

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	North West Cheltenham (previously known as Land to the north west of Cheltenham within Cheltenham)	Main land use: Fields / agriculture Planning Status: 16/02000/OUT Up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing and elderly persons accommodation, 24ha of employment generating uses, pending consideration Request for Scoping Opinion 13/00185/SCOPE. Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Flood Risk (part), suggested local green space; Contamination Overcome constraints: Masterplanning/ landscaping 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	Swindon Village	159.42	Yes	Yes	Yes	2,225	Yes	Yes	Yes	23.00	Schools, 23ha employment, community/mixed use	Yes	Yes	Yes	Yes
S003a	Land off Brockhampton Lane	Main land use: Agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield/brownfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: submission form. Proposed allocation in the Cheltenham Plan	Swindon Village	0.70	Yes	Yes	Yes	25	No	No	No	0.70		Yes	No	No	No

S013	Cheltenham Racecourse (north)	Main land use: Race course ancillary and parking Planning Status: Various recent approvals including new Grandstand Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: JCS Policy Racecourse area allows for development principally related to the business of the racecourse Notes: Residential capacity derivation: density assumption calculation	Prestbury	22.90	No	No	No	433	Yes (in part)	Yes	Yes	22.90	Hotel	No	No	No	No
S023	Priors Farm Fields (Land at Oakley)	Main land use: Fields / playing fields Planning Status: 17/00135/FUL 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 Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirments Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation	Oakley	12.01	Yes	Yes	Yes	126	No	No	No	5.00		No	Yes	no	No
S031	Land off Leckhampton Road	Main land use: Fields / agriculture 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. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements. Overcome constraints: Establish highways access arrangements (through adjacent site to the north); Assess impacts on the AONB and wider landscape. Where possible retain community facility Notes: Residential capacity derivation: previous planning application.	Leckhampton	2.52	Yes	Yes	Yes	10	Yes	No	No	0.60		Yes	No	No	No

S033a	Land at Leckhampton, off Shurdington Road (north- north west)	Main land use: Fields / agriculture 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. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Small part of site flood risk; Low to medium landscape sensitivity; Small part of site proposed as Local Green Space Overcome constraints: Notes: Residential capacity derivation: advice of the JCS Inspector and density assumption calculation. Proposed Cheltenham Plan mixed use allocation.	Leckhampton	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	Land at Old Gloucester Road	Main land use: Fields / agriculture 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 Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Springbank	3.12	Yes	Yes	Yes	59	No	Yes	No	3.12		No	No	No	No
S043	Land at Fiddler's Green, Fiddler's Green Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield Critical constraints: Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire. Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham	Hester's Way / Springbank	61.79	Yes	Yes	Yes	662	Yes	Yes	Yes	25.00	25 hectares employment use (submission)	Yes	Yes	Yes	Yes

S044	Land at Fiddler's Green, adjacent to Hayden	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire. Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham	Hester's Way / Springbank	18.34	Yes	Yes	Yes	347	Yes	Yes	Yes	18.34		Yes	Yes	Yes	Yes
S059	Springbank Shopping Centre	Main land use: Vacant Shopping Centre Planning Status: 16/02303/FUL- 34 new dwellings following demolition of redundant shopping centre Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre; land ownership Overcome constraints: Meaningful negotiation between the two land owners Notes: Residential capacity derivation: planning application.	Springbank	0.51	Yes	Yes	Yes	34	Yes	Yes	Yes	0.51	Small scale office or retail	No	No	Yes	No
S063	Rowanfield Exchange. Devon Avenue	Main land use: Employment / residential Planning Status: 15/02105/FUL- Part of site- Erection of 3no dwellings and associated hard and soft landscaping. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre Overcome constraints: Redevelopment currently on garages not retail element 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
S064	Christ College Site B	Main land use: unused Playing field Planning Status: 13/00911/OUT & 14/01317/REM. Development has yet to commence. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Contamination; suggested local green space Overcome constraints: Justify loss of playing field - likely remediation Notes: Proposed Cheltenham Plan housing allocation	St Peters	2.11	Yes	Yes	Yes	90	Yes	No	No	2.11		Yes	No	No	No

S067	Cheltenham Spa Railway Station	Main land use: Railway Station / Car Park Planning Status: Existing Local Plan allocation & Dev Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station). Overcome constraints: Parking assessment; detailed assessment of access arrangements. Notes: Residential capacity derivation: density assumption calculation	St Peters	3.34	Yes	No	No	105	Yes	Yes	Yes	3.34	Railways station, transport interchange, possible small scale retail / café	Yes	No	No	No
S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Main land use: Police Headquarters 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 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage; viability Overcome constraints: Inclusive design and effective negotiation Notes: Residential capacity derivation: submission form.	Park	1.00	Yes	Yes	Yes	42	Yes	Yes	Yes	1.00	Offices, hotel, institutional, mixed	No	Yes	No	No
S070	Reeves Field, Old Bath Road	Main land use: Sports Ground Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Loss of playing pitches and key views to scarp; Heritage Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts. Notes: Residential capacity derivation: submission form.	Charlton Park	4.52	Yes (in part)	Yes	Yes	40	No	Yes	No	4.52	Institutional, mixed, some employment potential	No	Yes	Yes	No
S071	King Alfred Way 1 & 2	Main land use: Industry Planning Status: 14/01125/FUL for 86 dwellings - refused permission. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land) Overcome constraints: Suitable relocation of employment provision within the borough Notes: Residential capacity derivation: submission form.	Battledown	1.71	Yes	Yes	Yes	86	Yes	Yes	Yes	1.71		No	Yes	No	No

S073	Ellerslie Care Home, Albert Road	Main land use: Residential Planning Status: 13/01861/FUL 14 homes - granted. Appeal dismissed December 2014 on revised scheme - 14/00629/FUL. Discharge of conditions 3, 4, 7, 8, 9 & 10 in June 2015 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: planning application.	Pittville	0.60	Yes	Yes	Yes	14	Yes	No	No	0.60	Institutional	Yes	No	No	No
S077	Land at Prestbury Road	Main land use: Employment / industry Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Oakley	0.23	Yes	Yes	Yes	8	Yes	No	No	0.23		No	Yes	No	No
S080	Axiom, 57 Winchcombe Street	Main land use: Vacant Building (Community Arts and Music venue) Planning Status: 17/00932/FUL 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 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage - Locally listed building; Access (visibility) is likely to restrict the number of dwellings on site; Renovation works required as roof and other parts of the building are in a bad state of repair, this might impact viability. Overcome constraints: Provide detailed design proposals for building and access arrangements; Investigate opportunities to improve viability of site. Notes:	All Saints	0.07	Yes	Yes	Yes	11	Yes	Yes	Yes	0.07	Commercial, student accommodation, mixed	Yes	No	No	No

