

APPENDIX E – ALL HOUSING SITES

Note: Issues & Options status colours represent the site's status during last year's consultation: Green (G) = Has the greatest potential to be allocated for development. Amber (A) = Has potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green. Red (R) = Is not considered suitable for allocation for development. Grey = Not part of Issues & Options.

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S001	JCS Site allocation	SUE01 SUE01a SUE01b SUE01c SUE01d SUE01e SUE01f SUE01g SELAA37	Land to the north west of Cheltenham within Cheltenham	Main land use: Fields / agriculture Planning Status: Request for Scoping Opinion 13/00185/SCOPE. Submission JCS 2014. Site Character: Rural / open Flood Zone 2 Flood Zone 2 AONB study (April 2015) Overall Landscape Constraint Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Flood Risk (part), suggested local green space Overcome constraints: Green Belt review, masterplanning/ landscaping	JCS allocation	109	2,225	Green Belt, Flood Risk (part), suggested local green space	This site is a strategic allocation within the draft Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS).	G
No	S002	CP001	SELAA20	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; possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	2.66	50	Green Belt; possible land contamination;	This is a greenfield site outside of the urban area to the north of Cheltenham and within the Green Belt. The site scored medium - low in the JCS Landscape Sensitivity study. The site is in a partially accessible location with good access (within 5 mins) to the post office, supermarket, primary school, GP, Pharmacy and Fitness facilities, however the site only has fair access (5 to 15 mins) to the library, secondary school, children's centre and by car and Accident and Emergency or a minor injuries unit. Access by bus or walking takes between 10 and 45 to access services, where access to Accident and Emergency or a minor injuries unit take 45 mins. The SALA assesses the site as available for housing.	R

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No	S003	CP002	OUA14 OUA17 SELAA20	Land at Hyde Farm (west section)	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	64.11	1,212	Green Belt; possible land contamination	This is a greenfield site, not adjacent to the existing residential area, outside of urban area to the north of Cheltenham and within Green Belt. The site makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The northern boundary of the site is covered by a small part of Flood Zones 2 & 3 and a Cordon Sanitaire. . The site scores medium - low and high - medium in the JCS Landscape Sensitivity study. The site is in a partially accessible location with good access (within 5 mins) to the post office, supermarket, primary school, GP, Pharmacy and Fitness facilities, however the site only has fair access (5 to 15 mins) to the library, secondary school, children's centre and by car and Accident and Emergency or a minor injuries unit. Access by bus or walking takes between 10 and 45 to access services, where access to Accident and Emergency or a minor injuries unit take 45 mins. The SALA assesses the site as available for housing and economic uses.	R
No	S003a	CP003	SUE01d	Land off Brockhampton Lane	Main land use: Agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield/brownfield Critical constraints: Green Belt Overcome constraints: To be removed from Green Belt in JCS	The site is too small to allocate	0.7	25	Green Belt	A predominantly greenfield agricultural site, adjacent to Swindon Village and outside of the existing Principal Urban Area. The site borders residential development to the south and fields to the north which form one of the strategic allocations within the JCS.	G
No	S004	CP004	OUA15 OUA15d OUA15e	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:	SALA found site to not be deliverable or developable	12.09	229	Green Belt	This is a sloping greenfield site, adjacent to residential, however outside of the urban area and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study. The site has good access by car to the majority of services with the exception of a secondary school and A&E which takes between 5 - 15 minutes. Access by bus or walking to services varies with access to primary and secondary schools, children's centre and a fitness centre taking longer (15 - 30 minutes) and access to A&E is poor at over 30 minutes. The SALA assesses the site as available for housing.	R

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No	S005	CP005	OUA15 OUA15d SELAA19	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:	SALA found site to not be deliverable or developable	8.30	157	Green Belt, Topography	This is a part greenfield part brownfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low sensitivity in the JCS Landscape Sensitivity Study. The ridgeline on the site is of significant importance. The site has good access by car to the majority of services with the exception of a secondary school and A&E which takes between 5 and 15 minutes. Access by bus or walking to services varies with access to primary and secondary schools, children's centre and a fitness centre taking longer (15 - 30 minutes) and access to A&E is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses	R
No	S006	CP006	OUA15e OUA15 SELAA19	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:	SALA found site to not be deliverable or developable	33.48	633	Green Belt, Topography, Access	This is a greenfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site slopes up to an important ridgeline and the Honeybourne Line runs through the site. The site has good access by car to the majority of services with the exception of a secondary school and A&E which takes between 5 and 15 minutes. Access by bus or walking to services varies with access to primary and secondary schools, children's centre and a fitness centre taking longer (15 - 30 minutes) and access to A&E is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R

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No	S007	CP007	OUA14 SELAA21	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:	SALA found site to not be deliverable or developable	49.11	928	Green Belt, Flood Risk	This is a greenfield site, not adjacent to residential area, outside of urban area. and within the Green Belt. The northern boundary of the site is covered by a small part of Flood Zones 2 & 3 and a Cordon Sanitaire. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study. The site is in a partially accessible location with good access (within 5 mins) to the post office, supermarket, primary school, GP, Pharmacy and Fitness facilities, however the site only has fair access (5 to 15 mins) to the library, secondary school, children's centre and by car and Accident and Emergency or a minor injuries unit. Access by bus or walking takes between 10 and 45 to access services, where access to Accident and Emergency or a minor injuries unit take 45 mins. The SALA assesses the site as available for housing and economic uses.	R
No	S008	CP008	N/A	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:	SALA found site to not be deliverable or developable	1.24	31	Green Belt, Flood Risk	This is a brownfield site outside of the urban area, between Cheltenham and Bishop's Cleeve. It is within the green belt and makes a significant contribution to the green belt (JCS Green Belt Review) Part of the site falls within Flood Zone 2&3. The site is currently in use as a Garden Centre. This is a cross boundary site with Tewkesbury Borough Council. Consideration of the site and any future redevelopment would need to take into account Tewkesbury Borough Council's SALA and the Tewkesbury Local Plan. The site has good access to the majority of facilities by car, foot and bus, with the exception of access to car by A&E taking over 5 minutes and over 30 minutes by bus or foot. Access to a primary school or children's centre by bus or walking is fair (15 - 30 minutes) however access to A&E/MIU by bus or foot is poor at over 30 mins. The SALA assesses the site as suitable, available and achievable for economic use.	R

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No	S009	CP009	OUA15 OUA15e SELAA18	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. Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	5.01	95	Green Belt	This is a greenfield / brownfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study. The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S010	CP010	OUA15 OUA15a OUA15e SELAA19	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:	SALA found site to not be deliverable or developable	9.35	177	Green Belt	This is a greenfield adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores Medium - low in the JCS Landscape Sensitivity Study. A previous application (11/00257/OUT) and subsequent appeal on the site for 135 dwellings have both been refused (2011/2012). The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses	R

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No	S011	CP011	OUA15 OUA15c SELAA49	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:	SALA found site to not be deliverable or developable	1.79	34	Green Belt	This is a brownfield site that includes a residential unit and garden, however it is outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). Site slopes up to an important ridgeline. The site scores medium - low in the JCS Landscape Sensitivity Study. The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S012	CP012	OUA15 SELAA18	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:	SALA found site to not be deliverable or developable	11.64	220	Green Belt	This is a greenfield / brownfield site, currently in use as an overflow car park for the Racecourse. It is adjacent to residential area, however outside of the urban area to the north of Cheltenham and within Green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study. The site has good access to the majority of services by car, bus and walking with access taking longer (15 - 30 minutes) to a childrens centre and A&E/MIU by bus and walking and by car to A&E/MIU (5 - 15 minutes) The SALA assesses the site as available for housing and economic uses.	R

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No	S013	CP013	SELAA08	Cheltenham Racecourse (north)	<p>Main land use: Race course ancillary and parking</p> <p>Planning Status: Various recent approvals including new Grandstand</p> <p>Site Character: Urban edge / developed</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Green Belt, Flood Risk</p> <p>Overcome constraints: JCS Policy Racecourse area allows for development principally related to the business of the racecourse</p>	SALA found site to not be deliverable or developable	22.90	433	Green Belt, Flood Risk	<p>The site forms part of the built up area of Cheltenham racecourse, the principal venue in the country for National Hunt Racing. It is situated to the north of Cheltenham, outside of the existing Principal Urban Area. To the north of the site is the Gloucestershire & Warwickshire Railway station, to the south is a park and ride and residential properties border the southern and south eastern boundary of the Racecourse. There are a variety of buildings ranging from the Grandstands, Centaur, livery stables and accommodation. Part of the site is currently used as formal and informal car parking.</p> <p>The Racecourse sits within the Greenbelt and the JCS Green Belt Review identified the area as making a significant contribution towards Green Belt purposes and scored Low sensitivity in the draft JCS Landscape Appraisal.</p> <p>The site remains within the Green Belt, however in recognition of the importance of the Racecourse, part of the site falls within the JCS proposed Racecourse Policy Area which allows for new development where well related to the racecourse or for other activities appropriate within the green belt. The north eastern part of the site is within Flood Zones 2 and 3.</p> <p>There have been various recent proposals, including for a new Grandstand.</p> <p>The potential uses and developable area are restricted however, there remains opportunity for the Racecourse to develop in accordance with the JCS policy. therefore for employment/leisure purposes.</p> <p>There is no MAIDen data for 2014 available at present for this site, however previous accessibility studies have identified it as having good access.</p> <p>The SALA assesses the site as suitable, available and achievable for economic use.</p>	G

