subsequent application 11/00257/OUT.<br>Site Character: Edge of urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Prestbury</b>   | <b>1.06</b> | No  | Yes | No | <b>35</b> | No  | Yes | No | <b>1.06</b> |  | No | No | No | No |

|      |                   |   |                   |              |    |    |    |            |    |    |    |              |  |    |    |    |    |
|------|-------------------|---|-------------------|--------------|----|----|----|------------|----|----|----|--------------|--|----|----|----|----|
| S109 | <b>Battledown</b> | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Edge of urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Battledown</b> | <b>14.68</b> | No | No | No | <b>277</b> | No | No | No | <b>14.68</b> |  | No | No | No | No |
|------|-------------------|---|-------------------|--------------|----|----|----|------------|----|----|----|--------------|--|----|----|----|----|

|      |   |   |                                       |      |     |     |     |     |     |     |     |      |  |    |     |     |    |
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| S110 | <p><b>North Place and Portland Street</b></p> | <p>Main land use: Car Park (former Coach Station / residential)<br/>         Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL:<br/>         Erection of a mixed use development comprising;<br/>         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.<br/>         Site Character: urban / developed<br/>         Greenfield/brownfield: Brownfield<br/>         Critical constraints: Heritage<br/>         Overcome constraints:<br/>         Notes: Residential capacity</p> | <p><b>St Paul's and Pittville</b></p> | 2.04 | yes | yes | yes | 143 | yes | yes | yes | 2.04 |  | No | Yes | Yes | No |
|------|---|---|---------------------------------------|------|-----|-----|-----|-----|-----|-----|-----|------|--|----|-----|-----|----|

derivation: planning application.  
Proposed Cheltenham Plan  
mixed use allocation



|      |   |   |                      |             |     |     |     |           |     |     |     |          |     |     |    |    |
|------|---|---|----------------------|-------------|-----|-----|-----|-----------|-----|-----|-----|----------|-----|-----|----|----|
| S111 | <b>Spirax Sarco HQ,<br/>Charlton House</b>  | Main land use: Employment<br>Planning Status: Various applications relating to existing HQ, including 13/01112/FUL to provide new road bridge crossing the River Chelt, new conference building, new cyclists facilities comprising changing block and cycle store, new roads, footpaths, landscaping and boundary fences<br>Site Character: urban /developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood risk; Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Charlton Park</b> | <b>1.91</b> | yes | No  | No  | <b>63</b> | yes | No  | No  | <b>2</b> | No  | No  | No | No |
| S112 | <b>Land at Whaddon Road</b>                 | Main land use: Car park<br>Planning Status: N/A<br>Site Character: urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: submission form.   | <b>Oakley</b>        | <b>1.20</b> | Yes | Yes | Yes | 7         | Yes | No  | No  | 1.20     | Yes | No  | No | No |
| S113 | <b>Premiere Products,<br/>Bouncers Lane</b> | Main land use: B2 uses with B1<br>Planning Status: 17/00929/OUT (Part of site) Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: submission form.  | <b>Oakley</b>        | <b>2.17</b> | Yes | Yes | Yes | 50-70     | yes | Yes | yes | 2.17     | no  | yes | no | no |



|      |  | Proposed Cheltenham Plan housing allocation   |                       |             |    |     |    |    |    |    |    |             |  |    |    |    |    |
|------|--|---|-----------------------|-------------|----|-----|----|----|----|----|----|-------------|--|----|----|----|----|
| S114 | <b>Land Adjacent to Timbercombe Farm, Little Herberts Road, Charlton Kings</b> | Main land use: Field/ Agriculture<br>Planning Status: N/A<br>Site Character: Edge of urban<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation                      | <b>Charlton Kings</b> | <b>0.13</b> | no | Yes | no | 4  | no | no | no | 0.13        |  | No | No | No | No |
| S115 | <b>Land to rear of 291-297 Cirencester Road, Charlton Kings</b>                | Main land use: Residential garden land<br>Planning Status: N/A<br>Site Character: Edge of urban/<br>Garden land<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Charlton Kings</b> | <b>0.35</b> | no | Yes | no | 12 | no | No | No | <b>0.35</b> |  | No | No | No | No |