S082	Royal Well & Municipal Offices	Main land use: Employment / Bus station/ residential Planning Status: Royal Well Development Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Flood Risk, Contamination; Ensuring future occupiers are appropriate town centre uses Overcome constraints: Design and use needs to take account of flood risk (river chelt culverted under part of site). 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	St Georges House, Bayhill Road	Main land use: Vacant Office Building Planning Status: 15/00786/FUL 50 extra care apartments (C2)- Granted Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: 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	Land at Chelt Walk (previously known as Land at St Georges Place / St James Square)	Main land use: Car Park / Vacant building Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Contamination; Heritage Overcome constraints: Dev brief and flood risk, part of site confirmed suitable. Notes: Proposed Cheltenham Plan Employment Allocation	Lansdown	0.66	No	No	No	40	Yes	Yes	Yes	0.66	Employment / commercial	No	Yes	No	No
S085	Rivershill House, St Georges Road	Main land use: Vacant Office Building Planning Status: 15/00451/FUL 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. Site Character: Urban / developed Greenfield/brownfield: Brownfield	Lansdown	0.42	Yes	Yes	Yes	45	Yes	Yes	Yes	0.42	Offices, hotel, institutional, mixed	Yes	No	No	No

		Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: planning application															
S088	Land at Chester Walk Car Park	Main land use: Car Park Planning Status: Various - combined with site S089 - 09/00044/FUL (Land Behind 232-242 High Street and Adjacent To St Mary's Church) New build mixed use complex comprising 12 office units - total 1103m2, 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: planning application	Lansdown	0.15	Yes	Yes	Yes	14	Yes	No	No	0.20	Commercial as part of mixed use scheme	No	No	Yes	No
S092	Land adjoining Kynance, Church Road	Main land use: Garden Land Planning Status: 14/01823/FUL on part of site- Erection of 2 no. bungalows and 6 no. houses. 11/01868/FUL replacement dwelling on part of site (completed) Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: River corridor, Contamination, garden land development; Heritage Overcome constraints: Developable area restricted Consider SPD on Development of Garden Land and Infill sites in Cheltenham	Swindon Village	1.10	Yes (part)	Yes	Yes	37	No	No	No	1.10		No	Yes	No	No

		Notes: Residential capacity derivation: density assumption calculation															
S093	Former Monkscroft Primary School	Main land use: Vacant former school playing field, private Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Loss of playing fields (unused); suggested local green space Overcome constraints: Justify loss of pitches Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation	St Marks	1.80	Yes	Yes (part)	Yes	30	Yes	Yes (part)	Yes	1.80	Education	No	No	Yes	No
S094	Land at Stone Crescent	Main land use: Vacant Land / open space Planning Status: 14/01276/OUT - terminated Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation	St Marks	0.50	Yes	Yes	Yes	20	No	No	No	0.50		No	Yes	No	No
S098	Land adjacent to Ellerslie, Albert Road	Main land use: Residential Garden Land Planning Status: Main building - Ellerslie house –Subject to Conversion of existing building to 14 residential units (ref. 13/01861/FUL) Permission approved and implemented in 2014. Remaining garden land forms this site. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Garden land development; Heritage; important trees Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham Notes: Residential capacity derivation: density assumption calculation	Pittville	0.60	Yes	Yes	Yes	11	No	No	No	0.60		Yes	Yes	No	No

S110	North Place and Portland Street	Main land use: Car Park (former Coach Station / residential) Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL: Erection of a mixed use development comprising; 5,792sqm (gross external floor space) of class A1 food store, 739sqm (gross) of class A1 shops and 19sqm (gross) of class A2 within atrium space and 336sqm (gross) of class A3 (customer restaurant); multi-storey car park providing 634 spaces over 5 floors (300 spaces for public use and 334 spaces for food store customers); 143 no. residential units within a mix of 1, 2, 3, and 4 bedroom houses and flats, (57 units to be affordable) with associated 143 car parking spaces at ground and basement level; creation of new public open spaces; provision of new parking bays for buses and erection of a passenger information kiosk and waiting room; associated other operations to facilitate the mixed use development including alterations to and from the existing highway for vehicular, pedestrian and cycle access. All following the demolition of existing buildings and other built structures on the site. Site Character: urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: planning application. Proposed Cheltenham Plan mixed use allocation	St Paul's and Pittville	2.04	yes	yes	yes	143	yes	yes	yes	2.04		No	Yes	Yes	No
S112	Land at Whaddon Road	Main land use: Car park Planning Status: N/A Site Character: urban Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: submission form.	Oakley	1.20	Yes	Yes	Yes	7	Yes	No	No	1.20		Yes	No	No	No

S113	Premiere Products, Bouncers Lane	Main land use: B2 uses with B1 Planning Status: 17/00929/OUT (Part of site) Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation	Oakley	2.17	Yes	Yes	Yes	50-70	yes	Yes	yes	2.17		no	yes	no	no
S122	Land rear of Nuffield Hospital, Hatherley Lane	Main land use: Available brownfield site Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- allowed on appeal Site Character: Urban previously developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: N/A 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 Planning Status: CBC Concept Statement outlining preferences for mixed-use redevelopment. Permission granted and work completed on redevelopment of many adjoining/nearby sites. Half of site 11/00042/TIME- Application for a new planning permission to replace an extant planning permission granted permission on appeal ref APP/B1605/A/07/2041120 (Council reference 06/00989/OUT) for the redevelopment of the site to provide 5 x B1 units, in order to extend the time limit for implementation Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage Greenfield/brownfield: Brownfield Critical constraints: Access in Flood zone 3; Contamination Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site. Notes: Residential capacity derivation: submission form.	Pitville	0.80	Yes	Yes	Yes	40	Yes	Yes	Yes	0.80		yes	yes	no	no