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No	S014	CP014	SELAA08	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:	SALA found site to not be deliverable or developable	6.13	116	Green Belt	The site forms part of the racecourse and is predominantly used for car parking for racecourse/Centaur related activities and as a park and ride. The site is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review), albeit this is a brownfield site between an existing residential area to the south and east and the racecourse to the north. The site has good access by all means to the majority of facilities with the exception of access to a children's centre and A&E/MIU by bus or foot which takes longer at between 15 - 30 minutes. The SALA assesses the site as available, in part, for housing and economic uses.	R
No	S015	CP015	OUA06 SELAA34	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:	SALA found site to not be deliverable or developable	1.42	35	Green Belt, Access	This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the Green Belt and is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain. The site has good access to the majority of facilities by car, bus or walking with the exception of car access to A&E/MIU which takes between 5 - 15 minutes with access to a supermarket, children's centre and A&E/MIU by bus or foot taking between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
No	S016	CP016	OUA6 OUA6a SELAA31 SELAA34	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:	SALA found site to not be deliverable or developable	0.51	13	Green Belt, Access	This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the Green Belt and is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain. The site has good access to the majority of facilities by car, bus or walking with the exception of car access to A&E/MIU which takes between 5 - 15 minutes with access to a supermarket, children's centre and A&E/MIU by bus or foot taking between 15 - 30 minutes. The SALA assesses the site as available for housing.	R

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No	S017	CP017	OUA06 OUA06b SELAA30 SELAA34	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:	SALA found site to not be deliverable or developable	2.08	52	Green Belt	This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the Green Belt and is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain. The site has good access to the majority of facilities by car, bus or walking with the exception of car access to A&E/MIU which takes between 5 - 15 minutes with access to a supermarket, children's centre and A&E/MIU by bus or foot taking between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
No	S018	CP018	OUA13 SELAA35	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; Conservation area Overcome constraints:	SALA found site to not be deliverable or developable	5.45	136	Green Belt; Conservation area	This is a greenfield site, the southern part of which is used informally as an area of open space. The site is within the Green Belt and makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scored high-medium sensitivity in the draft JCS Landscape Appraisal. The site is adjacent to residential development to the east and south and the racecourse to the west, however it is outside of the urban area. Access to the site may be difficult to obtain. The site has good access to the majority of facilities by car, bus and foot with the exception of access to A&E/MIU by car which takes between 5 - 15 minutes and access to a supermarket, children's centre, A&E/MIU and a fitness centre by bus or walking all take between 15 - 30 minutes. The SALA assesses the site as available for housing and economic uses.	R

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No	S019	CP019	OUA13 OUA13a SELAA35	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:	SALA found site to not be deliverable or developable	1.24	15	Green Belt	This is a greenfield site within the Green Belt. The site is adjacent to residential development to the north and east and the racecourse to the west, however it is outside of the urban area. The site makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scored high-medium sensitivity in the draft JCS Landscape Appraisal. Access to site may be difficult to obtain. The site has good car access to all facilities with the exception of A&E/MIU which takes between 5 -15 minutes. Access by bus or walking is fair, taking between 15 - 30 minutes to access a supermarket, primary and secondary schools, a children's centre and a fitness centre. Access by bus or foot to A&E/MIU is poor, taking over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S020	CP020	SELAA36	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:	SALA found site to not be deliverable or developable	19.15	362	Green Belt, Access	This is a greenfield site within Green Belt. The site is outside of urban area and lies immediately to the north of the racecourse. The site scored High - Medium/Medium sensitivity in the draft JCS Landscape Appraisal. The site has good access by car to the majority of services except A&E/MIU which takes over 5 minutes. Access to facilities by bus or walking is fair, with access to the majority of facilities taking between 15 - 30 minutes. Access to A&E/MIU by bus or foot is poor taking over 30 minutes. The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.	R
No	S021	CP021	SELAA42	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:	SALA found site to not be deliverable or developable	27.70	523	Green Belt	This is a greenfield / brownfield site which is outside of the urban area to the north of Prestbury and within the Green Belt. The site is primarily used as agricultural land however there are also residential units towards the eastern part of the site. The site has good access by car to the majority of services except A&E/MIU which takes over 5 minutes. Access to facilities by bus or walking is fair, with access to the majority of facilities taking between 15 - 30 minutes. Access to A&E/MIU by bus or foot is poor taking over 30 minutes. The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.	R

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No	S022	CP022	OUA05 SELAA41	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:	SALA found site to not be deliverable or developable	12.58	200	Green Belt, Heritage; possible land contamination;	This is a greenfield site which slopes north to south across the centre of the site. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). Adjacent to, but outside of the urban area. The site is bordered to the north, south and west by residential development of Prestbury. Part of site is prominent from escarpment. Site is an important setting to the AONB. Potential access issues. The site has good accessibility to the majority of facilities with the exception of A&E/MIU by car which takes over 5 minutes and access to a supermarket, children's centre, A&E/MIU and a fitness facility by bus or walking is fair taking between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
Mixed use	S023	CP023	OUA11 SELAA38	Priors Farm Fields (Land at Oakley)	Main land use: Fields / playing fields Planning Status: Note projects on the go in the Priors Farm/Cem&Crem area. Flood catchment scheme and crem extension 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 requirements	Significant sustainability issues (landscape)	5.00	25	Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding	This is a greenfield site which sits 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. The eastern part of the site has an important role in the setting of the AONB. The site is in an accessible location with the majority of local services being within a 5 minute drive and 15 minute walk or bus journey, with the exception of access to a Secondary school and A&E which is a 15 - 30 minute walk or bus ride. The playing pitches have been identified as having poor drainage which has prohibited use, redevelopment of the site could allow for more appropriate provision elsewhere. The SALA assesses the site as suitable, available and achievable for housing within 6 - 15 years.	G

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No	S024	CP024	N/A	Castle Dream Stud, Mill Lane	Main land use: Temporary gypsy site Planning Status: Various relating to previous use of land, including 13/01459/COU temporary consent for gypsy site (2014) Application expected by mid 2016 Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints:	SALA found site to not be deliverable or developable	0.43	1	AONB, topography	This is a greenfield site to the east of Cheltenham in a rural setting to the north east side of Mill Lane, Ham Hill. The site lies outside of the urban area and is wholly within the Cotswold Area of Outstanding Natural Beauty (AONB). The site slopes steeply. The site has been used for the keeping of horses and more recently has temporary planning consent (13/01459/COU) for use as a Gypsy site for one family. The site has fair access by car to the majority of facilities with good access by car to a primary school and a fitness facility. Access by bus or walking is poor for the majority of facilities taking over 30 minutes with the exception of access to a primary school, GP and a fitness facility which takes between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
No	S025	CP025	N/A	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:	SALA found site to not be deliverable or developable	0.31	8	AONB, topography	This is a greenfield site to the east of Cheltenham in a rural setting to the north east side of Mill Lane, Ham Hill. The site lies outside of the urban area and is wholly within the Cotswold Area of Outstanding Natural Beauty (AONB). The site slopes steeply. The site has been used for equestrian purposes and is being promoted as a Transit site for Gypsy and Travellers. The site has fair access by car to the majority of facilities with good access by car to a primary school and a fitness facility. Access by bus or walking is poor for the majority of facilities taking over 30 minutes with the exception of access to a primary school, GP and a fitness facility which takes between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
No	S026	CP026	OUA16	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:	SALA found site to not be deliverable or developable	1.5	40	AONB, topography	This is a greenfield site outside of the urban area and within the AONB. The site is currently used as a paddock and is bordered by fields and neighbouring, low density, residential properties. The site has good access by car to the majority of facilities with the exception of access to a secondary school which takes between 5 - 15 minutes. Access to facilities by bus or walking is fair, taking between 15 - 30 minutes. The SALA assesses the site as available for housing.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S027	CP027	OUA10	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:	SALA found site to not be deliverable or developable	1.20	30	AONB, topography	This is a steep, greenfield site outside of the urban area and within the AONB. It is bordered by fields to the north and west, residential to the east and allotments to the south. The southern part of the site is heavily wooded with mature trees and hedgerows. The site has good access by car to the majority of facilities with the exception of access to a secondary school which takes between 5 - 15 minutes. Access to facilities by bus or walking is fair, taking between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
No	S028	CP028	N/A	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:	SALA found site to not be deliverable or developable	0.33	10	AONB, topography	This is a greenfield site outside of the urban area, within the AONB in the small community of Ham. It is in between two houses to the east and west and open fields to the north and south. The site has good access by car to the majority of facilities with the exception of access to A&E/MIU which takes between 5 - 15 minutes. The site has fair access by bus or walking to the majority of facilities, taking between 15 - 30 minutes, with good access to a primary school, GP and fitness facility taking under 15 minutes. The SALA assesses the site as available for housing.	R
No	S029	CP029	OUA08	Land south of Glenfall Way	Main land use: Fields / agriculture Planning Status: Previous application 07/01580/OUT refused and subsequent appeal dismissed. 15/00025/OUT for 15 dwellings - pending consideration. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints:	SALA found site to not be deliverable or developable	1.00	15	AONB, topography	This is a greenfield site, adjacent to a residential area and a primary school to the west and south and open fields to the north and east. The site is outside of the urban area, within the AONB and plays an important site on the boundary. A previous planning application for housing 07/01580/OUT was refused and subsequent appeal dismissed. A new application, 15/00025/OUT for 15 dwellings has been submitted and is pending consideration. The site has good access to the majority of facilities, being under 5 minute journey by car and under 15 minutes by bus or walking with the exception of access by bus or walking to a secondary school and A&E/MIU which takes longer at between 15 - 30 minutes. The SALA assesses the site as available for housing.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S030	CP030	OUA03	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:	SALA found site to not be deliverable or developable	1.14	24	AONB, topography	This is a greenfield site, near to residential properties but outside of the urban area and within the AONB where it plays an important part in the setting of the escarpment. The site has good accessibility by car to all facilities and good access by bus and walking to all facilities except a primary and secondary school and A&E/MIU which take longer at between 15 - 30 minutes. The SALA assesses the site as available for housing.	R
No	S031	CP031	SPS08 SELAA23	Land off Leckhampton Road	Main land use: Fields / agriculture Planning Status: 15/00681/FUL granted permission for 10 dwellings 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	Site has planning permission: 15/00681/FUL	0.60	10	Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements.	This is a greenfield site on the southern edge of the borough and is bordered to the north by existing residential development and adjacent to a previous industrial site which has permission for residential development, to the east is a Scout Hut and to the south is open land. The site slopes and is adjacent to AONB. Access to the site would need to be obtained. More generally, the site is in an accessible location with the majority of local services being within a 5 minute drive and 15 minute walk or bus journey, with the exception of access to a post office, primary school, pharmacy and A&E which would all be between 15 and 30 minutes by foot or bus and poor access to a Secondary school which would be over 30 minutes by foot or bus. The SALA assesses the site as suitable, available and achievable for housing within 6 - 10 years and as being suitable and available for economic use.	G
No	S032		N/A	Hall Road Allotments	Main land use: Allotments Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	2.30	58			
No	S033		SUE02 SUE02b SUE02c SUE02d SUE02e SELAA32	Land at Leckhampton, off Shurdington Road	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: High landscape sensitivity (part), Flood Risk Overcome constraints: Developable area restricted Planning status: Draft JCS Strategic Allocation (2013), 13/01605/OUT 650 homes and mixed use - Pending consideration	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	22	650	High landscape sensitivity (part), Flood Risk		

