

APPENDIX E – ALL HOUSING SITES

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S050	CP043	OUA02 OUA02f SELAAS0	Land at The Reddings, north of Branch Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	8.00	202	Green Belt	This is a flat greenfield site adjacent to some limited residential development to the north east and south west of the site, however it is outside of the urban area. To the immediate north of the site a new commercial development is underway comprising of offices and a car showrooms. The site is within the green belt and makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available for housing and economic uses.	R
No	S051	CP044	OUA02 SELAAS1	Land at The Reddings, south of Branch Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	6.66	168	Green Belt	This is a flat greenfield site, bordered by residential development to the south and fields to the north and west. The site is to the west of Cheltenham and is outside of the urban area. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has good access by car, bus and walking to the majority of facilities being under 15 minutes, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as not suitable, available or achievable for housing or economic uses	R

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No			OUA02 OUA02b SELA451 SELA448	Land at the Hayloft (west), The Reddings / Badgeworth Road	Main land use: Fields / agriculture Planning Status: 09/00656/COU & 12/00318/TIME Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.76	58	Green Belt	This is a flat part greenfield/part garden land outside of the urban area to the west of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The sites scores medium - low in the JCS Landscape sensitivity study. The site is bordered to the north by residential properties, to the west by a road and to the south by a railway line. Planning permission has been granted for Elderly Care provision, 09/00656/COU & 12/00318/TIME The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S052	CP045	OUA02 OUA02b SELA451	Land at the Hayloft (east), south of The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.66	55	Green Belt	This is a flat part greenfield/part garden land outside of the urban area to the west of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The sites scores medium - low in the JCS Landscape sensitivity study. The site is bordered to the north by residential properties, to the west by fields/garden land and to the south by a railway line. The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
	S053	CP046									

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No	S054	CP047	OJA02 OUA02e SELAAS1	Flowerdale Farm, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.47	49	Green Belt	This is a flat greenfield site, outside of urban area to the west of Cheltenham and within greenbelt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low on the JCS Landscape Sensitivity Study. The site is adjacent to fields/gardenland to the east and a caravan park to the west, residential to the north and the railway line to the south. The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S055	CP048	OJA02 OUA02d SELAAS1 SELAAS26	Land at Stansby Mobile Home and Touring Caravan Park, The Reddings	Main land use: Caravan park Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.78	59	Green Belt	This is a flat site outside of the urban area to the west of Cheltenham and within the Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study. The site in use as a caravan park, is bordered to the north by residential development, the east by Grovefield Way, the south by the railway line and the west by open greenfield/garden/agricultural land. The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S056	CP049	OJA02 SELAAS0	Land west of Grovefield Way, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	0.80	27	Green Belt	This is a flat greenfield site, adjacent to residential areas to the north, east and south and within the urban area to the west of Cheltenham. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study. The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available as for housing and economic uses.	R

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Ng			OUA02 OUA02c SELAAS0 SELAAS28	Land off Grovefield Way, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	0.34	10	Green Belt	This is a flat, greenfield site, within the urban area and the Green Belt site to the west of the Cheltenham. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). Site is accessed off Grovefield way and is a linear and relatively narrow strip of land. There is residential development to the east, separated by Grovefield Way and low density development to the north and far south of the site. The site is bordered by greenfield/agricultural land and is predominantly rural in character. The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available as for housing and economic uses.	R
Ng	S057	CP050	OUA02 OUA02a SELAAS0 SELAAS29	Land r/o Shakespeare Cottages, The Reddings	Main land use: Open land / residential Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	0.26	9	Green Belt	This is a flat, greenfield site, within the urban area and the Green Belt. The site is ancillary to residential use to the north. Site is separated from neighbouring residential estate by a main road, there are houses and a community centre to the north and west of the site and greenfield site to the south. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available for housing and economic uses.	R
	S058	CP051									