S129	<p>Land at Alma Road</p>	<p>Main land use: Vacant shop unit, garage workshop and lock up garages Planning Status: 17/00578/FUL 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). 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.</p>	<p>Warden Hill</p>	<p>0.19</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>11</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>0.19</p>	<p>Residential</p>	<p>No</p>	<p>Yes</p>	<p>No</p>	<p>No</p>
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S130	Land north west of Grovefield Way	Main land use: Fields Planning Status: 16/02208/FUL- Hybrid application for commercial office space, day nursery, supermarket, coffee shop etc.- pending consideration Site Character: Urban Edge Greenfield/brownfield: Greenfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation	Benhall and the Reddings	6.34	No	No	No	159	Yes	Yes	Yes	6.34	B1, B2, B8	Yes	Yes	No	No
S131	Land south of Jessop Avenue	Main land use: Car park Planning Status: 16/01417/FUL- Erection of six storey office development with A2/A3 use at ground floor etc Site Character: Urban Greenfield/brownfield: ? Car Park- what is that? Critical constraints: Flood risk; Heritage; Contamination; Historic landfill Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation	Lansdown	0.34	No	No	No	15	Yes	Yes	Yes	0.34	B1	Yes	No	No	No
S132	Land south of Hatherley Lane	Main land use: Vacant site Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- application refused Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham plan employment allocation	Benhall and the Reddings	0.43	Yes	Yes	Yes	17	Yes	Yes	Yes	0.43	B1, B2	Yes	No	No	No
S134	Warners of Cheltenham, Blaisdon Way	Main land use: Car storage compound/ motor dealership Planning Status: 15/00578/OUT- Outline application for the redevelopment of land at the junction of Blaisdon Way and Pilgrove Way for residential use with indicative layout of 10 dwellings and including removal of car wash facility (approval sought for means of access with other matters reserved)- REFUSED Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints: Notes: Residential capacity derivation: planning application	Springbank	0.60	No	Yes	No	10	Yes	Yes	Yes	0.60	A1, B1, B2, B8	Yes	Yes	No	No

S135	Land off Oakhurst Rise	Main land use: Green field Planning Status: N/A Site Character: Open space surrounded by residential Greenfield/brownfield: Greenfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation	Charlton Kings	4.10	Yes	Yes	Yes	100	Yes	No	No	4.10	Residential	Yes	Yes	No	No
S136	Dowdeswell Park, London Road (The Barlands)	Main land use: Employment use and some unused land Planning Status: History of B1, B2 and B8 uses across the site 16/01729/FUL- extension to one of the existing units on site 16/01603/COU- COU to gin distillery 17/01044/FUL- Extension and COU of existing pump house, erection of new pavilion and visitor centre etc- pending consideration Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; AONB; Heritage; Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Charlton Kings	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	Francis Close Hall Campus	Main land use: Educational uses Planning Status: Long history of planning applications associated with current land use Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	St Paul's	2.20	Yes	No	No	69	Yes	Yes	Yes	2.20	Educational	Yes	Yes	No	No
S138	Parabola Road Repeater Station	Main land use: Vacant Planning Status: N/A Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Within central conservation area; Within setting of listed building Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Lansdown	0.15	Yes	Yes	Yes	5	Yes	No	No	0.15		Yes	No	No	No

S139	Lansdown Industrial Estate	Main land use: Employment Planning Status: Multiple minor applications regarding current land uses. Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: reduced capacity following panel advice. Proposed Cheltenham Plan mixed use allocation. Proposed designation in the Cheltenham plan	Lansdown	5.41	Yes	Not sure	No	100	Yes	Yes	Yes	5.41	Mixed use including existing uses + residential	No	Yes	Yes	Yes
S140	The Yard, Grove Street	Main land use: B2 Uses Planning Status: N/A Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination, Heritage/ Conservation Overcome constraints: 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.	St Peters	0.82	Yes	Yes	Yes	8	Yes	Yes	Yes	0.82	B2 uses	Yes	Yes	No	No
S144	210 Hatherley Road	Main land use: B2 Planning Status: Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	Warden Hill	0.95	Yes	Yes	Yes	39	Yes	No	No	0.95	Residential	No	Yes	No	No
S146	Victoria Ground, Princes Street	Main land use: Private sports ground and club house +industrial use Planning Status: Site Character: Open space surrounded by residential Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	All Saints	2.96	Yes	Yes	Yes	100	Yes	No	No	2.96	Residential	No	Yes	Yes	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	North West Cheltenham (previously known as Land to the north west of Cheltenham within Cheltenham)	Main land use: Fields / agriculture Planning Status: 16/02000/OUT Up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing and elderly persons accommodation, 24ha of employment generating uses, pending consideration Request for Scoping Opinion 13/00185/SCOPE. Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Flood Risk (part), suggested local green space; Contamination Overcome constraints: Masterplanning/ landscaping 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	Swindon Village	159.42	Yes	Yes	Yes	2,225	Yes	Yes	Yes	23.00	Schools, 23ha employment, community/mixed use	Yes	Yes	Yes	Yes
S002	Land at Hyde Lane, Hyde Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; Contamination; Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	2.66	No	Yes	No	50	No	No	No	2.66		No	No	No	No
S003	Land at Hyde Farm (west section)	Main land use: Fields / agriculture Planning Status: 15/00646/FUL and 13/00854/FUL for part of site at Belmont (demolition and replacement dwellings) Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; Contamination; Partial Flood Risk Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	64.11	No	Yes	No	1,212	No	Yes	No	64.11		No	No	No	No

S003a	Land off Brockhampton Lane	Main land use: Agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield/brownfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: submission form. Proposed allocation in the Cheltenham Plan	Swindon Village	0.70	Yes	Yes	Yes	25	No	No	No	0.70		Yes	No	No	No
S004	Land at Hunting Butts (west)	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	12.09	No	Yes	No	229	No	No	No	12.09		No	No	No	No
S005	Land at Hunting Butts (south), Swindon Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Topography Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	9.10	No	Yes	No	157	No	Yes	No	8.30		No	No	No	No
S006	Land at Hunting Butts (central) west of railway cutting	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Topography, Access Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	33.48	No	Yes	No	633	No	Yes	No	33.48		No	No	No	No
S007	Land at Hyde Farm (east section)	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	49.11	No	Yes	No	928	No	Yes	No	49.11		No	No	No	No

S008	Blooms Garden Centre, Evesham Road	Main land use: Garden centre Planning Status: N/A Site Character: Rural / developed (cross boundary site) Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Only the part of the site that is within Cheltenham Borough is assessed.	Swindon Village	1.24	No	No	No	31	No	Yes	No	1.24		No	No	No	No
S009	Hunting Butts Farm, east of railway cutting	Main land use: Fields / agriculture 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 Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	5.01	No	Yes	No	95	No	Yes	No	5.01		No	No	No	No
S010	Land south of Hunting Butts Farm, Swindon Lane	Main land use: Fields / agriculture Planning Status: 11/00257/OUT refused and appeal dismissed (2012) Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: 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 Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: 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 Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: 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	Cheltenham Racecourse (north)	Main land use: Race course ancillary and parking Planning Status: Various recent approvals including new Grandstand Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: JCS Policy Racecourse area allows for development principally related to the business of the racecourse Notes: Residential capacity derivation: density assumption calculation	Prestbury	22.90	No	No	No	433	Yes (in part)	Yes	Yes	22.90	Hotel	No	No	No	No
S014	Cheltenham Racecourse (south)	Main land use: Race course main car park and overflow Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	6.13	No	Yes (in part)	No	116	No	Yes (in part)	No	6.13	Hotel	No	No	No	No
S015	Land off New Barn Lane 1 (south of Racecourse)	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	1.42	No	Yes	No	35	No	No	No	1.42		No	No	No	No
S016	Land off New Barn Lane 2 (south of Racecourse)	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Access Overcome constraints: 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 Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: 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 Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; Heritage; Flood risk Overcome constraints: 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 Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: submission form.	Prestbury	1.24	No	Yes	No	15	No	Yes	No	1.24	No	No	No	No
S020	Land north of Cheltenham Racecourse	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	19.15	No	No	No	362	No	No	No	19.15	No	No	No	No
S021	Land between Cheltenham Racecourse and B4632	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	27.70	No	No	No	523	No	No	No	27.70	No	No	No	No
S022	Land at Prestbury	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Heritage; possible land contamination; Overcome constraints: Notes: Residential capacity derivation: submission form.	Prestbury	12.58	No	Yes	No	200	No	No	No	12.58	No	No	No	No