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No	S034		SUE02 SUE02a SUE02e SELAA32	Land at Leckhampton, off Kidnappers Lane	Main land use: Fields / agriculture Site character: Urban edge / undeveloped Land type: Greenfield Critical constraints: Flood Risk Overcome constraints: Developable area restricted Planning status: N/A	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	5.8	146	Flood Risk		
No	S035		SUE02 SUE02e SELAA32	Land at Leckhampton, Church Road & Farm Lane	Main land use: Fields / residential Site character: Urban edge / part developed Land type: Greenfield (small residential part) Critical constraints: high landscape sensitivity (part) Overcome constraints: Draft JCS proposes landscape buffer Planning status: N/A	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	1.30	43	high landscape sensitivity (part)		
No	S036		SUE02 SUE02a SUE02e SELAA32	Land at Leckhampton, off Farm Lane	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: High landscape sensitivity Overcome constraints: Planning status: N/A	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	2.60	0	High landscape sensitivity		
No	S037		SUE02 SUE02e SELAA32	The Nurseries, Kidnappers Lane, Leckhampton	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: Overcome constraints: Planning status: N/A	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	2.50	47			
No	S038		SUE02 SUE02e SELAA32	Church Farm, Church Road, Leckhampton	Main land use: Fields / agriculture Site character: Rural / open Land type: Greenfield Critical constraints: High landscape sensitivity, Heritage Overcome constraints: Planning status: N/A	Former JCS allocation. Part of Leckhampton area included as indicative plan only.	6.78	128	Green Belt	Flat, parcels of greenfield land divided by a park home site. Site is adjacent to existing residential and park homes, however is outside of the urban area. Site has narrow access along Sunnyfield Lane. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has a mix of good and fair access to the majority of facilities by car, bus and walking with facilities being accessed under 15 minutes by car and under 30 minutes by bus or walking with the exception of access to A&E/MIU which is poor taking over 30 minutes. The SALA assesses the site as available for housing.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S040	CP033	OUA01 SELAA27	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:	SALA found site to not be deliverable or developable	1.14	22	Green Belt	Flat, parcels of greenfield land divided by a park home site. Site is adjacent to existing residential and park homes, however is outside of the urban area. Site has narrow access along Sunnyfield Lane. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has a mix of good and fair access to the majority of facilities by car, bus and walking with facilities being accessed under 15 minutes by car and under 30 minutes by bus or walking with the exception of access to A&E/MIU which is poor taking over 30 minutes. The SALA assesses the site as available for housing.	R
Housing	S041	CP034	OUA12 SELAA39	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: Green Belt, Flood Risk Overcome constraints:	Part of larger site (Land at Arle Nurseries / Old Gloucester Road) with S042. This site will be taken out of the Green Belt by the JCS because the development of the Strategic Allocations to the north and south will reduce the site's contribution to the Green Belt. Flood risk on the site as well future of the Nursery will need to be planned.	8.2	207	Green Belt, Flood Risk	The site is currently in use as open/agricultural land, allotments/nursery. Near to residential development to the south however largely surrounded by fields. It is outside of the urban area, within Green Belt and partially within Flood Zones 2 and 3. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has good car access to the majority of facilities except to the library, GP and A&E/MIU which takes between 5 - 15 minutes. Access by bus or walking is fair to the majority of facilities taking between 15 and 30 minutes with the exception of access to a children's centre and A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Housing	S042	CP035	OUA12 OUA12b SELAA39 SELAA25	Land at Old Gloucester Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	Part of larger site (Land at Arle Nurseries / Old Gloucester Road) with S041. This site will be taken out of the Green Belt by the JCS because the development of the Strategic Allocations to the north and south will reduce the site's contribution to the Green Belt. Flood risk on the site as well future of the Nursery will need to be planned.	3.12	59	Green Belt	This is a flat, greenfield site, outside of the urban area and within the Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site is bordered to the north and west by fields, the east by Arle Nursery and Allotments and housing to the south. The site has good car access to the majority of facilities except to the library, GP and A&E/MIU which takes between 5 - 15 minutes. Access by bus or walking is fair to the majority of facilities taking between 15 and 30 minutes with the exception of access to a children's centre and A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S043	CP036	OUA07 OUA07a SELAA12 SELAA13	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: Green Belt, Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site Overcome constraints: Site is in Submission JCS Safeguarded Area. Odour studies ongoing	SALA found site to not be deliverable or developable	35.00	662	Green Belt, Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site	This is a flat, greenfield site to the west of Cheltenham, outside of the urban area. This site is adjacent to residential development to the east and open fields to all other boundaries. The majority of the site is covered by cordon sanitaire (Development Exclusion Zone) which may impact on the use of the land. The southern boundary of the site runs along Flood Zones 2&3. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). However, the site has been removed from the Green Belt and falls within proposed JCS safeguarded area at Hayden Reclamation Works, therefore the land would not be developable until a JCS review deemed it necessary to release the land. Further evidence on Development Exclusion Zone is expected. Site contains a Key Wildlife site. The site scores medium - low/medium in the JCS Landscape sensitivity study. The site has good car access to the majority of facilities being under 5 minutes with car access to A&E/MIU being fair, at between 5 - 15 minutes. The majority of facilities can be accessed by bus or foot in between 5 - 15 minutes with access to a post office, supermarket or children's centre taking between 15 - 30 minutes and access to A&E/MIU being poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S044	CP037	OUA07 SELAA12	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: Green Belt, Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Site is in Submission JCS Safeguarded Area. Odour studies ongoing	SALA found site to not be deliverable or developable	18.34	347	Green Belt, Cordon Sanitaire / Development Exclusion Zone	This is a flat, greenfield site outside of urban area to the west of Cheltenham. It is bordered by fields on all sides except the west where it is adjacent to Hayden Sewage works. All of the site is covered by a cordon sanitaire (Development Exclusion Zone) which may impact on the use of the land. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). However, the site has been removed from the Green Belt and falls within proposed JCS safeguarded area at Hayden Reclamation Works, therefore the land would not be developable until a JCS review deemed it necessary to release the land. Further evidence on Development Exclusion Zone is expected. The site scores as medium - low in the JCS Landscape Sensitivity study. The site has good car access to the majority of facilities being under 5 minutes with car access to A&E/MIU being fair, at between 5 - 15 minutes. The majority of facilities can be accessed by bus or foot in between 5 - 15 minutes with access to a post office, supermarket or children's centre taking between 15 - 30 minutes and access to A&E/MIU being poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses	R
No	S045	CP038	OUA09 SELAA15	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: Green Belt, Flood Risk; possible land contamination; Overcome constraints: Part of site is in Submission JCS Safeguarded Area	SALA found site to not be deliverable or developable	11.23	212	Green Belt, Flood Risk; possible land contamination;	This is a greenfield site, outside of the urban area to the west of Cheltenham. The northern part of the site is included within the JCS safeguarded land and is to be removed from the Green Belt via the JCS. Part of the site within Flood Zone 2 & 3. The site has good access to all services by car with the exception of access to A&E. The site has fair access to the majority of services by bus or walking. The SALA assesses the site as suitable and available in part for housing and economic uses.	A

