## APPENDIX A – ASSESSMENT OF EXISTING EMPLOYMENT SITES

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<tr>
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</table>
| 75         | Gloucester Road, Benhall - GCHQ | B1 Office | 16.99 | 72 | • Located to the west of town  
• Excellent strategic location on A40 and close to M5 J11  
• Good local access off Gloucester Road  
• Very high quality office accommodation with excellent surroundings  
• Large employer and key contributor to local economy | ✓ |
| 47         | The Promenade - Cheltenham Borough Council | B1 Office | 0.55 | 71 | • Regency style building in TC  
• Good public transport access  
• Facilities for the workforce nearby  
• Somewhat outdated office accommodation  
• Potential for mixed use redevelopment including adjacent area |
| 43         | Montpellier Drive, Bath Road (Eagle Star) | B1 Office | 1.33 | 70 | • Good quality building on edge of Town Centre  
• Good public transport access  
• Facilities for the workforce nearby  
• Some parking  
• Poor internal layout |
| 44         | Jessop Avenue | B1 Office | 1.79 | 70 | • Substantial prime office space in Cheltenham Town Centre  
• Attractive, high quality environment.  
• Expansion opportunities to implement extant planning consent on adjacent car park at Honeybourne Place.  
• Good access by public transport  
• Close to many local facilities for workforce | ✓ |
| 74         | 121 - 133 Promenade | B1/A2/A1 | 0.33 | 70 | • Regency style building in Town Centre  
• Good public transport access  
• Facilities for the workforce nearby  
• Good quality buildings but outdated internal layout  
• No room for expansion unless as part of wider redevelopment |
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| 48         | Royal Crescent and St George's Place | B1 Office | 1.35 | 70 | - Regency style buildings in Town Centre  
- Good public transport access  
- Facilities for the workforce nearby  
- Good quality premises but outdated internal layout  
- No room for expansion unless as part of wider redevelopment | | |
| 66         | Bath Mews, Bath Parade | B1 | 0.09 | 69 | - Small building east of Town Centre  
- Good public transport access  
- Facilities for the workforce nearby  
- Good quality property but outdated internal layout  
- Very confined site with no scope for expansion | | |
| 56         | Old Bath Road and Thirlestaine Road | B1 Office | 2.93 | 69 | - Attractive, location on south-east edge of Town Centre  
- Good public transport access  
- Some facilities for the workforce nearby  
- High quality building but somewhat outdated | | |
| 67         | St James's Square, St James's House | B1 | 1.10 | 69 | - Substantial prime office space in Cheltenham Town Centre  
- Modern, open plan accommodation  
- Attractive, high quality environment.  
- Good access by public transport  
- Close to many local facilities for workforce | ✓ |
| 49         | The Quadrangle, Promenade | B1/A2 | 0.17 | 68 | - Reasonable quality building in attractive Town Centre location  
- Good public transport access  
- Facilities for the workforce nearby  
- Slightly outdated (1970s) office accommodation | |
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<tbody>
<tr>
<td>52</td>
<td>Vittoria House, Vittoria Walk</td>
<td>B1 Office</td>
<td>0.18</td>
<td>68</td>
<td>• Regency style building in attractive location south of Town Centre • High quality and well maintained property • Good access by public transport • Close to many local facilities for workforce. • Constrained by building design/layout • No opportunities for expansion</td>
<td></td>
</tr>
<tr>
<td>53</td>
<td>St Georges Road - Magistrates Court and Government Offices</td>
<td>B1 Office</td>
<td>0.75</td>
<td>67</td>
<td>• Good location south of Town Centre • Adequate/ reasonable quality buildings • Good access by public transport • Close to many local facilities for workforce. • Constrained by limited capacity for expansion</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Cirencester Road - Spirax Sarco</td>
<td>B1 Office</td>
<td>0.50</td>
<td>67</td>
<td>• Located on south-eastern edge of town • Period house with more modern buildings in high quality grounds • All buildings of good quality • Edge of town location means that accessibility by public transport is poor • No facilities for the workforce nearby</td>
<td></td>
</tr>
<tr>
<td>61</td>
<td>Parker Court and Brailsford House, Knapp Lane</td>
<td>B1</td>
<td>0.05</td>
<td>67</td>
<td>• Located to the west of the Town Centre • Good quality buildings • Good access by public transport • Close to many local facilities for workforce. • Small site confined by surrounding urban area • Internal layout only suits small business</td>
<td></td>
</tr>
<tr>
<td>51</td>
<td>Bayshill Road – former Kraft HQ</td>
<td>B1 Office</td>
<td>0.49</td>
<td>67</td>
<td>Redeveloped for housing</td>
<td>n/a</td>
</tr>
<tr>
<td>70</td>
<td>Lypiatt Road</td>
<td>B1/A2</td>
<td>0.54</td>
<td>66</td>
<td>• Good condition buildings located in south-western fringes of the Town Centre • Good access by public transport • Close to some local facilities for workforce. • Small site confined by neighbouring uses so little room to expand</td>
<td></td>
</tr>
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</tbody>
</table>
| 55         | Lansdown Road / Lypiatt Lane                 | B1 Office          | 66         |                          | • Located in south-western fringes of the Town Centre  
• Good access by public transport  
• Close to some local facilities for workforce.  