S023	Priors Farm Fields (Land at Oakley)	Main land use: Fields / playing fields Planning Status: 17/00135/FUL 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 Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirments Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation	Oakley	12.01	Yes	Yes	Yes	126	No	No	No	5.00	No	Yes	no	No
S024	Castle Dream Stud, Mill Lane	Main land use: Temporary gypsy site 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) Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan allocation	Battledown	0.43	No	Yes	No	1	No	No	No	0.43	No	No	No	No
S025	Land at Mill Lane	Main land use: Fields / agriculture Planning Status: Various relating to existing agricultural/equestrian use of land. Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Battledown	0.31	No	Yes	No	8	No	No	No	0.31	No	No	No	No

S026	Land north of Greenway Lane	Main land use: Paddock Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: submission form.	Battledown	1.94	No	Yes	No	40	No	No	No	1.50		No	No	No	No
S027	Land south of Greenway Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Battledown	1.20	No	Yes	No	30	No	No	No	1.20		No	No	No	No
S028	Land adjacent to Orchard Cottages	Main land use: Fields / residential Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: submission form.	Battledown	0.33	No	Yes	No	10	No	No	No	0.33		No	No	No	No
S029	Land south of Glenfall Way	Main land use: Fields / agriculture Planning Status: 16/01789/FUL- Erection of four dwellings with landscaping and public open space- refused 15/00025/OUT for 15 dwellings - withdrawn Previous application 07/01580/OUT refused and subsequent appeal dismissed. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: previous planning application.	Battledown	1.69	No	Yes	No	15	No	No	No	1.00		No	No	No	No
S030	Land off Timbercombe Lane	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Charlton Kings	0.60	No	Yes	No	12	No	No	No	0.60		No	No	No	No

S031	Land off Leckhampton Road	Main land use: Fields / agriculture 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. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements. Overcome constraints: Establish highways access arrangements (through adjacent site to the north); Assess impacts on the AONB and wider landscape. Where possible retain community facility 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 Allotments	Main land use: Allotments Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: density assumption calculation	Leckhampton	2.30	No	No	No	58	No	No	No	2.30		No	No	No	No
S033a	Land at Leckhampton, off Shurdington Road (north- north west)	Main land use: Fields / agriculture 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. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Small part of site flood risk; Low to medium landscape sensitivity; Small part of site proposed as Local Green Space Overcome constraints: Notes: Residential capacity derivation: advice of the JCS Inspector and density assumption calculation. Proposed Cheltenham Plan mixed use allocation.	Leckhampton	15.33	Yes	Yes	Yes	200-290	Yes	Yes	Yes	15.33	School, possible 1.94ha mixed use local centre	Yes	Yes	No	No

S033b	Land at Leckhampton, off Shurdington Road (north west)	Main land use: Fields/ Agriculture 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. Site Character: Undeveloped Urban Edge Greenfield/brownfield: Critical constraints: Medium to High Landscape Sensitivity; Local Green Space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	16.66	No	Yes	No	315	no	No	No	16.66	No	No	No	No
S033c	Former Nurseries Land off Kidnappers Lane	Main land use: Previously nurseries land Planning Status: 16/00202/OUT- Development of 45 dwellings refused, going to inquiry December 2017; 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. Site Character: Urban Edge Greenfield/brownfield: Critical constraints: Medium Landscape Sensitivity; Local Green Space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	1.29	No	Yes	No	32	No	No	No	1.29	No	No	No	No
S034	Land at Leckhampton, off Kidnappers Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Medium-High landscape sensitivity; Local green space application Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	6.00	No	No	No	146	No	No	No	5.80	No	No	No	No
S035	Land at Leckhampton, Church Road & Farm Lane	Main land use: Fields / residential Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield (small residential part) Critical constraints: high landscape sensitivity (part); Contamination; Local Green Space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	6.30	No	No	No	43	No	No	No	1.30	No	No	No	No

S036	Land at Leckhampton, off Farm Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: High landscape sensitivity; Local Green Space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	2.60	No	No	No	65	No	No	No	2.60	No	No	No	No
S037	The Nurseries, Kidnappers Lane, Leckhampton	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Medium Landscape Sensitivity; Local Green Space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	2.50	No	Yes	No	47	No	No	No	2.50	No	No	No	No
S038	Church Farm, Church Road, Leckhampton	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Contamination, Local Green Space application; High Landscape Sensitivity; Scheduled Ancient Monument Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	6.78	No	Yes	No	128	No	Yes	No	6.78	No	No	No	No
S040	Land at Sunnyfield Lane (north), Up Hatherley Way	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Up Hatherley	1.14	No	Yes	No	22	No	Yes	No	1.14	No	No	No	No
S041	Old Gloucester Road (previously known as Arle Nursery and allotments, Old Gloucester Road)	Main land use: Nursery / allotments Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Flood Risk Overcome constraints: Flood risk can be mitigated Notes: Residential capacity derivation: density assumption calculation	Springbank	11.21	Yes	Yes (partially)	Yes	207	No	Yes	No	8.20	No	No	No	No

S042	Land at Old Gloucester Road	Main land use: Fields / agriculture 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 Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Springbank	3.12	Yes	Yes	Yes	59	No	Yes	No	3.12		No	No	No	No
S043	Land at Fiddler's Green, Fiddler's Green Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield Critical constraints: Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire. Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham	Hester's Way / Springbank	61.79	Yes	Yes	Yes	662	Yes	Yes	Yes	25.00	25 hectares employment use (submission)	Yes	Yes	Yes	Yes
S044	Land at Fiddler's Green, adjacent to Hayden	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Work will be undertaken to reduce/remove cordon sanitaire. Notes: Residential capacity derivation: density assumption calculation. Joint Core Strategy strategic allocation- Land West of Cheltenham	Hester's Way / Springbank	18.34	Yes	Yes	Yes	347	Yes	Yes	Yes	18.34		Yes	Yes	Yes	Yes
S045	Land at Golden Valley, Pheasant Lane	Main land use: Fields / agriculture / residential Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Flood Risk; Contamination; Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Partially included within the Joint Core Strategy strategic allocation- Land West of	Hester's Way	11.23	Yes (part)	Yes	No	212	Yes (in part)	Yes	No	11.23		No	No	No	No