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No	S046	CP039	OUA04 SELAA03	Land north of Bamfurlong Lane	Main land use: Mostly Agriculture, with some industry and residential Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Heritage; possible land contamination; Overcome constraints: Green Belt Review	SALA found site to not be deliverable or developable	7.11	179	Green Belt, Heritage; possible land contamination;	This is a flat site, part greenfield and part developed, including a scrapyard and agriculture. It is located to the west of Cheltenham, with open land/agriculture and residential to the north and south and a camping and caravan park to the east. It is within the Green Belt and outside of urban area. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study. The site has good car access to the majority of facilities with the exception of A&E/MIU which takes longer at 5 - 15 minutes. Access to the majority of facilities by bus or walking is fair, taking between 15 - 30 minutes, with access to a supermarket, GP and fitness facility being good at under 15 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S047	CP040	OUA04 OUA04a SELAA03 SELAA05	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:	SALA found site to not be deliverable or developable	1.96	65	Green Belt	This is a flat site, developed as a Motel and Touring Park. It is located to the west of Cheltenham and is adjacent to a mix of uses, including residential, hotel and employment, however it is within Green Belt and outside of urban area. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). This site has good car access with the majority of facilities being within 5 minutes with the exception of access to A&E/MIU which takes between 5 - 15 minutes. Access from the site to the majority of facilities by bus or walking is fair taking between 15 - 30 minutes with the exception of access to a fitness facility which is under 15 minutes. The SALA assesses the site as available for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S048	CP041	OUA04 OUA04c SELAA03	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; possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	0.98	33	Green Belt; possible land contamination;	This is a flat, brownfield site in current industrial use. It is located to the west of Cheltenham, it is outside of the urban area and within the Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site is adjacent to a mix of uses, including residential, hotel and camping and caravan park and is bordered to the south by the A40. This site has good car access with the majority of facilities being within 5 minutes with the exception of access to A&E/MIU which takes between 5 - 15 minutes. Access from the site to the majority of facilities by bus or walking is fair taking between 15 - 30 minutes with the exception of access to a fitness facility which is under 15 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S049	CP042	OUA04 SELAA03	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:	SALA found site to not be deliverable or developable	4.92	124	Green Belt	This is a flat site, part greenfield and part developed, including a mix of fields, agriculture and nursery uses. The site is located to the west of Cheltenham, outside of the urban area and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site is adjacent to a mix of uses including, residential, scrapyard and camping and caravan park and is bordered to the south by the A40. This site has good car access with the majority of facilities being within 5 minutes with the exception of access to A&E/MIU which takes between 5 - 15 minutes. Access from the site to the majority of facilities by bus or walking is fair taking between 15 - 30 minutes with the exception of access to a fitness facility which is under 15 minutes. The SALA assesses the site as available for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S050	CP043	OUA02 OUA02f SELAA50	Land at The Reddings, north of Branch Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	8.00	202	Green Belt	This is a flat greenfield site adjacent to some limited residential development to the north east and south west of the site, however it is outside of the urban area. To the immediate north of the site a new commercial development is underway comprising of offices and a car showrooms. The site is within the green belt and makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available for housing and economic uses.	R
No	S051	CP044	OUA02 SELAA51	Land at The Reddings, south of Branch Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	6.66	168	Green Belt	This is a flat greenfield site, bordered by residential development to the south and fields to the north and west. The site is to the west of Cheltenham and is outside of the urban area. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site has good access by car, bus and walking to the majority of facilities being under 15 minutes, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as not suitable, available or achievable for housing or economic uses	R

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No	S052	CP045	OUA02 OUA02b SELAA51 SELAA48	Land at the Hayloft (west), The Reddings / Badgeworth Road	Main land use: Fields / agriculture Planning Status: 09/00656/COU & 12/00318/TIME Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.76	58	Green Belt	This is a flat part greenfield/part garden land outside of the urban area to the west of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The sites scores medium - low in the JCS Landscape sensitivity study. The site is bordered to the north by residential properties, to the west by a road and to the south by a railway line. Planning permission has been granted for Elderly Care provision, 09/00656/COU & 12/00318/TIME The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S053	CP046	OUA02 OUA02b SELAA51	Land at the Hayloft (east), south of The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.66	55	Green Belt	This is a flat part greenfield/part garden land outside of the urban area to the west of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The sites scores medium - low in the JCS Landscape sensitivity study. The site is bordered to the north by residential properties, to the west by fields/garden land and to the south by a railway line. The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S054	CP047	OUA02 OUA02e SELAA51	Flowerdale Farm, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.47	49	Green Belt	This is a flat greenfield site, outside of urban area to the west of Cheltenham and within greenbelt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The sites scores medium - low on the JCS Landscape Sensitivity Study. The site is adjacent to fields/gardenland to the east and a caravan park to the west, residential to the north and the railway line to the south. The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S055	CP048	OUA02 OUA02d SELAA51 SELAA26	Land at Stansby Mobile Home and Touring Caravan Park, The Reddings	Main land use: Caravan park Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.78	59	Green Belt	This is a flat site outside of the urban area to the west of Cheltenham and within the Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). the site scores medium - low in the JCS Landscape Sensitivity Study. The site in use as a caravan park, is bordered to the north by residential development, the east by Grovefield Way, the south by the railway line and the west by open greenfield/garden/agricultural land. The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to A&E/MIU which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses.	R
No	S056	CP049	OUA02 SELAA50	Land west of Grovefield Way, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	0.80	27	Green Belt	This is a flat greenfield site, adjacent to residential areas to the north, east and south and within the urban area to the west of Cheltenham. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study. The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available as for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S057	CP050	OUA02 OUA02c SELAA50 SELAA28	Land off Grovefield Way, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	0.34	10	Green Belt	This is a flat, greenfield site, within the urban area and the Green Belt site to the west of the Cheltenham. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). Site is accessed off Grovefield way and is a linear and relatively narrow strip of land. There is residential development to the east, separated by Grovefield Way and low density development to the north and far south of the site. The site is bordered by greenfield/agricultural land and is predominantly rural in character. The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available as for housing and economic uses.	R
No	S058	CP051	OUA02 OUA02a SELAA50 SELAA29	Land r/o Shakespeare Cottages, The Reddings	Main land use: Open land / residential Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	0.26	9	Green Belt	This is a flat, greenfield site, within the urban area and the Green Belt. The site is ancillary to residential use to the north, Site is separated from neighbouring residential estate by a main road, there are houses and a community centre to the north and west of the site and greenfield site to the south. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium -low in the JCS Landscape Sensitivity Study The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and A&E/MIU and access to a GP which takes longer. The SALA assesses the site as available for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Housing	S059	CP052	NRU08 SELAA44	Springbank Shopping Centre	Main land use: Vacant Shopping Centre Planning Status: N/A 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		0.51	36	Site is a Neighbourhood Centre; land ownership	This is a brownfield site within the urban area, surrounded by existing residential development. It was previously in use as a Neighbourhood Shopping centre, however all bar one unit has been vacant for a number of years. The site remains designated as a Neighbourhood centre within the existing Local Plan. The site is in an accessible location with good access to the majority of services within a 5 minute drive and 15 minute walk or bus journey, with the exception of a children's centre and A&E. The site has had previous and current pre-application discussions relating to the redevelopment of the site for residential purposes. The SALA assesses the site as suitable, available and achievable for housing or economic use within 11 - 15 years.	G
No	S060	CP053	VDL&B03 SELAA01	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.	SALA found site to not be deliverable or developable	0.43	18	Possible land contamination; Establish owner	This is a flat, vacant plot of land within predominantly residential area, within the urban area. It is adjacent to a plot of land that has received permission for residential. There is an electricity substation and public open space to the north of the site. The site has good access to all facilities except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking. The SALA assesses the site as suitable for housing or economic uses.	R
Mixed use	S061	CP054	NRU09	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	Site has mixed ownership but could come forward as a mixed regeneration scheme	0.40	17	Land ownership	This is a flat site within the urban area. Existing retail facilities are designated as a District Centre but are largely underused according to the Retail and Leisure Study. 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. The site is an accessible location with good access to all services except A&E which has poor access by bus and walking. The SALA assesses the site as suitable and available, in part, for both housing and economic use.	A

