



CHELTENHAM
BOROUGH COUNCIL

ASSESSMENT OF AVAILABILITY

2018 – 2019

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Please note that the assessment of land availability is a technical assessment to inform strategic planning. The inclusion or omission of a site, development type or development timescale should not be used to infer that planning permission would or would not be granted.

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1. INTRODUCTION

NATIONAL POLICY AND GUIDANCE

- 1.1 This assessment of land availability provides a snapshot of development potential in Cheltenham Borough in January 2020. The assessment has been carried out in accordance with the government's National Planning Practice Guidance¹:

An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. It can also inform as well as make use of sites in brownfield registers.

Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.

- 1.2 In order to meet current planning requirements the study has also been carried out in accordance with the National Planning Policy Framework.

STATUS OF THE STRATEGIC ASSESSMENT OF LAND AVAILABILITY

- 1.3 Information included within this assessment may be used to inform decision making on planning applications, however this assessment is of a strategic nature, and therefore **should only be used as a starting point from which to further examine the sites' suitability and achievability of the applied-for development.**

- 1.4 The assessment of land availability can be viewed as a catalogue of sites. Just because a site has been assessed through this method does not mean that planning permission should or should not be approved. Any planning application will be assessed based on the merits of the application and the ability of the scheme to overcome any constraints on or off site.

- 1.5 The assessment is part of the evidence base informing the Development Plan for Cheltenham. This comprises the Joint Core Strategy (JCS) for Gloucester, Cheltenham and Tewkesbury, and the Cheltenham Plan. More information can be found online².

- 1.6 The assessment will provide the basis for further work on local site allocations contained in the Cheltenham Plan.

METHODS USED IN PRODUCING THE ASSESSMENT

- 1.7 Cheltenham Borough has worked with the other Joint Core Strategy authorities on an agreed methodology for site assessment. Dialogue is ongoing and further amendments/refinements may be made to the methodology in future versions of this report.

¹ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² www.cheltenham.gov.uk/planningpolicy

DOCUMENT LAYOUT

- 1.8 This report gives the methodology used for the assessment of sites in chapter 2, including the agreed JCS methodology. Chapters on next steps follow this, detailing what happens to the information, how this is used for calculating the five-year housing land supply, and how the assessment sits in the evidence base of the Local Planning documents. Finally there are chapters on the Joint Core Strategy and the Cheltenham Plan.
- 1.9 The two-table system employed in last year's report to display information relating to each individual site included in the assessment has been maintained. The first table shows sites that have been found to be deliverable only; the second showing a full list of the sites assessed this year and the outcome of the assessment.
- 1.10 Appendices detail the terms of reference used at this year's panel, the site proforma, and maps of each site.

FURTHER INFORMATION

- 1.11 In 2017, the government made a requirement of all local planning authorities to produce a brownfield land register. Following the advice of MHCLG, Cheltenham has produced both the Strategic Assessment of Land Availability and the Brownfield Land Register in parallel and this assessment was used as the starting point for identifying appropriate sites to be included on the register. The brownfield land register can be found on the Council's website³
- 1.12 Although this assessment is not subject to a statutory consultation period, comments may be submitted to the Planning Policy team. Information and evidence received will be used to inform future assessments. Should you wish to submit comments or supply evidence to support a site's position please contact:

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³ https://www.cheltenham.gov.uk/info/42/planning/1362/brownfield_register

2. METHODOLOGY

ASSESSMENT PROCESS

2.1 The methodology in this section relates primarily to Stage 1 and Stage 2 of the assessment process described in the National Planning Practice Guidance. Stage 1 is the identification of sites and stage 2 is the assessment of sites. Stages 3, 4 and 5 are covered by section 3 of this report.