• Site is densely developed but buildings are of good quality and well maintained  
• Surrounding uses confine the site and mean there is very little opportunity to expand |                                                                            |                             |
| 42         | St Margaret's Road and North Place (Pate Court) | B1                 | 0.30       | 65                       | • Located on north-eastern edge of Town Centre next to A4019  
• Good access by public transport  
• Close to many local facilities for workforce.  
• Adjacent to other employment uses but little room to expand |                                                                                     |                             |
| 65         | New Barn Lane - UCAS                          | B1 Office          | 2.73       | 65                       | • Located in northern Cheltenham  
• Good strategic access off A435  
• Good local access to/from Evesham Road  
• Sparse facilities nearby but frequent bus to TC  
• Buildings of excellent quality  
• Situated in a high quality landscaped environment.  
• Considered a key business in Borough which needs to be retained to avoid vacating the whole site | ✓                                                                                        |                             |
| 20         | Princess Elizabeth Way                        | B8/SG              | 5.19       | 64                       | • Located to the north-west of Cheltenham adjacent to the A4013  
• 2 units (storage unit car sales)  
• Good strategic access via A4013/A4019  
• Local access is reasonable  
• Few facilities nearby for workforce |                                                                                     |                             |
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</table>
| 22        | Hatherley Lane, The Redding's | B1/B2 | 64 | • 2 sites located to the west of the town  
• Excellent strategic location off A40 / close to M5 J11  
• Good local access off Gloucester Rd. / Hatherley Lane  
• Good level of parking  
• Good quality / modern properties  
• Adequate public transport  
• Some nearby facilities for workforce  
• Expansion opportunities available west of Pure office building | ✓ |}
| 60        | Vittoria Walk / Oriel Road | B1/SG | 0.84 | 64 | • Effectively 2 adjacent sites In Town Centre  
• Reasonable condition properties  
• Good access by public transport  
• Close to many local facilities for workforce | |}
| 68        | Parabola Road – Former Inland Revenue offices | B1 | 0.15 | 63 | • Located on western edge of Town Centre in a primarily residential area  
• Good access by public transport  
• Close to some local facilities for workforce.  
• Attractive location but dated accommodation | |}
| 4         | Cheltenham Trade Park, Arie Road | B1/SG | 3.83 | 62 | • Located on north-western edge of Town Centre  
• Good strategic access off A4019 / M5  
• Acceptable local access via residential roads  
• Well served by public transport  
• Adequate parking  
• Office and light industrial location providing a range of units and two office buildings.  
• Some vacant units available | ✓ |
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| 13         | Kingsditch, Block 6            | B2                 | 5.71       | 62                       | • Principal industrial area to north-west of Cheltenham  
• Good access onto A4019 & M5 J10.  
• Generally occupied by engineering and car parts companies  
• Primarily good quality buildings of a better quality than much of the rest of Kingsditch  
• Vacancies on key gateway plots would cause the profile of the estate to deteriorate                                                                                   | ✓                            |
| 14         | Kingsditch, Block 7            | B2/SG/D2           | 5.54       | 62                       | • Principal industrial area to north-west of Cheltenham  
• Good access onto A4019 & M5 J10.  
• Generally light industrial uses  
• Primarily good quality buildings of a better quality than much of the rest of Kingsditch  
• Vacancies on key gateway plots would cause the profile of the estate to deteriorate                                                                                   | ✓                            |
| 73         | Tebbit Mews, Winchombe Street  | B1                 | 0.12       | 62                       | • Located in northern part of Town Centre  
• Good quality office space  
• Reasonable strategic access  
• Poor local access / servicing  
• Good accessibility by public transport  
• Close to many local facilities for workforce  
• Limited space for expansion                                                                                                                                                    |                               |
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</table>
| 1          | Gloucester Road- Travis Perkins | Sui Generis | 3.39 | 62 | • Western edge of Town Centre  
• Sui Generis uses only (Builders Merchants & Car Dealerships)  
• Good strategic location with nearby bus and rail links to surrounding areas  
• Some nearby facilities for workforce  
• Potential conflict with surrounding residential uses  
• Part of the site received planning consent for residential use in 2015 (13/00106) | • |
| 8          | Kingsditch Block 1 including Manor Park Business Centre | B1/B2/A1/SG | 10.51 | 62 | • Principal industrial area to north-west of Cheltenham  
• Good access onto A4019 & M5 J10.  