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S062	CP055	SPS04	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:	SALA found site to not be deliverable or developable	0.90	28	suggested local green space	This is a flat site, currently in use as a community centre and scout hut, within a predominantly residential area. The site has also been submitted for consideration as a Local Green Space site. The site has good access to all facilities, except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking. The SALA assesses the site as suitable for residential and economic uses.	R
No	S063	CP056	N/A	Rowanfield Exchange, Devon Avenue	Main land use: Employment / residential Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre Overcome constraints: Redevelopment currently on garages not retail element	No net gain expected. Site is unlikely to come forward within the plan period.	0.37	17	Site is a Neighbourhood Centre	This is a brownfield site within the urban area. This site includes a neighbourhood centre, residential and associated garages. Cheltenham Borough Homes is expected to submit an application for the redevelopment of the garages on site. Any future redevelopment of the remainder of the site would not necessarily result in a net gain but could improve the existing stock. The site is in an accessible location with good access to all services except A&E which would take between 5 & 15 minutes by car and over 30 minutes on foot or by bus. The SALA assesses the site as suitable, available and achievable for housing within 5 years and suitable for economic use.	G
Housing	S064	CP057	NRU21b SELAA10	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: Possible land contamination; suggested local green space Overcome constraints: Justify loss of playing field - likely remediation		2.11	70	Possible land contamination; suggested local green space	This is a greenfield site, previously used as school playing pitches within the urban area. The site has good access to all facilities except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking. The SALA assesses the site as suitable, available and achievable for housing within 5 years and suitable for economic uses.	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S065	CP058	DB01	Outer West, Land at Tewkesbury Road	Main land use: Industry Planning Status: Development brief adopted Sept 2000 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Flood Risk, Possible land contamination, HSE blast zone Overcome constraints:	SALA found site to not be deliverable or developable	11.35	358	Heritage, Flood Risk, Possible land contamination, HSE blast zone	This is a flat, mixed use developed site close to the town centre, within the urban area. There is a Development Brief, dating back to 2000, for the site which discusses the opportunity to comprehensively develop the large site. Site contains an operational gas works and mix of retail and employment. Redevelopment of site could bring forward the Outer West Road which is a safeguarded route within the existing Local Plan. However, there are no short to medium term plans by the operator to cease operations on site. The site has good access to all facilities, except A&E/MIU by bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking. The SALA assesses the site as suitable for economic uses.	R
No	S066	CP059	SELAA47	The Folley, Gardner's Lane	Main land use: Sports Ground Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A	SALA found site to not be deliverable or developable	6.25	197	N/A	This is a flat greenfield site within urban area, currently in use as a private playing field. It is bounded by trees and surrounded by residential development. The site has good access to all facilities except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S067	CP060	HA06 SELAA09	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: Possible land 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.	SALA found site to not be deliverable or developable	3.34	105	Possible land contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station).	This site incorporates Cheltenham Railway Station, car parking area and existing commercial units. This is a brownfield site within the urban area and is currently allocated for mixed used development within the adopted Local Plan, a development brief and a concept statement also exist for the site. The site is in a predominantly residential area within the urban area. The site is constrained by the operational requirements of the station, the old railway embankment to the south and proximity both to the railway, and associated noise, and surrounding residential properties. Network Rail has advised the Council that the intention is to improve the offer of the railway station and therefore the opportunity to redevelop the remaining site is limited. The site is in an accessible location with good access to the majority of services with the exception of a Children's centre and A&E which take longer to access by bus and walking. The SALA assesses the site as suitable for housing and suitable, available and achievable for economic uses.	G
Housing	S068	CP061	HA01	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Main land use: Police Headquarters Planning Status: Existing Local Plan allocation, pre-app discussions taken place Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage; viability Overcome constraints: Inclusive design and effective negotiation		1.06	45	Heritage; viability	This is a brownfield site within a predominately residential area which incorporates Gloucestershire Constabulary headquarters. It is a flat site containing existing buildings. The previously proposed scheme would involve conversion of the existing locally listed building on the Index of buildings of local interest. A number of technical surveys and reports have been carried out on site to support a proposed planning application, including a Concept statement. There remains uncertainty as to when the site may become available linked to the operational requirements of the Constabulary. Redevelopment of the site would need to consider the Locally listed building and setting within the Central Conservation Area. The site is in an accessible location with good access to the majority of services, with the exception of bus and walking access to a secondary school, children's centre and A&E which would take between 15 and 30 minutes. The SALA assesses the site as suitable, available and achievable for housing within 6 - 10 years and for economic uses.	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S069	CP062	NRU11	Commercial Street Car Park	Main land use: Car park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A	SALA found site to not be deliverable or developable	0.08	8	N/A	This is a flat previously developed site, currently in use as a car park that supports the adjacent District Centre. The site is within a predominantly residential area within the urban area and is situated within the Central Conservation Area. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus and walking (under 15 minutes) The SALA assesses the site as suitable for housing and economic uses.	R
Housing	S070	CP063	NRU23 SELAA24	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 Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts.		4.52	40	Loss of playing pitches and key views to scarp	This is a flat, greenfield site within the urban area. The site is owned by Cheltenham College and has been used as private sports pitches by the College and is now being promoted for development. Development of the site would need to consider its 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 need to be justified. The area is predominantly residential, with public green space to the north and East Gloucestershire sports club to the south. The site is in an accessible location with good access to the majority of services with the exception of going by bus or walking to a primary school which takes between 15 and 30 minutes and and by all means to a secondary school. The SALA assesses the site as suitable, available and achievable for housing within 6 - 15 years and suitable for economic uses.	G
No	S071	CP064	NRU04	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: Possible land contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land) Overcome constraints: Suitable relocation of employment provision within the borough		1.71	86	Possible land contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land)	Flat brownfield site containing a mix of occupied and vacant buildings, in an established industrial site in an otherwise residential area, within the urban area. The site has land contamination issues and given the current use is accepted, further enhancement of employment use is acceptable and it's loss would need to be justified. The site is in an accessible location with good all to all services being within 15 minutes with the exception of access to a secondary school via bus or walking which would take between 15 and 30 minutes. The SALA assesses the site as suitable, available and achievable for housing, within 6 - 10 years, and suitable, available and achievable for economic uses.	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S072	CP065	SELAA46	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	SALA found site to not be deliverable or developable	0.14	6	N/A	This is a flat brownfield site within urban area, currently used as a public car park which supports the local neighbourhood centre. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus and walking (under 15 minutes). The SALA assesses the site as suitable for housing and economic uses.	R
No	S073	CP066	SPS10	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:	Site has planning permission: 13/01861/FUL	0.6	14	Heritage	This is a flat, developed, site is within a predominantly residential area and adjacent to Pittville Park and within the Central Conservation area. The site was previously used as a Care Home and planning permission has been granted for the conversion of the existing building and associated stable block to provide 14 residential units. Should the planning permission not be implemented then this site could be reconsidered. See also site S098, Land adjacent to Ellerslie which has been submitted as a separate site. The site is in an accessible location with the majority of facilities being within 5 minutes by car, except for A&E/MIU which is between 5 - 15 minutes. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to a supermarket, children's centre and A&E/MIU is fair, being 15 - 30 minutes. The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and suitable for economic uses.	G
Mixed use	S074	CP067	IC01	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, Possible land contamination Overcome constraints:	Part of larger mixed use site with S123	0.70	29	Flood Risk, Possible land contamination	This is a flat brownfield site in a predominantly residential area within the urban area. There is existing employment/commercial use on site and an informal concept statement identifies the potential for mixed housing and employment use. There are neighbouring locally listed properties and listed buildings, a culvert runs through site and there is the potential for contaminated land. The site is partially within Flood Zones 2 and 3. The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes. The SALA assesses the site as suitable for housing and economic uses	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S075	CP068	IC01	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; possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	0.16	7	Flood Risk; possible land contamination;	This is a flat brownfield site in predominantly residential area within the urban area. There is existing employment/commercial use on the site and an informal concept statement identifies the potential for mixed housing and employment use. There are neighbouring locally listed properties and listed buildings, there is potential for contaminated land. The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes. The SALA assesses the site as suitable for housing and economic uses.	R
No	S076	CP069	AHO07	Cakebridge Place	Main land use: Residential Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints:	SALA found site to not be deliverable or developable	0.55	16	Flood Risk	The site is a flat, developed, site within the urban area containing pre-fabricated bungalows. The surrounding area is predominantly residential with commercial/employment uses to the west and Cheltenham Town Football Club to the south east. The site falls within Flood Zones 2 & 3. The site is subject to a 'land swap' with the Football Club car park which will allow for the development of residential development outside of the flood risk area. The redevelopment on land at Whaddon Road would provide a total of 16 houses which would provide a net gain of 7. Redevelopment of this site would be as a car park use for the Football Club. See site CP105 The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes. The SALA assesses the site as not suitable, available and achievable for housing or economic uses	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S077	CP070	NRU16	Land at Prestbury Road	Main land use: Employment / industry Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Possible land contamination Overcome constraints:	SALA found site to not be deliverable or developable	0.23	8	Heritage, Possible land contamination	This is a flat brownfields site within the urban area, currently in use for industrial/employment uses. Within a predominantly residential area, close to Cheltenham Town Football Club. The site is in an accessible location with good access by car to all facilities (within 5 minutes) and good access to all facilities by bus or walking (under 15 minutes) with the exception of access to A&E/MIU which takes between 15 - 10 minutes. The SALA assesses the site as available for housing and suitable for economic uses.	R
No	S078	CP071	DB02	Bences Timber Yard, St Johns Avenue	Main land use: Timber Yard Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination Overcome constraints:	SALA found site to not be deliverable or developable	0.47	20	Possible land contamination	This is a flat, brownfield site in a central, urban location, surrounded by a mix of residential and commercial uses, including a public car park to the south. There is a development brief for the site, which identifies 4 potential development sites within the area, the redevelopment of the sites could improve environment for adjacent listed buildings. The site is within the Core Commercial Area and Central Conservation Areas and there is the possibility of partial contamination of site. The site is in an accessible location with good access (within 5 mins) to all services by car and between 5 and 15 by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R
No	S079	CP072	DB03	Sherborne Place Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	0.25	11	Possible land contamination;	It is a flat previously developed site currently being used as a town centre car park that is surrounded by a mix of residential and commercial uses. There is an existing Development Brief for the site that identifies opportunities for wider redevelopment to improve environment. The site is situated within Core Commercial Area and Central Conservation Area as defined within the adopted Local Plan. Possibly contamination on part of the site. The site is in an accessible location with good access (within 5 mins) to all services by car and between 5 and 15 by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R