2.2 The full assessment process is summarised in the following flow chart shown in figure 1.

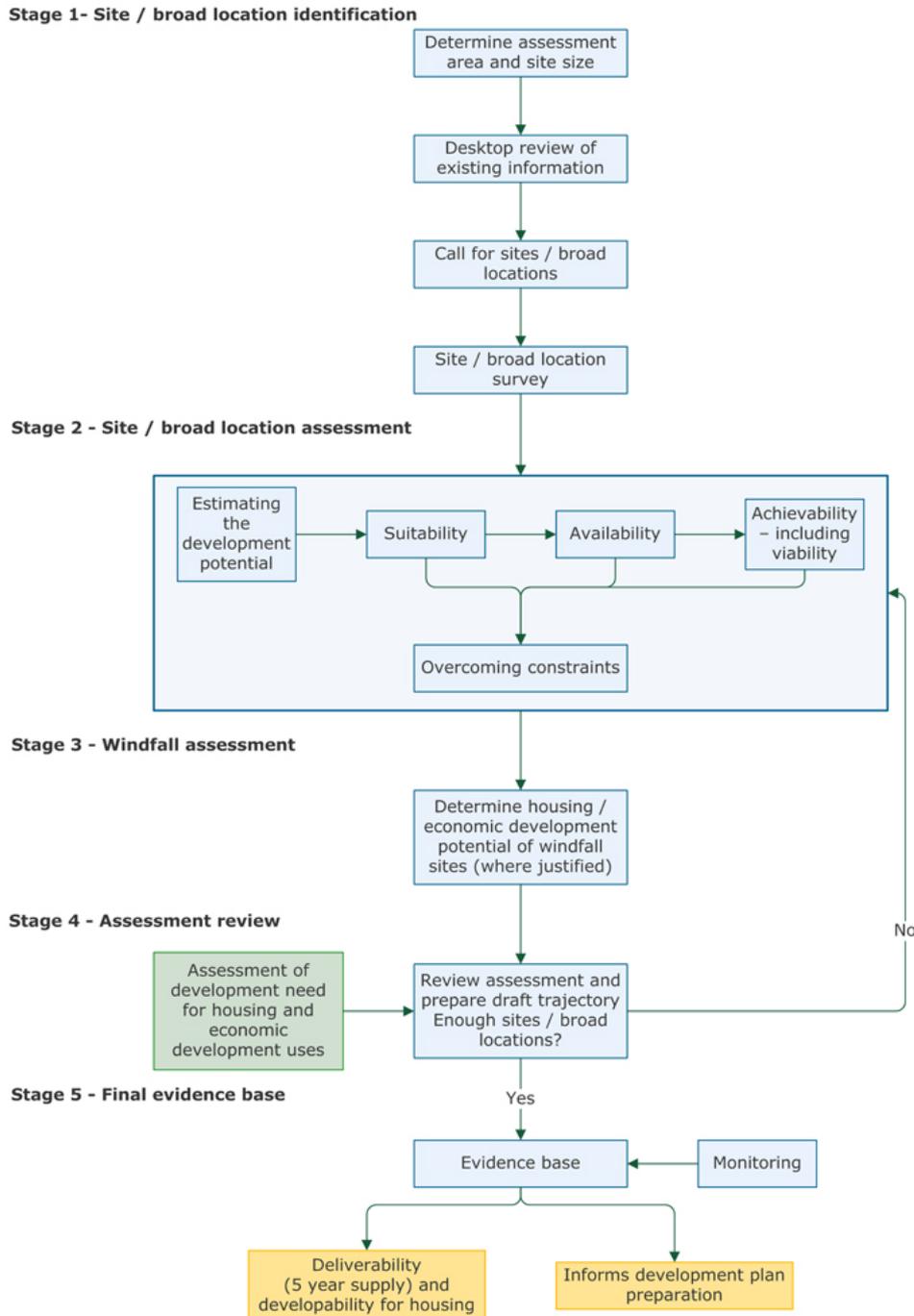


Figure 1- Method of identifying sites as stated in nPPG

2.3 Cheltenham Borough Council conducted a ‘call for sites’ running for 7 weeks between 20th December 2018 and 31st January 2019, which was publicised on the Council’s

website. Site promoters were contacted in order to obtain updates on proposals and delivery timescales.

The call for sites resulted in 6 new site submissions. Furthermore, a number of updates to sites previously submitted were also provided during this time.

- 2.4 In addition to the call for sites, officers collected up-to-date local information and an extensive desk-based review was carried out to update the work of previous years which included site surveys.
- 2.5 Once all information had been collated it was shared with a Site Assessment Panel comprising of local agents, representatives of the development industry and local specific consultees. The terms of reference for the Panel are provided in Appendix 1 of this report. A Panel meeting was held at Oxstalls Sports Park, Gloucester on 3rd July 2019 where the purpose was to discuss and update information on the deliverability of sites in order to gain a specialist knowledge perspective on each of the sites.
- 2.6 Following the Panel, comments received were reviewed and additional enquiries were made to establish the deliverability and development timescales for specific sites. The final results of the site assessments are provided in Tables 1 and 2 of this report.
- 2.7 The Assessment, in accordance with the methodology, only includes sites which could deliver 5 or more dwellings or cover at least 0.2ha. This is to remove any risk of double counting within the windfall allowance, see further discussion of windfalls included within chapter 3 - *Next Steps*.

