

APPENDIX D – URBAN CAPACITY 2016 UPDATE

Urban Capacity sites known in 2013 with updates from 2016

Site Ref	Site Name	Ward	Site area (hectares)	Housing capacity estimate 2013	Housing capacity estimate 2016	Reason for change
S080	Axiom, Winchcombe Street	All Saints	0.07	14	0	Planning permission has been granted for 11 flats plus retail.
S095	Pittville School, New Barn Lane	Prestbury	1.68	56	0	Planning permission has been granted.
S094	Land at Stone Crescent	St Marks	0.50	15	0	The site has planning permission but is awaiting a S106. It is likely that a new application will be submitted.
S014	Cheltenham Racecourse (south)	Prestbury	6.13	116	0	The site is currently within the Green Belt. The draft JCS had considered removing it from the Green Belt but is no longer doing so. The JCS Inspector did not mention site as having potential exceptional circumstances for its removal from the Green Belt in her Interim Report.
S084	Land at St Georges Place / St James Square	Lansdown	0.66	10	0	The site is likely to come forward as office use. Residential not considered appropriate because of high flood risk.
S086	Elim Pentecostal Church, St Georges Road	Lansdown	0.20	9	0	The site is no longer being promoted for housing.
S023	Priors Farm Fields (Land at Oakley)	Oakley	12.01	126	25	The 2015 AONB landscape sensitivity report assessed this site (although it is adjacent, and not in, the AONB). The report found that the majority of the site would be unsuitable for development on landscape grounds. A flood alleviation scheme is proposed for the site and allotments are also a possibility. Therefore the competing demands for the site and landscape issues mean 20-30 dwellings max could be delivered.
S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Park	1.28	90	45	The site does not have planning permission but an application is expected to come forward. Estimated capacity has decreased as part of the site has been renovated for office use.
S061	Land and buildings at Coronation Square	St Marks	1.48	17	17	Development on this site is still possible but not clear what form this would take.
S070	Reeves Field, Old Bath Road	Charlton Park	4.52	80	80	Potential housing site promoted by landowner in SALA. A 'green' site in the Issues and Options consultation. No evidence has been produced since to discount site.
S082	Royal Well & Municipal Offices	Lansdown	0.86	36	36	Council are unlikely to move out in the next few years but possible for the end of plan period.
S088	Land at Chester Walk Car Park	Lansdown	0.15	14	14	Potential for some units towards the end of the plan but competing demands on the site may rule out housing.
S093	Former Monkscroft Primary School	St Marks	1.80	30	60	This site does not have planning permission but is likely to come forward. Capacity increased based on SALA methodology.
S059	Springbank Shopping Centre	Springbank	0.51	28	36	The site does not have planning permission. Estimated capacity has increased following discussion with agent.
			Total	641	313	

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Site Ref	Site Name	Ward	Site area (hectares)	Housing capacity estimate 2013	Housing capacity estimate 2016	Site information	Preferred Option allocation	Reason
S023	Priors Farm Fields (Land at Oakley)	Oakley	12.01	126	25	Greenfield site adjacent to a residential area but outside of the existing Principal Urban Area. The western part of the site is a designated Public Green Space including playing pitches and a play area and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. Any housing development would be focused on the east of the site, however masterplanning is required to reconcile several competing demands on this land and to minimise impact on the AONB. Based on a limited part of the site it is estimated that it has capacity for around 25 dwellings.	Mixed use - requires masterplan	Several competing demands on site requires mixed-use masterplan.
S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Park	1.06	90	45	Brownfield site within a predominately residential area which incorporates Gloucestershire Constabulary headquarters. It is a flat site containing existing buildings. An existing concept statement outlined potential for residential uses on the entire site. Part of the site has subsequently been renovated as office use and should be retained as such. The remaining area will be residential with approximately 45 units.	Housing - Update existing allocation	Existing housing allocation
S061	Land and buildings at Coronation Square	St Marks	1.48	17	17	Within the urban area. Existing retail facilities are designated as a District Centre but are largely underused according to the Retail and Leisure Study. There is an opportunity for comprehensive redevelopment by including area of green space and improve transport circulation. Retail and Leisure Study recommends encouraging mixed use redevelopment of wider area to include residential and address potential loss of existing uses. It is a complex site with competing demands and could potentially be subject to wider regeneration projects. Therefore the site will require mixed-use masterplanning. It is estimated that redevelopment of the site could provide a net increase of around 17 dwellings.	Mixed use - requires masterplan	Complex site with competing demands requires mixed-use masterplan.
S070	Reeves Field, Old Bath Road	Charlton Park	4.52	80	80	Greenfield site within the urban area. The area is predominantly residential, with public green space to the north and East Gloucestershire sports club to the south. The site is used by Cheltenham College as private sports pitches and is now being promoted for development. Development of the site would require a detailed masterplan which takes into account the site's location within the Central Conservation Area and the identified key views to the scarp across the site, which limit the potentially developable area. The potential loss of sport pitches would also need to be justified. It is estimated that the site has capacity for around 80 dwellings, assuming that around half of the site is retained as green space.	Housing	Suitable for housing but will require careful design to protect heritage and, landscape impacts.
S082	Royal Well & Municipal Offices	Lansdown	0.86	36	36	Developed site within the town centre, currently in use as council offices, bus station, car park and area of open space. It is within the Core Commercial Area and Central Conservation Area and partially within Flood Zones 2 & 3. The site is identified within the Civic Pride SPD and has a development brief which identifies potential for existing uses to be relocated / redesigned. It is estimated that redevelopment of the site could provide around 36 dwellings.	Mixed use - Existing development brief (2013)	Existing development brief outlines potential uses of the site.
S088	Land at Chester Walk Car Park	Lansdown	0.15	14	14	Potential for some units towards the end of the plan but competing demands on the site may rule out housing.	No	Site is too small to allocate.
S093	Former Monkscroft Primary School	St Marks	1.80	30	60	The site comprises the playing fields of the former Monkscroft Primary school, between the Shakespeare Road to the north and Shelly Road to the South. The main school buildings have been demolished and replaced with a residential care home. It is estimated that the site has capacity for around 60 dwellings	Housing	Suitable for housing.
S059	Springbank Shopping Centre	Springbank	0.51	28	36	The site does not have planning permission. Estimated capacity has increased following discussion with agent.	Housing	Suitable for housing.
S000 3a	Land off Brockhampton Lane	Swindon Village	0.7		20	2011 Green Belt review found that this area makes a significant contribution to purposes. However, will be removed from GB as part of NW Cheltenham JCS allocation.	No	Site is too small to allocate.
S064	Christ College Site B	St Peters	2.11		70	The site has previous contained playing pitches but not clear if this is publically accessible. Not in the playing pitch study.	Housing	Suitable for housing.
S074 & S123	196 - 102 Prestbury Road	Pitville	1.3		40	S123 is being promoted for housing but has poor access and is limited by its shape and surrounding uses. Therefore a larger mixed use development is required to rationalise the site, make best use of space and provide a high quality design. An existing concept statement provides a useful starting point.	Mixed use - Existing informal concept statement	Large site which already benefits from an informal concept statement for mixed use development.
S085	Rivershill House, St Georges Road	Lansdown	0.42		44	Planning permission expected shortly. Waiting on legal agreement but there is a resolution to grant.	Housing	Suitable for housing.
S113	Premiere Products, Bouncers Lane	Oakley	2.17		70	Vacant single occupier site in the east of the town. Landowners are keen to develop a residential scheme.	Housing	Suitable for housing on balance.
				Total	557			