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No	S080	CP073	VDL&B01 SELAA52	Axiom, 57 Winchcombe Street	Main land use: Vacant Building (Community Arts and Music venue) Planning Status: 15/02268/FUL Partial demolition and mixed-use conversion to 11 apartment and commercial/ retail units of 57-59 Winchcombe Street- Pending consideration 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; Investiage opportunities to improve viability of site.	Site has planning permission: 15/02268/FUL	0.07	11	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.	The is a flat, vacant/derelict, town centre site, previously in use as a Community Arts and Music venue. The site is within the Central Conservation Area and Core Commercial Area and is surrounded by a mix of retail, restaurant, employment and residential uses. The site is adjacent to the former Baylis, Haines and Stragne redevelopment site and near to the Former Odeon redevelopment. So redevelopment of this site has the potential to form part of wider redevelopment of area. There have been numerous change of use applications relating to the site and a pre-planning application in 2007. The site has recently been purchased. The site is in an accessible location with good access to all services within a 5 minute drive or under 15 minute bus trip or walk. The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and economic uses.	G
No	S081	CP074	NLUD01	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 Overcome constraints:	SALA found site to not be deliverable or developable	0.25	22	Flood Risk	It is a flat brownfield site currently being used as a town centre car park that is surrounding by a mix of uses. The site is situated within the Core Commercial Area, Central Conservation Area, as defined within the adopted Local Plan, and Flood Zones 2 and 3. The site is in an accessible location with good access (within 5 mins) to all services by car and between 5 and 20 by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Mixed use	S082	CP075	DB05	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, 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).		0.86	12	Heritage, Flood Risk, Ensuring future occupiers are appropriate town centre uses	This is a flat, developed site within the town centre, currently in use as council offices, bus station, car park and area of open space. Site is identified within Civic Pride SPD and has a development brief which identifies potential for existing uses to be relocated/redesigned. The site is within the Core Commercial Area and Central Conservation Area and partially within Flood Zones 2 & 3. The municipal offices are listed. Redevelopment of the site is being progressed through Cheltenham Development Taskforce. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and good access to the majority of facilities by bus or walking (under 15 minutes) with the exception of a children's centre and A&E/MIU which takes between 15 - 30 minutes. The SALA assesses the site as suitable, available and achievable for housing, within 6 - 10 years, and economic uses	G
No	S083	CP076	SELAA45	St Georges House, Bayshill 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:	Site has planning permission: 15/00786/FUL	0.38	50	Heritage	This is a flat, developed site within the town centre, currently vacant but previously in office use. The site is within the Core Commercial Area and Central Conservation area and contains listed buildings. The site is in an accessible location being under 15 minutes of all major services by foot and bus. The site has planning approval for 48 extra care apartments (C2) (13/01751/FUL) which provides an element of employment on site. Should the permission not be implemented then this site could be reconsidered. The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and economic uses.	G
No	S084	CP077	HA04	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, Possible land contamination Overcome constraints: Dev brief and flood risk, part of site confirmed suitable.	SALA found site to not be deliverable or developable	0.22	40	Flood Risk, Possible land contamination	This is a flat, previously developed site within the town centre, currently used as a temporary car park, with vacant and derelict buildings. It is allocated for mixed use development in the adopted Local Plan, within the Core Commercial Area and Central Conservation area; adjacent to listed buildings; Possible contaminated land on part of site; Within Flood Zones 2 & 3. The site is in an accessible location being under 15 minutes of all major services by foot and bus. The SALA assesses the site as being suitable, available and achievable for economic uses.	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Housing	S085	CP078	NRU01 SELAA43	Rivershill House, St Georges Road	<p>Main land use: Vacant Office Building Planning Status: 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: Central conservation area Overcome constraints:</p>	Employment but planning permission for housing has been granted but it is pending a legal agreement	0.42	44	Central conservation area	<p>Flat site with vacant office building in a central urban location, predominantly surrounded by residential. The building had been unsuccessfully marketed for employment purposes and a Prior approval application has been submitted for residential use. 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. The site is within the Core Commercial Area and Central Conservation Area. The site is in an accessible location with good access to the majority of services, the exception being bus/walking access to A&E which is between 15 and 30 minutes. Redevelopment for residential will result in the loss of an employment site. Should the Prior Approval not be implemented the site could be reconsidered. The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and economic uses.</p>	G
No	S086	CP079	NRU02	Elim Pentecostal Church, St Georges Road	<p>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 Overcome constraints:</p>	SALA found site to not be deliverable or developable	0.20	9	Loss of community use	<p>This site is no longer being promoted through the SALA. Part of the site is currently in use as a religious facility and associated office, with an element of derelict land which has the benefit of planning permission for an office block (13/00112/FUL) and is currently being marketed for sale. The existing Church has planning permission for an extension (14/00256/FUL). The site is within the Core Commercial area and Central Conservation Area. Site is adjacent to Public Green Space as defined in the adopted Local Plan. The site is in an accessible location with good access to all services except for A&E which is over 5 minutes by car and between 15 and 30 by bus or walking. The SALA assesses the site as suitable for housing and economic uses.</p>	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S087	CP080	SPS06 SELAA16	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, Possible land contamination Overcome constraints:	SALA found site to not be deliverable or developable	0.12	6	Flood Risk, Possible land contamination	Site is flat and within Flood Zones 2 and 3. The land is potentially contaminated as a result of previous use as a petrol station, loss of open space. The site is in an accessible location with good access to all services by car and between 5 and 25 by bus or walking. The SALA assesses the site as not available, suitable or achievable.	R
No	S088	CP081	SPS09 SELAA07	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: Possible land contamination; Overcome constraints:	Site is too small to allocate	0.15	14	Possible land contamination;	This is a flat site in town centre, currently used as a car park, the adjacent car park site has been incorporated within previous planning applications relating to redevelopment of the site. There have been a number of applications on this, and adjacent site, 09/00044/FUL, 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4. One reason for refusal has been the low density that have been proposed. The site is surrounded by a mix of uses including, residential, retail, church and library. the site is within Core Commercial Area and Central Conservation Area and adjacent to the listed St Mary's Church. The site is in an accessible location with good access to the majority of services with the exception of a children's centre and A&E which take between 15 and 30 minutes to walk or travel by bus to. The SALA assesses the site as suitable, available and achievable for housing within 11 - 15 years and suitable for economic uses.	G
No	S089	CP082	SELAA07	Rear of High Street Car Park	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: Possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	0.19	17	Possible land contamination;	Flat site in town centre, currently used as a car park. Site is within Core Commercial Area, Central Conservation Area and partly within Central Shopping Area as defined within the adopted Local Plan. The site is in an accessible location with good access to all services by car and between 5 and 15 by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S090	CP083	DB04	Henrietta Street Car Park, St Margarets Road	Main land use: Car Park Planning Status: St. Margaret's Dev Brief (1998) site 6 Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	0.44	24	Possible land contamination;	The site is flat currently used as a car park. The site is within Core Commercial Area and Central Conservation Area as defined within the adopted Local Plan, and is also adjacent Central Shopping Area. Part of site has received permission for residential development. The site is in an accessible location with good access to all services by car and between 5 and 20 by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R
No	S091	CP084	SPS18	47 - 51 Swindon Road	Main land use: Car workshop Planning Status: 15/00354/FUL - demolition of existing buildings and replacement with 10 dwellings - pending consideration Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination Overcome constraints:	Site has planning permission: 15/00354/FUL	0.09	10	Possible land contamination	This is a flat, brownfield site within the urban and currently in use as a garage/car workshop. A planning application has been submitted (15/00354/FUL) for 10 dwellings and is currently pending consideration. The site is in an accessible location with good access to the majority of services with the exception of a children's centre and A&E which would take between 15 and 30 minutes by bus or walking. The SALA assesses the site as suitable and available for housing and suitable for economic uses.	A
No	S092	CP085	AHO01	Land adjoining Kynance, Church Road	Main land use: Garden Land Planning Status: 11/01868/FUL replacement dwelling on part of site (completed) Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: River corridor, some possible land contamination, garden land development Overcome constraints: Developable area restricted Consider SPD on Development of Garden Land and Infill sites in Cheltenham	Site capacity is below 10 units	0.27	9	River corridor, some possible land contamination, garden land development	This site comprises, residential property with garden and adjacent farmland site. It is a flat part greenfield, part brownfield site in a predominantly residential area, within the Swindon Village, to the north of the town. The site is in a conservation area. The site has good access to the majority of facilities by car (under 5 minutes) with it taking between 5 - 15 minutes to access a library, secondary school, children's centre or A&E/MIU by car. Access by bus or walking to facilities is varied, with access to a library, primary school, GP, Pharmacy and a Fitness centre being under 15 minutes, access to a post office, supermarket, secondary school and children's centre being 15 - 30 minutes and access to A&E/MIU being poor at over 30 minutes. The SALA assesses the site as suitable, available and achievable for housing (in part) within 6 - 10 years.	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Housing	S093	CP086	N/A	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		1.8	60	Loss of playing fields (unused); suggested local green space	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. The local community has expressed interest to safeguard the site as a local green space. The SALA assesses the site as suitable, available and achievable for housing, within 6 - 10 years, and economic uses.	G
No	S094	CP087	N/A	Land at Stone Crescent	Main land use: Vacant Land / open space Planning Status: 14/01276/OUT - granted subject to s106 Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A	Site has planning permission: 14/01276/OUT but no S106. Site is too small to allocate	0.5	20	N/A	The site comprises a roughly rectangular piece of land, 0.55 hectares, to the north of the King George V playing field in St. Marks. The site is fenced off from the playing field and does not form part of the designated Public Green Space. The surrounding area to the north is largely residential - the land to the north-east (through which the proposed development site would be accessed) having been developed for housing in the early 2000s. Rowanfield Primary and Junior Schools are located adjacent to the eastern site boundary. Outline planning permission has been granted for 20 new houses (including affordable) and access to the site would be provided from Stone Crescent. GCC intended to put the site up for sale week commencing 12th January with consent, including AH provision. The SALA assesses the site as suitable, available and achievable for housing within 6 -10 years.	G
No	S095	CP088	N/A	Pittville School, New Barn Lane	Main land use: School Playing Field Planning Status: (15/01163/OUT) seeks outline planning permission for residential development (up to 58 dwellings). This application is linked to (15/01162/FUL) the erection of indoor sports centre, artificial turf pitch, tennis courts, floodlighting, associated parking and landscaping immediately to the south Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Loss of playing pitches; Viability of proposed scheme Overcome constraints: Justify loss of pitches; seeking achievable and realistic planning obligations	Site has planning permission: 15/01163/OUT	1.68	56	Loss of playing pitches; Viability of proposed scheme	The site is urban greenfield site providing sports playing fields to Pittville school. Development of the site would need to justify the loss of pitches on the site. Access would most likely be gained via Cakebridge Road, a residential area, and is considered more suitable for residential and community uses. The site is being promoted and development could facilitate improvements to school facilities and possible community uses. The SALA assesses the site as suitable, available and achievable for housing within 11 - 15 years.	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No			NRU14	Pittville Campus	<p>Main land use: Education Planning Status: 14/01928/FUL - Student village, including 603 student bedrooms and refurbished media centre and associated uses (gross) Site Character: Urban /developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A</p>	Site has planning permission: 14/01928/FUL	2.8	71	N/A	<p>Pittville Campus is located approximately one mile to the north east of the town centre within a predominantly residential area. The site has been used for educational purposes since the 1960s and up until 2011, when all teaching ceased at the Pittville Campus. The site has two principal street frontages facing Albert Road and New Barn Lane with the playing fields and school grounds of Pittville School forming the south and east boundaries. The surrounding area is predominantly residential and domestic in nature and scale with the exception of several blocks of three and four storey apartments on Albert Road.</p> <p>The Central Conservation Area (Pittville Character Appraisal Area) runs along the southern boundary of the site and the grade 1 listed Pittville Pump Rooms is located within metres of the site. The neighbouring Pittville School is also included in the Index of Buildings of Local Importance.</p> <p>A recent application (14/01928/FUL) proposes the erection of a student village incorporating 603 new-build student bedrooms, the refurbishment of the existing media centre and the provision of a mixed use games area. In addition, the proposal involves the demolition of existing teaching facilities, 23 existing rooms and the retention and refurbishment of 191 existing student rooms. The Officer's report recommended refusal however the planning committee chose to defer their decision. The national planning practice guidance supports the Council to allow this type of development to contribute towards Cheltenham's housing supply, based on the amount of accommodation it releases in the housing market. Further information and justification is required to establish the number of houses this is likely to release back to the housing market.</p> <p>It could therefore be argued that the proposed development of 580 net student bedrooms could go towards meeting the Council's 5 year housing land supply (although not subject to an affordable housing requirement). However, students tend to live in shared accommodation and therefore the number of dwellings which could be offset would be significantly less than the 580 bedrooms proposed. Further, the proposed development does not specifically relate to the provision of market housing and the applicant has not provided any further information or justification with regards this issue.</p> <p>The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and economic uses.</p>	G