JCS AUTHORITIES' JOINT METHODOLOGY

- 2.8 During 2013 the JCS authorities developed a joint methodology covering the main parameters involved in the assessment of land availability, this approach was shared with the Site Assessment Panels. Furthermore, in light of new evidence being available regarding the Cotswold Area of Outstanding Natural Beauty the methodology has been further updated so this work may be taken into account on relevant sites.
- 2.9 The shared methodology is provided below and includes:
 - the approach for identifying sites
 - criteria for assessing whether a site is suitable, available and achievable for housing or economic development and other uses
 - the approach to assessing site capacity
 - the general approach to community involvement
 - criteria for establishing the delivery timescale or phasing of sites
 - an indication of the approach to windfalls to be used for work on housing trajectories and the five year supply, this was discussed as part of the Examination of the Joint Core Strategy and approach agreed. Further information relating to this can be found on the JCS website⁴.

⁴ <http://jointcorestrategy.org/>

Figure 2- Assessment Process

Component	Approach
Assessment of sites from a range of sources:	Sites submitted through annual call for sites.
	Sites submitted through development plan (JCS, any Local Plan) call for sites.
	Previously submitted SALA/SHELAA/SHLAA/SELAA study sites confirmed as available. Every year as part of the SALA update, landowners and agents who had previously submitted sites are contacted and asked to confirm sites availability and provide any relevant updates. If the council do not receive a response regarding the sites availability, and therefore the sites availability is uncertain, the sites may be removed from the assessment.
	Existing/draft/emerging development plan site allocations.
	Officer-identified sites.
Planning Consents	All extant planning consents for residential use that could deliver 5 or more dwellings or covering 0.2 ha are included in the assessment as potential housing sites.
	Expired planning permissions yielding 5 units or more from the 2011/12 monitoring period onwards.
Criteria	
Suitability	<p>A site is considered suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities in line with the NPPF. The assessment focuses on the existence of physical and environmental constraints, based on available evidence. To reflect the fact that development plans are being reviewed, existing local plan policies which restrict the use of a site or area are not, in general, employed at this stage of the assessment. The key exceptions to this approach are designated Green Belt areas and the Cotswolds Area of Outstanding Natural Beauty (AONB). The approach to sites in these areas is set out below.</p> <p>The assessment of the suitability of a site for development is also informed by local evidence including; the existence of any relevant pre-application discussions, planning applications, Development Briefs, Supplementary Planning Documents etc. and evidence gathered from Sites Assessment Panels (SAP).</p>
Availability	<p>A site is considered available for development where there is confidence that there are no legal or ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners, the land is controlled by a developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.</p> <p>Where such constraints exist, a site may be considered available where the local authority considers that constraints can be overcome in a timely manner.</p>

<p>Achievability and Economic Viability</p>	<p>A site is assessed as achievable where it is considered deliverable and economically viable and there is reasonable prospect of it being available at a point in time. This is essentially a judgment about the likely economic viability of a site and also its deliverability in relation to current and emerging planning policies where appropriate.</p> <p>It is the role of the SAP to help advise on the likely economic viability of sites. This may be supplemented by the use of viability assessment tools such as the Planning Advisory Service (PAS) viability toolkit.</p> <p>A site cannot be considered achievable if it is identified as unavailable or unsuitable. Sites require a timescale for delivery where suitable, available and achievable (economically viable), namely 1-5, 6-10 or 11-15 years.</p>
<p><i>Suitability for Residential Development</i></p>	
<p>Green Belt</p>	<p>The NPPF attaches great importance to Green Belts and in accordance, sites which are located within the Green Belt are determined unsuitable. Areas of land proposed to be removed from the Green Belt but safeguarded for future development needs may be considered suitable for longer term development needs.</p>
<p>Cotswolds AONB</p>	<p>A site may be considered suitable where it is sustainably located and is not in an area of 'High' landscape sensitivity (see landscape section below). However, in the absence of an evidence base relating to the landscape sensitivity of sites within the AONB a precautionary approach will be taken for the purpose of this assessment and sites will generally be considered unsuitable.</p>
<p>Physical Constraints</p>	
<p>Flood Risk</p>	<p>A site is assessed as unsuitable if it is entirely within Flood Zone 3a and/or 3b. This is informed by the Environment Agency's most up to date Flood Zone Map and most recent Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA), alongside any additional detailed assessments relating to flooding and Sustainable Urban Drainage Systems. A site's capacity will be adjusted where part of the site falls within Flood Zone 3a and/or 3b.</p> <p>Consideration will be given to whether the site includes a watercourse, culverted watercourse, or planned scheme to mitigate flood risk.</p>
<p>Access</p>	<p>A site is not suitable if not physically accessible or if access cannot be overcome within the achievability considerations.</p>