|      |  |  |                |      |     |     |    |    |    |    |    |      |     |    |    |    |
|------|--|--|----------------|------|-----|-----|----|----|----|----|----|------|-----|----|----|----|
| S117 | Land adjacent to Longfield, Charlton Kings | Main land use: Open/ Field<br>Planning Status: N/A<br>Site Character: Rural/ edge of urban<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB; Flood Risk<br>Overcome constraints: Reduce potential development area to avoid areas at risk of flooding<br>Notes: Residential capacity derivation: density assumption calculation  | Battledown     | 0.99 | no  | Yes | no | 32 | no | No | No | 0.99 | No  | No | No | No |
| S119 | Karenza, Naunton Parade (HLA ref: COL1052) | Main land use: land associated with residential use<br>Planning Status: 09/00276/REM; 05/01750/OUT- Outline application for residential development following the demolition of existing buildings- LAPSED<br>Site Character: Developed<br>Greenfield/brownfield: Greenfield/ Brownfield<br>Critical constraints: Heritage; Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application                 | College        | 0.38 | yes | no  | no | 13 | no | no | no | 0.38 | no  | no | no | no |
| S121 | The Bredons, Harp Hill                     | Main land use: Residential garden land<br>Planning Status: 17/00015/FUL demolition of existing dwelling and erection of 3 no. detached dwellings and associated works   15/02176/FUL demolition of existing dwelling and erection of 2 detached dwellings<br>Site Character: Edge of urban<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form. | Charlton Kings | 0.46 | no  | Yes | no | 2  | no | No | No | 0.46 | Yes | no | no | no |

|      |  |  |                          |      |     |     |     |    |     |     |     |      |        |     |     |    |    |
|------|--|--|--------------------------|------|-----|-----|-----|----|-----|-----|-----|------|--------|-----|-----|----|----|
| S122 | Land rear of Nuffield Hospital, Hatherley Lane | Main land use: Available brownfield site<br>Planning Status: 15/01048/OUT<br>Residential development of up to 27 dwellings- allowed on appeal<br>Site Character: Urban previously developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination<br>Overcome constraints: N/A<br>Notes: Residential capacity derivation: planning application   | Benhall and the Reddings | 0.48 | Yes | Yes | Yes | 27 | Yes | Yes | Yes | 0.48 | B1, B2 | Yes | no  | no | no |
| S123 | 100 – 102 Prestbury Road, Cheltenham           | Main land use: Vacant Brownfield site<br>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<br>Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Access in Flood zone 3; Contamination<br>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 |

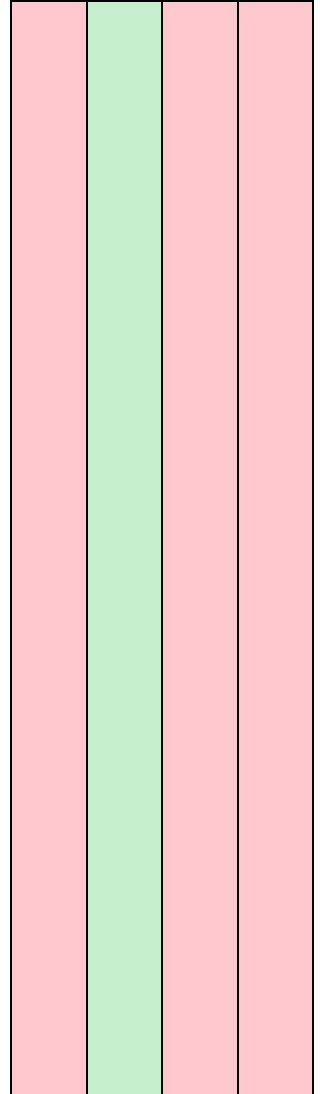
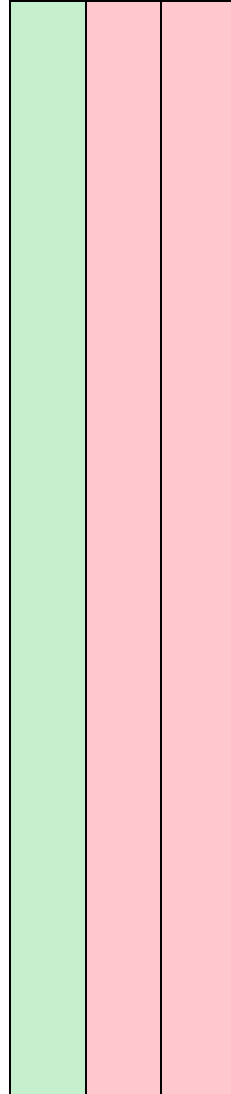
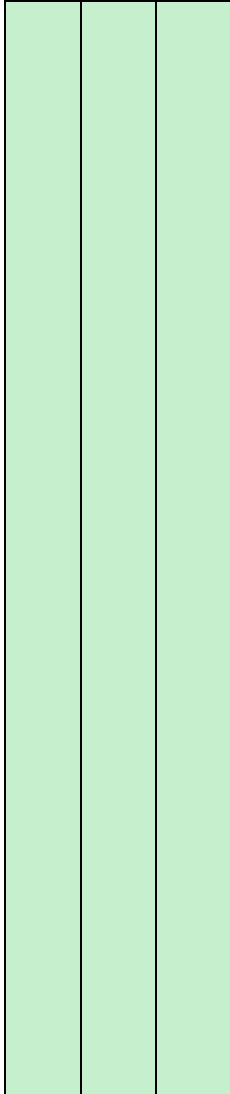
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|------|---|---|------------------|------|----|-----|----|-------|----|----|----|------|--|----|----|----|----|
|      |   | Notes: Residential capacity derivation: submission form.  |                  |      |    |     |    |       |    |    |    |      |  |    |    |    |    |
| S124 | <b>Park Corner and land to the west of Park Corner, Bowbridge Lane, Prestbury</b> | Main land use: Agricultural<br>Planning Status: N/A<br>Site Character: Urban Edge<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form. | <b>Prestbury</b> | 1.10 | no | yes | no | 25-30 | no | no | no | 1.10 |  | no | no | no | no |