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Part of site Housing	S097 (formerly S032, S033, S034, S035, S036, S037, S038)	JCS Site allocation	SUE02 SUE02a SUE02b SUE02c SUE02e SELAA32	Land at Leckhampton, off Shurdington Road	Main land use: Fields / agriculture / allotments / residential Planning Status: Submission JCS Strategic Allocation (2014), 13/01605/OUT 650 homes and mixed use - Refused. Appeal September 2015- awaiting outcome. Site Character: Urban edge / undeveloped / rural / open / part developed Greenfield/brownfield: Greenfield (small part residential) Critical constraints: High landscape sensitivity (part), Flood Risk, Heritage, allotments; Possible land contamination; suggested local green space Overcome constraints: Developable area restricted. Submission JCS proposes landscape buffer	A section at the northern end of the site has been recommended for development in the Cheltenham Plan by the JCS Inspector. Any development in this location will have to take into account landscape impacts, highways issues and green space. A clearer picture of what the Council's preferred option is for this site will be provided in the next stage of consultation in Spring 2017.	12	Around 200	High landscape sensitivity (part), Flood Risk, Heritage, allotments; Possible land contamination; suggested local green space	This is a strategic allocation within the draft Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS)	G
No	S098	CP090	N/A	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; Conservation area; important trees Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham	The site functions as an important space between existing buildings. There are strong concerns over the impact of any development of the site in terms of built form, impact on heritage assets and amenity.	0.6	11	Garden land development; Conservation area; important trees	An urban residential greenfield site within the central conservation area adjacent to Ellerslie House which this site used to form its grounds. Ellerslie House, gained permission (ref. 13/01861/FUL) for its conversion to 14 residential units and was completed in 2014. The remaining garden land forms this site and is now being promoted for residential development. Development would need to consider the <i>Development of Garden Land and Infill sites in Cheltenham</i> Supplementary Planning Document. This site would need to demonstrate how it would overcome the significant impacts to Ellerslie House and surrounding buildings within a conservation area. The site is in an accessible location with the majority of facilities being within 5 minutes by car, except for A&E/MIU which is between 5 - 15 minutes. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to a supermarket, children's centre and A&E/MIU is fair, being 15 - 30 minutes. The SALA assesses the site as suitable, available and achievable for housing within 10 years.	G

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No	S099	CP091	N/A	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:	SALA found site to not be deliverable or developable	1.92	64	suggested local green space	A flat brownfield site containing University buildings and sports pitches within the principal urban area. The site has also been submitted for consideration as a Local Green Space site. The site is in an accessible location with the majority of facilities being within 5 minutes by car. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to Accident and Emergency and/or an Minor Injuries unit is fair; taking approximately 15 - 30 minutes to travel using public transport. This site has not been assessed by the SALA.	R
No	S100	CP092	N/A	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: Conservation area; contamination Overcome constraints:	SALA found site to not be deliverable or developable	11.92	300	Conservation area; contamination	A flat greenfield and brownfield site containing University buildings and public green space with the principal urban area. The site is situated within the Central Conservation Area and there is a possibility of contamination on the site. The site is in an accessible location with the majority of facilities being within 5 minutes by car. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to Accident and Emergency and/or an Minor Injuries unit is fair; taking approximately 15 - 30 minutes to travel using public transport. This site has not been assessed by the SALA.	R
No	S101	CP093	N/A	Depot	Main land use: Waste site Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	3.77	95	Possible land contamination;	A flat brownfield site with the principal urban area. The existing use is a waste depot and as such the land is likely to be contaminated. The site is situated on the eastern edge of the Kingsditch trading estate and bordered to the east by the main railway line running through Cheltenham. The site is in an accessible location with the majority of facilities being within 5 minutes by car. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to Accident and Emergency and/or an Minor Injuries unit is fair; taking approximately 15 - 30 minutes to travel using public transport. This site has not been assessed by the SALA.	R

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No	S102	CP094	N/A	Sandford Lido Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area Overcome constraints:	SALA found site to not be deliverable or developable	0.27	10	Conservation area	This is a flat car park site within the Central Conservation area in urban area of Cheltenham. To the north is Sandford Lido, the east Sandford Park, the south the Fire Station and to the west Cheltenham Hospital. The car park is entirely within Flood Zones 2 & 3. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus or walking (under 15 minutes) with the exception of access to a secondary school, which takes 15 - 30 minutes by bus or walking. The SALA assesses the site as not suitable, available or achievable for housing or economic uses.	R
No	S103	CP095	N/A	St James's Street Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area Overcome constraints:	SALA found site to not be deliverable or developable	0.51	17	Conservation area	This is a flat, car park site within the core commercial area and central conservation area. It is surrounded by a mix of commercial and residential properties and a primary school. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and good access to all facilities by bus or walking (under 15 minutes) with the exception of access to a children's centre which takes longer at 15 - 30 minutes by bus or walking. The SALA assesses the site as suitable for housing and economic uses.	R
No	S104	N/A	N/A	Bath Road Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area; Possible land contamination; Overcome constraints:	SALA found site to not be deliverable or developable	0.193	7	Conservation area; Possible land contamination;	<i>A small car park, close to core commercial area. Site is under SALA site threshold.</i>	R
No	S105	CP096	N/A	St. George's Road Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area Overcome constraints:	SALA found site to not be deliverable or developable	0.255	9	Conservation area	This is a gently sloping car park site within the core commercial area and central conservation area. It is surrounded by a mix of commercial and residential uses. The site is in an accessible location being under 15 minutes of all major services by foot and bus. The SALA assesses the site as suitable for housing and economic uses.	R