<p>Accessibility</p>	<p>Consideration will be given to the accessibility of a site. An accessibility score has been generated by Inform Gloucestershire, a data service provided by Gloucestershire County Council. This is calculated by scoring travel times to the nearest key facilities by the range of transport modes.</p> <p>The 10 key facilities or what are called essential services are as below:</p> <ul style="list-style-type: none"> • A&E or Minor Injuries Unit • Fitness Facilities • GP Surgeries • Libraries • Pharmacies • Post Offices • Primary Schools • Secondary Schools • Further Education Colleges • Branded Supermarkets <p>A score is given for each of the essential services depending on the travel time:</p> <ul style="list-style-type: none"> • Under 15 minutes = 1 • Under 30 minutes = 2 • Over 30 minutes = 3 <p>This is done for all modes of travel:</p> <ul style="list-style-type: none"> • Walk • Cycle • Car • Bus/Walk <p>Each of these individual scores adds together to provide a final score, the lower the score being the best access with current provision.</p> <p>The statistics are based on the calculation of theoretical journey times, they are not based on real journeys which take no account of actual road conditions (i.e. no traffic or red lights) but which provide a consistent figure for comparisons.</p> <p>They are however based on actual public transport times and average traffic speeds on the road network.</p>
<p>Topography</p>	<p>A site is not suitable if the topography of the site is steeply sloping or deemed a physical constraint on development. A site's capacity will be adjusted where part of the site is physically constrained by topography.</p>

Landscape	<p>The JCS Landscape Characterisation Assessment and Sensitivity Analysis (September 2013) is used to assess landscape sensitivity around the JCS Broad Locations (2011). In general, a site is considered unsuitable where it is assessed as being of 'High' landscape sensitivity. It is accepted that this does not cover the entire JCS area. Where other landscape designations exist, these will be noted but will not necessarily affect suitability. Where local landscape analysis exists, this will also be used to inform assessments.</p> <p>Gloucester City uses additional outputs from the WSP Landscape Analysis of Potential Development Sites (2013) report commissioned as City Plan evidence to inform site assessment panel capacities.</p> <p>Tewkesbury Borough uses additional outputs from the landscape and visual sensitivity work undertaken in evidence for the Tewkesbury Borough Plan. This includes the Landscape and Visual Sensitivity Study – Rural Service Centres & Service Villages (2014) in addition to the studies for Bishop's Cleeve (2018), Tewkesbury & Ashchurch (2017) as well as Winchcombe Town (2014).</p> <p>Cheltenham uses the published landscape character, sensitivity and capacity assessment of Cotswold AONB within the Cheltenham Borough administrative boundary from April 2015. This document assesses suitability of a site in terms of its potential level of capacity. A site is considered unsuitable where it is assessed as being of 'low overall' 'resulting landscape capacity'.</p>
Cordon Sanitaire	A site is unsuitable if it falls within an identified cordon sanitaire.
Contamination	The existence, or likely existence, of contamination will be considered in determining the suitability of the site. Where contamination is known to exist on a small site this may affect viability for residential use.
Suitability for Economic Development and Other Uses	
Employment Development	<p>Sites are considered in accordance with the same criteria as residential development. The suitability of the site with regard to infrastructure requirements is also taken into consideration.</p> <p>A site can be considered suitable for both residential and employment uses.</p>
Other Uses	Sites may be considered for other uses where appropriate to inform their development plans.
Capacity Considerations	
Market Adjustments to Existing Consents	For sites with planning consent, housing development capacities may be adjusted, taking into account any planning applications, local delivery evidence and the views of the 2019 SAP where the existing planning consent is considered unviable or undeliverable under current market conditions.