		Cheltenham															
S046	Land north of Bamfurlong Lane	Main land use: Mostly Agriculture, with some industry and residential Planning Status: 12/00576/FUL Part of site (Erection of building following demolition of existing derelict building at Cotswold View) Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt; Heritage; Contamination; Overcome constraints: 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 Planning Status: N/A Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints: 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 Planning Status: N/A Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt; Contamination; Overcome constraints: 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
S049	Land between A40 and Bamfurlong Lane (west)	Main land use: Fields / agriculture / nursery Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Hester's Way	4.92	No	Yes	No	124	No	Yes	No	4.92		No	No	No	No

S050	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: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	8.00	No	Yes	No	202	No	Yes	No	8.00		No	No	No	No
S051	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: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	6.66	No	No	No	168	No	No	No	6.66		No	No	No	No
S052	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: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	1.76	No	Yes	No	58	No	Yes	No	1.76		No	No	No	No
S053	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: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	1.66	No	Yes	No	55	No	Yes	No	1.66		No	No	No	No
S054	Flowerdale Farm, The Reddings	Main land use: Open land Planning Status: 15/00573/OUT- Outline application for development of 27 dwellings and associated open space with access off Brock Close, application refused and appeal dismissed. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	1.47	No	Yes	No	49	No	Yes	No	1.47		No	No	No	No

S055	Land at Stansby Mobile Home and Touring Caravan Park, The Reddings	Main land use: Caravan park Planning Status: 16/00299/FUL Change of use of the land for the stationing of touring caravans for holiday purposes to operate year round. Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	1.78	No	Yes	No	59	No	Yes	No	1.78		No	No	No	No
S056	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: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	0.80	No	Yes	No	27	No	Yes	No	0.80		No	No	No	No
S057	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: Notes: Residential capacity derivation: submission form.	Benhall and the Reddings	0.34	No	Yes	No	10	No	Yes	No	0.34		No	No	No	No
S058	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: Notes: Residential capacity derivation: density assumption calculation	Benhall and the Reddings	0.26	No	Yes	No	9	No	Yes	No	0.26		No	No	No	No
S059	Springbank Shopping Centre	Main land use: Vacant Shopping Centre Planning Status: 16/02303/FUL- 34 new dwellings following demolition of redundant shopping centre Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre; land ownership Overcome constraints: Meaningful negotiation between the two land owners Notes: Residential capacity derivation: planning application.	Springbank	0.51	Yes	Yes	Yes	34	Yes	Yes	Yes	0.51	Small scale office or retail	No	No	Yes	No

S060	Land adjacent to former Goat and Bicycle Public House	Main land use: Vacant Land / Brownfield Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination; Establish owner Overcome constraints: site may be contaminated but is vacant. Future remediation could enable housing or employment. Notes: Residential capacity derivation: density assumption calculation	Springbank	0.43	Yes	No	No	18	Yes	No	No	0.43	Commercial, community, local retail, mixed	No	No	No	No
S061	Land and buildings at Coronation Square	Main land use: Car park / Shopping area Planning Status: Various small scale Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Land ownership Overcome constraints: Developable area restricted 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	Community Centre & Scout Hut, Brooklyn Road	Main land use: Scout Hut Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: suggested local green space Overcome constraints: 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	Rowanfield Exchange, Devon Avenue	Main land use: Employment / residential Planning Status: 15/02105/FUL- Part of site- Erection of 3no dwellings and associated hard and soft landscaping. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre Overcome constraints: Redevelopment currently on garages not retail element 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
S064	Christ College Site B	Main land use: unused Playing field Planning Status: 13/00911/OUT & 14/01317/REM. Development has yet to commence. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Contamination; suggested local green space Overcome constraints: Justify loss of playing field - likely remediation Notes: Proposed Cheltenham Plan	St Peters	2.11	Yes	Yes	Yes	90	Yes	No	No	2.11		Yes	No	No	No

		housing allocation															
S065	Outer West, Land at Tewkesbury Road	Main land use: Industry Planning Status: 16/00693/FUL Change of use of site to provide a 41 space car park for local businesses Development brief adopted Sept 2000 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Flood Risk, Contamination, HSE blast zone Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	St Peters	11.35	No	No	No	358	Yes	No	No	11.35	Industry	No	No	No	No
S066	The Folley, Gardner's Lane	Main land use: Sports Ground Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Flood risk; Heritage Overcome constraints: N/A Notes: Residential capacity derivation: density assumption calculation	Swindon Village	6.25	Yes	No	No	197	Yes	No	No	6.25		No	No	No	No
S067	Cheltenham Spa Railway Station	Main land use: Railway Station / Car Park Planning Status: Existing Local Plan allocation & Dev Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station). Overcome constraints: Parking assessment; detailed assessment of access arrangements. Notes: Residential capacity derivation: density assumption calculation	St Peters	3.34	Yes	No	No	105	Yes	Yes	Yes	3.34	Railways station, transport interchange, possible small scale retail / café	Yes	No	No	No

S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Main land use: Police Headquarters 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 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage; viability Overcome constraints: Inclusive design and effective negotiaion Notes: Residential capacity derivation: submission form.	Park	1.00	Yes	Yes	Yes	42	Yes	Yes	Yes	1.00	Offices, hotel, institutional, mixed	No	Yes	No	No
S069	Commercial Street Car Park	Main land use: Car park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: N/A Notes:	Park	0.08	Yes	No	No	8	Yes	No	No	0.08	Small scale commercial, mixed	No	No	No	No
S070	Reeves Field, Old Bath Road	Main land use: Sports Ground Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Loss of playing pitches and key views to scarp; Heritage Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts. Notes: Residential capacity derivation: submission form.	Charlton Park	4.52	Yes (in part)	Yes	Yes	40	No	Yes	No	4.52	Institutional, mixed, some employment potential	No	Yes	Yes	No
S071	King Alfred Way 1 & 2	Main land use: Industry Planning Status: 14/01125/FUL for 86 dwellings - refused permission. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land) Overcome constraints: Suitable relocation of employment provision within the borough Notes: Residential capacity derivation: submission form.	Battledown	1.71	Yes	Yes	Yes	86	Yes	Yes	Yes	1.71		No	Yes	No	No