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No	S106	CP097	N/A	Bath Terrace Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area Overcome constraints:	SALA found site to not be deliverable or developable	0.364	13	Conservation area	This is a flat, car park site within the urban area and central conservation area, which supports the Bath Road District centre. It is surrounded by a mix of commercial and residential properties and has public toilets on site. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus/walking (under 15 minutes) with the exception of access to a secondary school by bus or walking which is longer at 15 - 30 minutes. The SALA assesses the site as suitable for housing or economic uses.	R
No	S107	CP098	N/A	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:	SALA found site to not be deliverable or developable	3.29	62	Green Belt, AONB	This is a greenfield site, outside of the urban area to the south of Cheltenham. It is adjacent to residential development to the north but is within the Green belt and the AONB. The site is adjacent to a residential development site to the east and to the south the AONB slopes steeply up the hill. To the west is a church and open land. There is public access onto the land. The site has good access by car (under 5 minutes and bus/walking (under 15 minutes) including to a supermarket, primary school, children's centre, GP and fitness facility, with it taking longer by car (5 - 15 minutes) and by bus/walking (15 - 30 minutes) including access a library and A&E/MIU. Access to A&E/MIU by bus or walking is poor at over 30 minutes. The SALA assesses the site as not suitable, available or achievable for housing or economic uses.	R

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S108	CP099	N/A	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:	SALA found site to not be deliverable or developable	1.06	35	Green Belt	This is a greenfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores Medium - low in the JCS Landscape Sensitivity Study. A number of planning permissions (00/004781/FUL, 09/01809/FUL, 13/00020/TIME) relating to replacement of 4 bed dwelling. The site was also incorporated within a previous application covering a wider area - Land at Hunting Butts (SO10) 09/01589/OUT but not included in the subsequent application 11/00257/OUT. The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes. The SALA assesses the site as available for housing and economic uses	R
No	S109	CP100	N/A	Battledown	Main land use: Open land Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints:	SALA found site to not be deliverable or developable	14.68	277	AONB	This is a sloping, greenfield site within the AONB to the east of Cheltenham, it is adjacent to residential areas to the north, west and south. To the north and partially to the east, the site is bordered by GCHQ Oakley residential redevelopment site. The site is in an accessible location with good access to all facilities by car, bus and walking, being under 5 and 15 minutes respectively with the exception of access to a secondary school by bus or walking which takes longer at between 15 - 30 minutes. The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.	R

APPENDIX E – ALL HOUSING SITES

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
Mixed use	S110	CP101	N/A	North Place and Portland Street	<p>Main land use: Car Park (former Coach Station / residential)</p> <p>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.</p> <p>Site Character: urban / developed Greenfield/brownfield: Brownfield Critical constraints: Conservation area Overcome constraints:</p>	Mixed use allocation in previous Local Plan	2.04	143	Conservation area	<p>North Place and Portland Street area was formerly used as the main Coach and Bus station in Cheltenham. The site currently provides 813 parking spaces. The site lends itself to a mixed use scheme; the key drivers are the scale of each use, how they relate to the site context and how they stack up commercially. It will be important to make sure the site is not be seen in isolation of other town centre schemes such as Boots Corner, the Brewery link and obtaining rights over the parking area of St Margaret's Terrace which could all could provide cumulative benefits.</p> <p>The site is located within the central conservation area of Cheltenham and is approximately 2 hectares in area (3.2 including the highway). The site sits within the Central Conservation Area, and is immediately adjacent to the grade II* Trinity Church; the grade II* Saint Margaret's Terrace; and the grade II Dowty House, and consequently the form, massing and design of the any development has potential to impact upon the adjacent historic environment, either positively or negatively. English Heritage states that the potential for the new development provides a rare opportunity that should be grasped.</p> <p>Since planning permission was granted Morrisons supermarket has withdrawn from the site leaving the proposal less certain. Whilst this site remains a planning commitment until the application expires in 2017 the Cheltenham Plan should actively promote the reuse of a town centre brownfield site.</p> <p>The site is in an accessible location, with good access to all facilities by car (under 5 minutes) and by bus or walking (under 15 minutes).</p> <p>The SALA assesses the site as suitable, available and achievable for housing, within 6 - 15 years, and economic uses.</p>	G

APPENDIX E – ALL HOUSING SITES

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S111	CP102	N/A	Spirax Sarco HQ, Charlton House	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: Conservation area Overcome constraints:	SALA found site to not be deliverable or developable	1.91	63	Conservation area	<i>Site was included along with all Spirax Sarco sites when they were looking to consolidate. Sites at St George's Road and Tennyson Road were redeveloped to fund the redevelopment and consolidation of uses on the Runnings Road site. It was felt that Charlton House provided a good training/front of house site for Spirax Sarco and site was therefore unlikely to be available for redevelopment. There have been various planning applications relating to existing HQ, including 13/0112/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 fence. Site is not being promoted.</i>	R
No	S112	CP105	N/A	Land at Whaddon Road	Main land use: Car park Planning Status: In preparation Site Character: urban Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A	Site capacity is below 10 units		7	N/A	The site is a flat, car park site associated with Cheltenham Town Football Club. developed, site within the urban area containing pre-fabricated bungalows. The surrounding area is predominantly residential with commercial/employment uses to the west and Cheltenham Town Football Club east. The site is subject to a 'land swap' with Cakebridge Place which will allow for the development of residential development outside of the flood risk area. The redevelopment on land at Whaddon Road would provide a total of 16 houses which would provide a net gain of 7. Redevelopment of the Cakebridge Place site would be as a car park use for the Football Club. (See site CP069) The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes. The SALA assesses the site as available, suitable and achievable for housing within 0 - 5 years	G
Housing	S113	N/A	N/A	Premiere Products, Bouncers Lane	Main land use: B2 uses with B1 Planning Status: Pre app discussion Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A		1.65	70	N/A		
No	S114	N/A	N/A	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:	SALA found site to not be deliverable or developable		4	AONB		

APPENDIX E – ALL HOUSING SITES

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S115	N/A	N/A	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:	SALA found site to not be deliverable or developable		12	AONB		
No	S116	N/A	N/A	The East Gloucestershire Club, Old Bath Road;	Main land use: Sports Club Planning Status: N/A Site Character: Urban/ Undeveloped Greenfield/brownfield: Brownfield Critical constraints: Central conservation area Overcome constraints:	Site capacity is below 10 units		111	Central conservation area		
No	S117	N/A	N/A	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	SALA found site to not be deliverable or developable		32	AONB; Flood Risk		
No	S118	N/A	N/A	John Dower House, 24 Crescent Place, Cheltenham, Gloucestershire, GL50 3RA and South Court	Main land use: B1 uses Planning Status: 15/00362/FUL (conversion and construction to provide 68 later living apartments) decision pending; 13/00603/FUL (B1 to C3) Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Central conservation area; Heritage Overcome constraints:			68	Central conservation area; Heritage		
No	S119	N/A	HLA-COL1052	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: Central conservation area; Potentially contaminated land Overcome constraints:	Site is too small to allocate		13	Central conservation area; Potentially contaminated land		
No	S121	N/A	N/A	The Bredons, Harp Hill	Main land use: Residential garden land Planning Status: 15/02176/FUL demolition of existing dwelling and erection of 2 detached dwellings, pending consideration. Site Character: Edge of urban Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints:	SALA found site to not be deliverable or developable	0.46	2	AONB		

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Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref	Old Refs	Site Name	Site summary	Reason for exclusion from Preferred Options	Area for Capacity Calc.	Capacity (dwgs)	Critical constraints:	I&O site proforma summary	Issues & Options status
No	S122	N/A	N/A	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- application refused Site Character: Urban previously developed Greenfield/brownfield: Brownfield Critical constraints: Potentially contaminated land Overcome constraints: N/A	Safeguarded employment site	0.48	27	Potentially contaminated land		
Mixed use	S123	N/A	N/A	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 Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage Greenfield/brownfield: Brownfield Critical constraints: Access in Flood zone 3; Potentially contaminated land Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site.	Part of larger mixed use site with S074	0.8	40	Access in Flood zone 3; Potentially contaminated land		
No	S124	N/A	N/A	Park Corner and land to the west of Park Corner, Bowbridge Lane, Prestbury	Main land use: Planning Status: N/A Site Character: Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	1.1	25-30	Green Belt		
No	S125	N/A	N/A	Land north west of Racecourse	Main land use: Partly arable, part racecourse car park Planning Status: TPO on site Site Character: Rural/ Open Greenfield/brownfield: Greenfield Critical constraints: Flood risk; Green Belt Overcome constraints:	SALA found site to not be deliverable or developable	39.45	1183	Flood risk; Green Belt		
No	S126	N/A	N/A	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:	SALA found site to not be deliverable or developable	2.47	74	Green Belt		
No	S127	N/A	N/A	Land south east of Ham Road		Site is within the AONB	0.53	13	AONB		