<p>Density Assumptions – Residential</p>	<p>The NPPF encourages local planning authorities to set their own approach to housing density to reflect local circumstances. Site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information.</p> <p>Where evidence is unavailable, for Cheltenham and Gloucester, 40-50dph is used for the urban area and 30-40dph for areas outside of this. For Tewkesbury, 30-40dph is used for urban areas and 30dph for other areas.</p> <p>To account for a proportion of the site that will be taken up by infrastructure and landscaping, a density multiplier is applied to achieve a net developable area based on the following assumptions:</p> <p style="text-align: center;">Density Multiplier Assumptions:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Site Size (ha)</th> <th>Discounted site area</th> <th>Area for housing</th> </tr> </thead> <tbody> <tr> <td>0 – 0.4</td> <td>10%</td> <td>90%</td> </tr> <tr> <td>0.4 – 2</td> <td>17%</td> <td>83%</td> </tr> <tr> <td>2 +</td> <td>37%</td> <td>63%</td> </tr> </tbody> </table>	Site Size (ha)	Discounted site area	Area for housing	0 – 0.4	10%	90%	0.4 – 2	17%	83%	2 +	37%	63%
Site Size (ha)	Discounted site area	Area for housing											
0 – 0.4	10%	90%											
0.4 – 2	17%	83%											
2 +	37%	63%											
<p>Density Assumptions – Employment</p>	<p>Site capacity is expressed as a developable area in hectares. Where necessary this can be used to calculate floor space and jobs capacity using guidance on densities.</p> <p>It is for the plan making process to identify locations for specific types of employment development.</p>												
<p>Evidence: Conservation of Heritage</p>	<p>Heritage is identified as a potential constraint on capacity and where a Listed Building or Scheduled Monument exists, figures may be adjusted at this stage.</p> <p>Gloucester undertook a recent review of all its sites with regard to impacts on heritage assets and these detailed studies have informed the SALA process. Generally, all sites submitted to the SALA are assessed (at a broad level) by the Heritage Team.</p> <p>Heritage work to inform the SALA and site allocations in the emerging Cheltenham Plan will be considered in future reviews of SALA once the work is complete.</p>												
<p>Evidence: JCS Wildlife/ Biodiversity</p>	<p>JCS Biodiversity Evidence is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.</p>												
<p>Evidence: Green Infrastructure</p>	<p>Green Infrastructure is identified as a potential constraint on capacity where available but figures are not adjusted at this stage.</p>												
<p>Involvement of Local Communities</p>													
<p>Community Involvement</p>	<p>Community involvement includes any ‘call for sites’ carried out by a local authority as well as public consultation carried out as part of development plan preparation (for example the Joint Core Strategy and individual authority district plans).</p> <p>Sites emerging from Neighbourhood Plan work have been incorporated where possible since the 2016/17 assessment.</p>												

Residential Site Phasing	
Purpose	To inform plan making and to provide evidence for the NPPF requirement for local authorities to produce housing trajectories and to maintain a 5 year supply of deliverable sites for housing.
Time Period	20 years
First Five Year Period	Commences in 2019/20.
Role of Phasing	To give an indication of when dwellings on achievable and economically viable development sites could be delivered, particularly during the first 5 years.
Small Sites	Small sites are defined as sites with less than 10 dwellings. The phasing of housing development on small sites will reflect the approach employed for the Joint Core Strategy. Each authority's position on small sites will reflect what is expected to happen based upon recent local trends in delivery of small sites.
Green Belt Sites	Where a site is proposed to be removed from the Green Belt by the Adopted JCS it will not be included within the first 5 years unless some progress has been made in bringing the site forward.
Greenfield Sites	All potential greenfield sites have been included within residential sites phasing against appropriate delivery times. A greenfield site can be included in the first 5 years against realistic delivery rates where some progress has been made in bringing the site forward.
Lapse Rate	A lapse rate may be applied to extant planning permissions, to be justified by local authorities based on local circumstances.
Windfalls	For the purpose of the housing trajectory, an assumption about windfall development will be made in addition to the supply from planning consents and assessment sites. This relies on the windfall analysis undertaken in support of the JCS which projects past delivery trends forward for windfall sites of 0-4 dwellings, recognising that the majority of larger scale development will come forward through sites identified by local plans. The period of analysis was ten years to encompass the economic cycle 2003 to 2013. Windfall development occurring on garden land is excluded from the figure in accordance with NPPF guidance, Paragraph 70. The windfall allowance is phased in following the first two years of the five year period to ensure that double counting of extant permissions does not occur.
Assessment Matrix Conformity	<p>A site should only be identified to deliver within the first 5 years if it is considered 'deliverable' – i.e. suitable, available and achievable (economically viable).</p> <p>A site should be included within years 5+ where it is identified as developable in the longer term but not in the first 5 years. This should have a time period either 6-10 years or 11+ years.</p>