|      |                                      |  |                   |       |    |     |    |      |    |    |    |       |    |    |    |    |
|------|--------------------------------------|--|-------------------|-------|----|-----|----|------|----|----|----|-------|----|----|----|----|
| S125 | <b>Land north west of Racecourse</b> | Main land use: Partly arable, part racecourse car park<br>Planning Status: N/A<br>Site Character: Rural/ Open Greenfield/brownfield: Greenfield<br>Critical constraints: Flood risk; Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Prestbury</b>  | 44.76 | no | no  | no | 1183 | no | no | no | 39.45 | no | no | no | no |
| S126 | <b>Land south west of Racecourse</b> | Main land use: Part of racecourse<br>Planning Status: N/A<br>Site Character: Edge of urban / undeveloped<br>Greenfield/brownfield: Brownfield/ Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Prestbury</b>  | 2.47  | no | no  | no | 74   | no | no | no | 2.47  | no | no | no | no |
| S127 | <b>Land south east of Ham Road</b>   | Main land use: Pasture land<br>Planning Status: 07/01496/FUL<br>Application refused, Appeal Dismissed for residential mobile home park (12 units); 16/02104/OUT- 10 dwellings for elderly persons- pending consideration<br>Site Character: Urban edge<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Battledown</b> | 0.53  | No | Yes | No | 13   | No | No | No | 0.53  | No | No | No | No |

|      |                              |   |                  |      |     |    |    |    |     |    |    |      |  |    |    |    |    |
|------|------------------------------|---|------------------|------|-----|----|----|----|-----|----|----|------|--|----|----|----|----|
| S128 | <b>Land east of cemetery</b> | Main land use: Farmland<br>Planning Status: N/A<br>Site Character: Edge of Urban<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Suggested Local Green Space<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Prestbury</b> | 0.53 | Yes | No | No | 13 | Yes | No | No | 0.53 |  | No | No | No | No |
|------|------------------------------|---|------------------|------|-----|----|----|----|-----|----|----|------|--|----|----|----|----|

|      |                                 |  |                           |      |     |     |     |    |     |    |    |      |             |    |     |    |    |
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| S129 | <p><b>Land at Alma Road</b></p> | <p>Main land use: Vacant shop unit, garage workshop and lock up garages<br/>         Planning Status: 17/00578/FUL<br/>         Redevelopment of the site comprising 9no. three bed dwellings together with associated car parking and vehicular access following demolition of existing shop, lock-up garages and Alma Road Garage   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   90/01384/AI – Display of internally illuminated projecting sign as per submitted plans. Permitted   58/00001/AI - Erection of standard sign 4’10” x 2’5”. 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</p> | <p><b>Warden Hill</b></p> | 0.19 | Yes | Yes | Yes | 11 | Yes | No | No | 0.19 | Residential | No | Yes | No | No |
|------|---------------------------------|--|---------------------------|------|-----|-----|-----|----|-----|----|----|------|-------------|----|-----|----|----|

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:  
Notes: Residential capacity  
derivation: submission form.





|      |  |   |                                 |      |    |    |    |     |     |     |     |      |            |     |     |    |    |
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| S130 | <b>Land north west of Grovefield Way</b> | Main land use: Fields<br>Planning Status: 16/02208/FUL-<br>Hybrid application for commercial office space, day nursery, supermarket, coffee shop etc.- pending consideration<br>Site Character: Urban Edge<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation                 | <b>Benhall and the Reddings</b> | 6.34 | No | No | No | 159 | Yes | Yes | Yes | 6.34 | B1, B2, B8 | Yes | Yes | No | No |
| S131 | <b>Land south of Jessop Avenue</b>       | Main land use: Car park<br>Planning Status: 16/01417/FUL-<br>Erection of six storey office development with A2/A3 use at ground floor etc<br>Site Character: Urban<br>Greenfield/brownfield: ? Car Park- what is that?<br>Critical constraints: Flood risk; Heritage; Contamination; Historic landfill<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation | <b>Lansdown</b>                 | 0.34 | No | No | No | 15  | Yes | Yes | Yes | 0.34 | B1         | Yes | No  | No | No |