S072	St Edwards Car Park, London Road	Main land use: Car Park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: density assumption calculation	Battledown	0.14	Yes	No	No	6	Yes	No	No	0.14		No	No	No	No
S073	Ellerslie Care Home, Albert Road	Main land use: Residential Planning Status: 13/01861/FUL 14 homes - granted. Appeal dismissed December 2014 on revised scheme - 14/00629/FUL. Discharge of conditions 3, 4, 7, 8, 9 & 10 in June 2015 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: planning application.	Pittville	0.60	Yes	Yes	Yes	14	Yes	No	No	0.60	Institutional	Yes	No	No	No
S074	Prestbury Road / Windsor Street 1	Main land use: Commercial / industry Planning Status: Informal guidance note 2008 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Pittville	0.91	No	No	No	29	Yes	No	No	0.70		No	No	No	No
S075	Prestbury Road / Windsor Street 2	Main land use: Commercial / industry Planning Status: Informal guidance note 2008 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk; Contamination; Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Pittville	0.16	Yes	No	No	7	Yes	No	No	0.16		No	No	No	No
S076	Cakebridge Place	Main land use: Residential Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints: Notes: Residential capacity derivation: submission form.	Oakley	0.55	No	No	No	16	No	No	No	0.55		No	No	No	No

S077	Land at Prestbury Road	Main land use: Employment / industry Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Oakley	0.23	Yes	Yes	Yes	8	Yes	No	No	0.23		No	Yes	No	No
S078	Bences Timber Yard, St Johns Avenue	Main land use: Timber Yard Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	All Saints	0.47	Yes	No	No	20	Yes	No	No	0.47	Commercial	No	No	No	No
S079	Sherborne Place Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	All Saints	0.25	Yes	No	No	11	Yes	No	No	0.25	Commercial	No	No	No	No
S080	Axiom, 57 Winchcombe Street	Main land use: Vacant Building (Community Arts and Music venue) Planning Status: 17/00932/FUL 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 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage - Locally listed building; Access (visibility) is likely to restrict the number of dwellings on site; Renovation works required as roof and other parts of the building are in a bad state of repair, this might impact viability. Overcome constraints: Provide detailed design proposals for building and access arrangements; Investigate opportunities to improve viability of site. Notes:	All Saints	0.07	Yes	Yes	Yes	11	Yes	Yes	Yes	0.07	Commercial, student accommodation, mixed	Yes	No	No	No

S081	Rodney Road Car Park, Rodney Road	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	College	0.25	No	No	No	22	Yes	No	No	0.25		No	No	No	No
S082	Royal Well & Municipal Offices	Main land use: Employment / Bus station/ residential Planning Status: Royal Well Development Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Flood Risk, Contamination; Ensuring future occupiers are appropriate town centre uses Overcome constraints: Design and use needs to take account of flood risk (river chelt culverted under part of site). 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	St Georges House, Bayhill Road	Main land use: Vacant Office Building Planning Status: 15/00786/FUL 50 extra care apartments (C2)- Granted Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: 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	Land at Chelt Walk (previously known as Land at St Georges Place / St James Square)	Main land use: Car Park / Vacant building Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Contamination; Heritage Overcome constraints: Dev brief and flood risk, part of site confirmed suitable. Notes: Proposed Cheltenham Plan Employment Allocation	Lansdown	0.66	No	No	No	40	Yes	Yes	Yes	0.66	Employment / commercial	No	Yes	No	No

S085	Rivershill House, St Georges Road	Main land use: Vacant Office Building Planning Status: 15/00451/FUL 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. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: planning application	Lansdown	0.42	Yes	Yes	Yes	45	Yes	Yes	Yes	0.42	Offices, hotel, institutional, mixed	Yes	No	No	No
S086	Elim Pentecostal Church, St Georges Road	Main land use: Church 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) Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Loss of community use; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Lansdown	0.20	Yes	No	No	9	Yes	No	No	0.20		No	No	No	No
S087	Land adjoining Great Western Road	Main land use: Open land Planning Status: N/A Site Character: Urban / open Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	St Peters	0.12	No	No	No	6	No	No	No	0.20		No	No	No	No

S088	Land at Chester Walk Car Park	<p>Main land use: Car Park Planning Status: Various - combined with site S089 - 09/00044/FUL (Land Behind 232-242 High Street and Adjacent To St Mary's Church) New build mixed use complex comprising 12 office units - total 1103m2, 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: planning application</p>	Lansdown	0.15	Yes	Yes	Yes	14	Yes	No	No	0.20	Commercial as part of mixed use scheme	No	No	Yes	No
S089	Rear of High Street Car Park	<p>Main land use: Car Park Planning Status: Combined with site S088 - 09/00044/FUL (Land Behind 232-242 High Street and Adjacent To St Mary's Church) New build mixed use complex comprising 12 office units - total 1103m2, 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) - refused Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation</p>	Lansdown	0.19	Yes	No	No	17	Yes	No	No	0.20	Commercial as part of mixed use scheme	No	No	No	No
S090	Henrietta Street Car Park, St Margarets Road	<p>Main land use: Car Park Planning Status: St. Margaret's Dev Brief (1998) site 6 Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: urban design approach</p>	St Pauls	0.44	Yes	No	No	24	Yes	No	No	0.20	Commercial as part of mixed use scheme	No	No	No	No

S092	Land adjoining Kynance, Church Road	Main land use: Garden Land Planning Status: 14/01823/FUL on part of site- Erection of 2 no. bungalows and 6 no. houses. 11/01868/FUL replacement dwelling on part of site (completed) Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: River corridor, Contamination, garden land development; Heritage Overcome constraints: Developable area restricted Consider SPD on Development of Garden Land and Infill sites in Cheltenham Notes: Residential capacity derivation: density assumption calculation	Swindon Village	1.10	Yes (part)	Yes	Yes	37	No	No	No	1.10		No	Yes	No	No
S093	Former Monkscroft Primary School	Main land use: Vacant former school playing field, private Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Loss of playing fields (unused); suggested local green space Overcome constraints: Justify loss of pitches Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan housing allocation	St Marks	1.80	Yes	Yes (part)	Yes	30	Yes	Yes (part)	Yes	1.80	Education	No	No	Yes	No
S094	Land at Stone Crescent	Main land use: Vacant Land / open space Planning Status: 14/01276/OUT - terminated Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation	St Marks	0.50	Yes	Yes	Yes	20	No	No	No	0.50		No	Yes	No	No