<p>Delivery Rates</p>	<p>Delivery rates are justified based on local circumstances and evidence including information provided by developers.</p> <p>Where no developer update on residential sites phasing has been provided to inform delivery rates, the following assumptions are made:</p> <ul style="list-style-type: none"> • 25 dwellings in the first year and 50 dwellings per annum per developer thereafter. • On strategic scale sites and sites which constitute parcels of larger developments already under construction, a delivery rate of 50 dwellings in the first year has been assumed.
<p>Lead in Periods</p>	<p>For sites of less than 100 dwellings there is a 1 year lead-in from detailed planning consent to completion of the first houses. For sites over 100 dwellings there is an 18 months lead-in period from planning consent to completion of the first houses.</p>

FURTHER WORK AND COUNTY METHODOLOGY

2.10 This is an evolving methodology which will be updated if necessary to reflect any new guidance. Work is also ongoing to develop a shared approach across the County of Gloucestershire to ensure that assessments within the Housing Market Area are compatible in order to comply with the emerging guidance.

2.11 During 2015 the council published a report that assessed the landscape character, sensitivity and capacity of land within the Borough that falls within the Cotswold Area of Outstanding Natural Beauty. The study comprised of two key phases: a landscape character and sensitivity study; and a value and capacity study, this can found on the Council's website⁵. This work has been used to inform this assessment of sites which are within the AONB, the methodology was reviewed by the JCS authorities and amended accordingly to take account of this evidence.

2.12 It is important to note that whilst the assessment is an important part of the evidence base for plan making, it **does not** determine whether a site should be allocated for development. The emerging local plan will consider a range of policy approaches to deliver Cheltenham Borough's housing and employment requirements, therefore the inclusion of sites at this stage does not necessarily mean that they will go on to be either allocated or for the use/capacity as indicated in this assessment, this is further discussed in chapter five- *Cheltenham Plan*.

2.13 It should be noted that the assessment provides the 'Gross' employment land supply figure. Any increase in employment supply through the Cheltenham Plan (allocations) would use a 'Net' figure, unless otherwise stated, to ensure land supply isn't being double counted. For the purpose of this assessment at this stage, 'gross' employment land capacity figures are considered suitable.

⁵https://www.cheltenham.gov.uk/downloads/file/5209/revised_cbc_landscape_assessment_main_report_-_may_2016

3. NEXT STEPS

STAGE 3. DETERMINING THE HOUSING POTENTIAL OF WINDFALL SITES WHERE JUSTIFIED

- 3.1. As specified by the National Planning Practice Guidance, Stage 3 of the assessment is determining the housing potential of windfall sites where justified.
- 3.2. The housing trajectory and five year supply will include an allowance for 'windfalls', i.e. sites that haven't been specifically identified and become available unexpectedly. In Cheltenham, windfalls have historically been an important source of new housing delivery, particularly on smaller sites and through conversions and subdivisions. The JCS authorities have developed a NPPF-compliant windfall approach, which suggests an allowance of 68 dwellings per year can be counted to take account of windfall developments in the future. Further information can be found on the JCS website⁶.

STAGE 4. ASSESSMENT REVIEW

- 3.3 Stage 4 of the assessment involves bringing together the development potential of all sites to produce an indicative trajectory. Through the JCS process, Cheltenham has worked with, and will continue to work with, Gloucester City and Tewkesbury Borough Councils in order to identify sites to meet the development needs of the area. Housing trajectories have been included in the JCS Housing Implementation Strategy and agreed through the examination. Furthermore, the Cheltenham Plan identifies smaller allocations which add further certainty to the trajectory.
- 3.4 The guidance states that an overall risk assessment should be made as to whether sites will come forward as anticipated. If there are insufficient sites then the assessment will need to be revisited in order to review assumptions and constraints. If, following this review there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for, including how needs might be met in adjoining areas in accordance with the duty to cooperate. A risk assessment has been included within the Housing Implementation Strategy.