|      |  |  |                                 |      |     |     |     |    |     |     |     |      |                |     |     |    |    |
|------|--|--|---------------------------------|------|-----|-----|-----|----|-----|-----|-----|------|----------------|-----|-----|----|----|
| S132 | <b>Land south of Hatherley Lane</b>        | Main land use: Vacant site<br>Planning Status: 15/01048/OUT<br>Residential development of up to 27 dwellings- application refused<br>Site Character: Urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham plan employment allocation  | <b>Benhall and the Reddings</b> | 0.43 | Yes | Yes | Yes | 17 | Yes | Yes | Yes | 0.43 | B1, B2         | Yes | No  | No | No |
| S134 | <b>Warners of Cheltenham, Blaisdon Way</b> | Main land use: Car storage compound/ motor dealership<br>Planning Status: 15/00578/OUT-<br>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)-<br>REFUSED<br>Site Character: Urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk<br>Overcome constraints:<br>Notes: Residential capacity derivation: planning application | <b>Springbank</b>               | 0.60 | No  | Yes | No  | 10 | Yes | Yes | Yes | 0.60 | A1, B1, B2, B8 | Yes | Yes | No | No |

|      |  |   |                       |      |     |     |     |     |                                  |     |                                  |      |  |     |     |    |    |
|------|--|---|-----------------------|------|-----|-----|-----|-----|----------------------------------|-----|----------------------------------|------|--|-----|-----|----|----|
| S135 | <b>Land off Oakhurst Rise</b>                      | Main land use: Green field<br>Planning Status: N/A<br>Site Character: Open space surrounded by residential<br>Greenfield/brownfield: Greenfield<br>Critical constraints:<br>Overcome constraints:<br>Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation   | <b>Charlton Kings</b> | 4.10 | Yes | Yes | Yes | 100 | Yes                              | No  | No                               | 4.10 | Residential  | Yes | Yes | No | No |
| S136 | <b>Dowdeswell Park, London Road (The Barlands)</b> | Main land use: Employment use and some unused land<br>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  17/01044/FUL- Extension and COU of existing pump house, erection of new pavilion and visitor centre etc- pending consideration<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood risk; AONB; Heritage; Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation | <b>Charlton Kings</b> | 4.75 | No  | No  | No  | 89  | Yes- for currently permitted use | Yes | Yes- for currently permitted use | 4.75 | B1, B2, Sports and leisure, Flexible economic uses (not restricted to B1, B2 and B8) | No  | No  | No | No |
| S137 | <b>Francis Close Hall Campus</b>                   | Main land use: Educational uses<br>Planning Status: Long history of planning applications associated with current land use<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>St Paul's</b>      | 2.20 | Yes | No  | No  | 69  | Yes                              | Yes | Yes                              | 2.20 | Educational  | Yes | Yes | No | No |

|      |                                       |   |                  |      |     |             |     |     |     |     |     |      |   |     |     |     |     |
|------|---------------------------------------|---|------------------|------|-----|-------------|-----|-----|-----|-----|-----|------|---|-----|-----|-----|-----|
| S138 | <b>Parabola Road Repeater Station</b> | Main land use: Vacant<br>Planning Status: N/A<br>Site Character: Urban<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Within central conservation area; Within setting of listed building<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation   | <b>Lansdown</b>  | 0.15 | Yes | Yes         | Yes | 5   | Yes | No  | No  | 0.15 |   | Yes | No  | No  | No  |
| S139 | <b>Lansdown Industrial Estate</b>     | Main land use: Employment<br>Planning Status: Multiple minor applications regarding current land uses.<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination<br>Overcome constraints:<br>Notes: Residential capacity derivation: reduced capacity following panel advice. Proposed Cheltenham Plan mixed use allocation. Proposed designation in the Cheltenham plan   | <b>Lansdown</b>  | 5.41 | Yes | Yes (part ) | Yes | 100 | Yes | Yes | Yes | 5.41 | Mixed use including existing uses + residential | No  | Yes | Yes | Yes |
| S140 | <b>The Yard, Grove Street</b>         | Main land use: B2 Uses<br>Planning Status: N/A<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Contamination, Heritage/ Conservation<br>Overcome constraints:<br>Notes: Residential capacity derivation: density assumption calculation. Reduced site area for capacity calculations due to heritage constraints with part of site previously being used as a burial ground, only the southern half of site considered suitable for development. | <b>St Peters</b> | 0.82 | Yes | Yes         | Yes | 8   | Yes | Yes | Yes | 0.82 | B2 uses   | Yes | Yes | No  | No  |