S098	Land adjacent to Ellerslie, Albert Road	Main land use: Residential Garden Land Planning Status: Main building - Ellerslie house –Subject to Conversion of existing building to 14 residential units (ref. 13/01861/FUL) Permission approved and implemented in 2014. Remaining garden land forms this site. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Garden land development; Heritage; important trees Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham Notes: Residential capacity derivation: density assumption calculation	Pittville	0.60	Yes	Yes	Yes	11	No	No	No	0.60	Yes	Yes	No	No
S099	Hardwick Site, St. Pauls Road	Main land use: University/Education/Sports pitches - part built/part buildings Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: suggested local green space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	St Paul's	1.92	yes	No	No	64	yes	No	No	1.92	No	No	No	No
S100	Park Campus	Main land use: University/Education/Sports pitches - part built/part buildings Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield / Greenfield Critical constraints: Contamination; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Park	11.92	yes	No	No	300	yes	No	No	11.92	No	No	No	No
S101	Depot	Main land use: Waste site Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Swindon Village	3.77	No	No	No	95	yes	No	No	3.77	No	No	No	No

S102	Sandford Lido Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	College	0.27	No	No	No	10	No	No	No	0.27		No	No	No	No
S103	St James's Street Car Park	Main land use: Car Park Planning Status: 16/00118/FUL Proposed development of vacant site to provide 4 residential dwellings Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	All Saints	0.51	yes	No	No	17	yes	No	No	0.51		No	No	No	No
S105	St. George's Road Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Lansdown	0.26	yes	No	No	9	yes	No	No	0.26		No	No	No	No
S106	Bath Terrace Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Park	0.36	yes	No	No	13	yes	No	No	0.36		No	No	No	No
S107	Land south of Collum End Rise	Main land use: Open land Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Leckhampton	3.29	No	No	No	62	No	No	No	3.29		No	No	No	No

S108	Land at Swindon Lane (Adj to dismantled line)	Main land use: Agriculture 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. Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	1.06	No	Yes	No	35	No	Yes	No	1.06	No	No	No	No
S109	Land at Oakley Farm	Main land use: Open land Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Battledown	14.93	No	No	No	277	No	No	No	14.93	No	No	No	No

S110	North Place and Portland Street	<p>Main land use: Car Park (former Coach Station / residential) Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL: Erection of a mixed use development comprising; 5,792sqm (gross external floor space) of class A1 food store, 739sqm (gross) of class A1 shops and 19sqm (gross) of class A2 within atrium space and 336sqm (gross) of class A3 (customer restaurant); multi-storey car park providing 634 spaces over 5 floors (300 spaces for public use and 334 spaces for food store customers); 143 no. residential units within a mix of 1, 2, 3, and 4 bedroom houses and flats, (57 units to be affordable) with associated 143 car parking spaces at ground and basement level; creation of new public open spaces; provision of new parking bays for buses and erection of a passenger information kiosk and waiting room; associated other operations to facilitate the mixed use development including alterations to and from the existing highway for vehicular, pedestrian and cycle access. All following the demolition of existing buildings and other built structures on the site. Site Character: urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: planning application. Proposed Cheltenham Plan mixed use allocation</p>	St Paul's and Pittville	2.04	yes	yes	yes	143	yes	yes	yes	2.04		No	Yes	Yes	No
S111	Spirax Sarco HQ, Charlton House	<p>Main land use: Employment 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 Site Character: urban /developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation</p>	Charlton Park	1.91	yes	No	No	63	yes	No	No	2		No	No	No	No

S112	Land at Whaddon Road	Main land use: Car park Planning Status: N/A Site Character: urban Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: submission form.	Oakley	1.20	Yes	Yes	Yes	7	Yes	No	No	1.20	Yes	No	No	No
S113	Premiere Products, Bouncers Lane	Main land use: B2 uses with B1 Planning Status: 17/00929/OUT (Part of site) Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation	Oakley	2.17	Yes	Yes	Yes	50-70	yes	Yes	yes	2.17	no	yes	no	no
S114	Land Adjacent to Timbercombe Farm, Little Herberts Road, Charlton Kings	Main land use: Field/ Agriculture Planning Status: N/A Site Character: Edge of urban Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Charlton Kings	0.13	no	Yes	no	4	no	no	no	0.13	No	No	No	No
S115	Land to rear of 291-297 Cirencester Road, Charlton Kings	Main land use: Residential garden land Planning Status: N/A Site Character: Edge of urban/ Garden land Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Charlton Kings	0.35	no	Yes	no	12	no	No	No	0.35	No	No	No	No
S117	Land adjacent to Longfield, Charlton Kings	Main land use: Open/ Field Planning Status: N/A Site Character: Rural/ edge of urban Greenfield/brownfield: Greenfield Critical constraints: AONB; Flood Risk Overcome constraints: Reduce potential development area to avoid areas at risk of flooding 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 Planning Status: 09/00276/REM; 05/01750/OUT- Outline application for residential development following the demolition of existing buildings- LAPSED Site Character: Developed Greenfield/brownfield: Greenfield/ Brownfield Critical constraints: Heritage; Contamination Overcome constraints: 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 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 Site Character: Edge of urban Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: submission form.	Charlton Kings	0.46	no	Yes	no	2	no	No	No	0.46		Yes	n o	no	no
S122	Land rear of Nuffield Hospital, Hatherley Lane	Main land use: Available brownfield site Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- allowed on appeal Site Character: Urban previously developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: N/A Notes: Residential capacity derivation: planning application	Benhall and the Reddings	0.48	Yes	Yes	Yes	27	Yes	Yes	Yes	0.48	B1, B2	Yes	n o	no	no

S123	100 – 102 Prestbury Road, Cheltenham	Main land use: Vacant Brownfield site Planning Status: CBC Concept Statement outlining preferences for mixed-use redevelopment. Permission granted and work completed on redevelopment of many adjoining/nearby sites. Half of site 11/00042/TIME- Application for a new planning permission to replace an extant planning permission granted permission on appeal ref APP/B1605/A/07/2041120 (Council reference 06/00989/OUT) for the redevelopment of the site to provide 5 x B1 units, in order to extend the time limit for implementation Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage Greenfield/brownfield: Brownfield Critical constraints: Access in Flood zone 3; Contamination Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site. Notes: Residential capacity derivation: submission form.	Pitville	0.80	Yes	Yes	Yes	40	Yes	Yes	Yes	0.80		yes	yes	no	no
S124	Park Corner and land to the west of Park Corner, Bowbridge Lane, Prestbury	Main land use: Argricultural Planning Status: N/A Site Character: Urban Edge Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: submission form.	Prestbury	1.10	no	yes	no	25-30	no	no	no	1.10		no	no	no	no
S125	Land north west of Racecourse	Main land use: Partly arable, part racecourse car park Planning Status: N/A Site Character: Rural/ Open Greenfield/brownfield: Greenfield Critical constraints: Flood risk; Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	44.76	no	no	no	1183	no	no	no	39.45		no	no	no	no
S126	Land south west of Racecourse	Main land use: Part of racecourse Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Brownfield/ Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	2.47	no	no	no	74	no	no	no	2.47		no	no	no	no