STAGE 5. FINAL EVIDENCE BASE

- 3.5 Stage 5 of the guidance relates to the use of the assessment as part of the evidence base for planning. This includes guidance on the identification of 'deliverable sites' in order to meet the five year housing land supply requirement contained in NPPF paragraph 73. Cheltenham Borough Council will publish its five year housing supply informed by the results of this assessment in its Authority Monitoring Report.

⁶ <http://jointcorestrategy.org/>

4. JOINT CORE STRATEGY

4.1 The Joint Core Strategy examination in public concluded in July 2017 and the Inspector's final report was received in October 2017. The JCS was formally adopted by all three Councils on 11th December 2017. Through the JCS examination, the proposed strategic sites changed from what was included within the submission version. The sites that are allocated in the JCS that include some land within Cheltenham Borough are North West Cheltenham and Land at West of Cheltenham. The JCS strategic sites incorporate all other submitted sites contained within their boundary.

4.2 Figure 3 lists all sites that are included within the assessment that are part of a strategic allocation through the JCS.

Site Ref	Site Name	HOUSING				ECONOMIC DEVELOPMENT AND OTHER USES			
		Suitable	Available	Achievable	Capacity (dwgs)	Suitable	Available	Achievable	Capacity
S001	North West Cheltenham (previously known as Land to the north west of Cheltenham within Cheltenham)	Yes	Yes	Yes	2,225	Yes	Yes	Yes	23.00
S043	Land at Fiddler's Green, Fiddler's Green Lane	Yes	Yes	Yes	662	Yes	Yes	Yes	25.00
S044	Land at Fiddler's Green, adjacent to Hayden	Yes	Yes	Yes	347	Yes	Yes	Yes	18.34
S045	Land at Golden Valley, Pheasant Lane	Yes (part)	Yes	No	212	Yes (in part)	Yes	No	11.23

Figure 3- Sites included in the Joint Core Strategy

For further detailed assessments of these sites please see Tables 1 and 2.

5. CHELTENHAM PLAN

5.1 Within the Cheltenham Plan, the Council have allocated sites that are most suitable for development. All of the sites proposed in the document have been assessed through the SALA and are identified below:

Site Ref	Site Name	HOUSING				ECONOMIC DEVELOPMENT AND OTHER USES			
		Suitable	Available	Achievable	Original assessed capacity (dwgs)	Suitable	Available	Achievable	Original assessed capacity
S003a	Land off Brockhampton Lane	Yes	Yes	Yes	25	No	No	No	0.70
S023	Priors Farm Fields (Land at Oakley)	Yes	Yes	Yes	126	No	No	No	5.00
S033a	Land at Leckhampton, off Shurdington Road (north-north west)	Yes	Yes	Yes	200-290	Yes	Yes	Yes	15.33
S041	Old Gloucester Road (previously known as Arle Nursery and allotments, Old Gloucester Road)	Yes	Yes (partially)	Yes	207	No	Yes	No	8.20
S061	Land and buildings at Coronation Square	Yes	Yes (part)	Yes (part)	68	Yes	Yes (part)	Yes (part)	0.40
S064	Christ College Site B	Yes	Yes	Yes	90	Yes	No	No	2.11
S082	Royal Well & Municipal Offices	Yes	Yes	Yes	12	Yes	Yes	Yes	1.60
S084	Land at Chelt Walk (previously known as Land at St Georges Place / St James Square)	No	No	No	40	Yes	Yes	Yes	0.66
S093	Former Monkscroft Primary School	Yes	Yes (part)	Yes	30	Yes	Yes (part)	Yes	1.80
S094	Land at Stone Crescent	Yes	Yes	Yes	20	No	No	No	0.50
S110	North Place and Portland Street	yes	yes	yes	143	yes	yes	yes	2.04
S130	Land north west of Grovefield Way	No	No	No	159	Yes	Yes	Yes	6.34
S131	Land south of Jessop Avenue	No	No	No	15	Yes	Yes	Yes	0.34
S132	Land south of Hatherley Lane (Land adjacent to B&Q)	Yes	Yes	Yes	17	Yes	Yes	Yes	0.43
S135	Land off Oakhurst Rise	Yes	Yes	Yes	100	Yes	No	No	4.10
S139	Lansdown Industrial Estate	Yes	Yes (part)	Yes	100	Yes	Yes	Yes	5.41

Figure 4- Sites included in the Cheltenham Plan

6. SITE ASSESSMENT TABLES

Both tables available separately.

Table 1. Deliverable sites only

Table 2. Assessment of all sites considered in this year's Strategic Assessment of Land Availability