S127	Land south east of Ham Road	Main land use: Pasture land Planning Status: 07/01496/FUL Application refused, Appeal Dismissed for residential mobile home park (12 units); 16/02104/OUT- 10 dwellings for elderly persons- pending consideration Site Character: Urban edge Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Battledown	0.53	No	Yes	No	13	No	No	No	0.53		No	No	No	No
S128	Land east of cemetery	Main land use: Farmland Planning Status: N/A Site Character: Edge of Urban Greenfield/brownfield: Greenfield Critical constraints: Suggested Local Green Space Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Prestbury	0.53	Yes	No	No	13	Yes	No	No	0.53		No	No	No	No

S129	<p>Land at Alma Road</p>	<p>Main land use: Vacant shop unit, garage workshop and lock up garages Planning Status: 17/00578/FUL 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). 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.</p>	<p>Warden Hill</p>	0.19	Yes	Yes	Yes	11	Yes	No	No	0.19	Residential	No	Yes	No	No
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S130	Land north west of Grovefield Way	Main land use: Fields Planning Status: 16/02208/FUL- Hybrid application for commercial office space, day nursery, supermarket, coffee shop etc.- pending consideration Site Character: Urban Edge Greenfield/brownfield: Greenfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation	Benhall and the Reddings	6.34	No	No	No	159	Yes	Yes	Yes	6.34	B1, B2, B8	Yes	Yes	No	No
S131	Land south of Jessop Avenue	Main land use: Car park Planning Status: 16/01417/FUL- Erection of six storey office development with A2/A3 use at ground floor etc Site Character: Urban Greenfield/brownfield: ? Car Park- what is that? Critical constraints: Flood risk; Heritage; Contamination; Historic landfill Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham Plan employment allocation	Lansdown	0.34	No	No	No	15	Yes	Yes	Yes	0.34	B1	Yes	No	No	No
S132	Land south of Hatherley Lane	Main land use: Vacant site Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- application refused Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation. Proposed Cheltenham plan employment allocation	Benhall and the Reddings	0.43	Yes	Yes	Yes	17	Yes	Yes	Yes	0.43	B1, B2	Yes	No	No	No
S134	Warners of Cheltenham, Blaisdon Way	Main land use: Car storage compound/ motor dealership Planning Status: 15/00578/OUT- Outline application for the redevelopment of land at the junction of Blaisdon Way and Pilgrove Way for residential use with indicative layout of 10 dwellings and including removal of car wash facility (approval sought for means of access with other matters reserved)- REFUSED Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints: Notes: Residential capacity derivation: planning application	Springbank	0.60	No	Yes	No	10	Yes	Yes	Yes	0.60	A1, B1, B2, B8	Yes	Yes	No	No

S135	Land off Oakhurst Rise	Main land use: Green field Planning Status: N/A Site Character: Open space surrounded by residential Greenfield/brownfield: Greenfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: submission form. Proposed Cheltenham Plan housing allocation	Charlton Kings	4.10	Yes	Yes	Yes	100	Yes	No	No	4.10	Residential	Yes	Yes	No	No
S136	Dowdeswell Park, London Road (The Barlands)	Main land use: Employment use and some unused land Planning Status: History of B1, B2 and B8 uses across the site 16/01729/FUL- extension to one of the existing units on site 16/01603/COU- COU to gin distillery 17/01044/FUL- Extension and COU of existing pump house, erection of new pavilion and visitor centre etc- pending consideration Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; AONB; Heritage; Contamination Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Charlton Kings	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	Francis Close Hall Campus	Main land use: Educational uses Planning Status: Long history of planning applications associated with current land use Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	St Paul's	2.20	Yes	No	No	69	Yes	Yes	Yes	2.20	Educational	Yes	Yes	No	No
S138	Parabola Road Repeater Station	Main land use: Vacant Planning Status: N/A Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Within central conservation area; Within setting of listed building Overcome constraints: Notes: Residential capacity derivation: density assumption calculation	Lansdown	0.15	Yes	Yes	Yes	5	Yes	No	No	0.15		Yes	No	No	No

S139	Lansdown Industrial Estate	Main land use: Employment Planning Status: Multiple minor applications regarding current land uses. Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes: Residential capacity derivation: reduced capacity following panel advice. Proposed Cheltenham Plan mixed use allocation. Proposed designation in the Cheltenham plan	Lansdown	5.41	Yes	Not sure	No	100	Yes	Yes	Yes	5.41	Mixed use including existing uses + residential	No	Yes	Yes	Yes
S140	The Yard, Grove Street	Main land use: B2 Uses Planning Status: N/A Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination, Heritage/ Conservation Overcome constraints: 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.	St Peters	0.82	Yes	Yes	Yes	8	Yes	Yes	Yes	0.82	B2 uses	Yes	Yes	No	No
S141	Land south of Wellinghill House	Main land use: Paddock Planning Status: N/A Site Character: Edge of urban/ undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	Charlton Kings	0.80	No	Yes	No	24	No	No	No	0.80	Residential	No	Yes	No	No
S142	Land south-west of Wellinghill House	Main land use: Paddock Planning Status: N/A Site Character: Edge of urban/ undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	Charlton Kings	0.40	No	Yes	No	12	No	No	No	0.40	Residential	No	Yes	No	No
S143	Land north of Park Lane	Main land use: Green field Planning Status: N/A Site Character: Edge of urban/ undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	Prestbury	1.20	No	Yes	No	40	No	No	No	1.20	Residential	No	Yes	No	No

S144	210 Hatherley Road	Main land use: B2 Planning Status: Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	Warden Hill	0.95	Yes	Yes	Yes	39	Yes	No	No	0.95	Residential	No	Yes	No	No
S145	Former Leckhampton reservoir	Main land use: Vacant Planning Status: Site Character: Edge of urban/ undeveloped Greenfield/brownfield: Greenfield Critical constraints: Part of site in AONB and Green Belt Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	Leckhampton	0.60	No	Yes	No	18	No	Yes	No	0.60	Residential, B1, B2, B8	No	Yes	No	No
S146	Victoria Ground, Princes Street	Main land use: Private sports ground and club house +industrial use Planning Status: Site Character: Open space surrounded by residential Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Overcome constraints: Notes: Residential capacity derivation: density assumption calculation.	All Saints	2.96	Yes	Yes	Yes	100	Yes	No	No	2.96	Residential	No	Yes	Yes	No