• Wholesale; light industrial; engineering; manufacturing.  
• Mixed quality buildings with investment required in certain properties to ensure continued fitness for purpose.  
• Vacancies on key gateway plots would cause the profile of the estate to deteriorate | • |
| 9          | Kingsditch, Block 2 | B2/A1/SG | 7.72 | 62 | • Principal industrial area to north-west of Cheltenham  
• Good access onto A4019 & M5 J10.  
• Retail; light industrial; manufacturing.  
• Mixed quality buildings with investment required in certain buildings to ensure continued fitness for purpose.  
• Retail units along Kingsditch Lane have begun to erode the traditional employment characteristics of the area | • |
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<tr>
<td>10</td>
<td>Kingsditch, Block 3</td>
<td>B2/B8/SG</td>
<td>6.66</td>
<td>62</td>
<td>• Principal industrial area to north-west of Cheltenham. • Good access onto A4019 &amp; M5 J10. • Wholesale; light industrial; manufacturing. • Mixed quality buildings with investment required in certain buildings to ensure continued fitness for purpose. • Some large vacant units apparent</td>
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<tr>
<td>11</td>
<td>Kingsditch, Block 4</td>
<td>A1/A3/SG</td>
<td>9.65</td>
<td>62</td>
<td>• Principal industrial area to north-west of Cheltenham • Good access onto A4019 &amp; M5 J10. • Recently redeveloped with large, purpose-built retail units • Employment character now significantly eroded</td>
<td></td>
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<tr>
<td>12</td>
<td>Kingsditch, Block 5 (Spirax Sarco)</td>
<td>B2</td>
<td>6.62</td>
<td>62</td>
<td>• Principal industrial area to north-west of Cheltenham • Good access onto A4019 &amp; M5 J10. • Mixed quality buildings • Single user manufacturing site with scope to expand in future • Company needs to be retained to avoid vacating the whole site</td>
<td>✓</td>
</tr>
<tr>
<td>57</td>
<td>Bath Road and Suffolk Road</td>
<td>B1/A2</td>
<td>0.93</td>
<td>62</td>
<td>• Located to the south of the Town Centre • Good quality offices on 2 separate sites • Good location with some on-site parking • Good access by public transport • Close to some local facilities for workforce. • Little scope for expansion</td>
<td></td>
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<tr>
<td>40</td>
<td>Ambrose Street and Knapp Road</td>
<td>B1/B2</td>
<td>0.21</td>
<td>62</td>
<td>• Located in northern Town Centre • Effectively 2 different sites with reasonable quality offices • Limited space for expansion • But good location with good transport links</td>
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| 69        | Parabola Road/ Montpellier Street            | B1                 | 0.15       | 61                       | • Located on south edge of Town Centre  
• Good access to facilities and services  
• Good public transport linkages  
• Attractive regency property          |                               |
| 19        | Charlton Kings Industrial Estate             | B1/B2              | 1.43       | 61                       | • Located on south-eastern edge of Cheltenham  
• Some public transport but no facilities nearby  
• Contains traditional small-scale industrial units and Chelsea BS contact centre |                               |
| 37        | Blaisdon Way                                 | SG                 | 3.13       | 61                       | • Located on north-western edge of Cheltenham  
• Well located for A4019 and M5  
• Removal / storage / car sales  
• Not a B class site                  |                               |
| 80        | Kingsmead Industrial park                    | B2/SG              | 3.36       | 60                       | • Located on north-western edge of Cheltenham  
• Good strategic access  
• Car dealership (Sui Generis) & Assa Abloy door solutions  
• Poor access by public transport and no local facilities |                               |
| 58        | Winchcombe Street - Sign Craft               | B1                 | 0.14       | 60                       | Redeveloped for housing                                                                       | n/a                           |
| 59        | Wellington Street and Bath Road (Delta Place)| B1/A1/A2          | 0.36       | 60                       | • Located in east of Town Centre  
• Good access to services and facilities  
• Good condition buildings  
• Little room for expansion           |                               |
| 21A       | Village Road (Douglas)                       | B2                 | 1.37       | 60                       | • Primarily a residential area in north-west Cheltenham  
• Buildings of reasonable condition  
• Good access to A4019 / M5  
• No services and facilities in immediate area |                               |
<p>| 38        | Tewkesbury Road, Block 3                     |                    | 59         |                          | • Site is now retail only (Wickes/ Staples)                                                  | n/a                           |</p>
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</table>
| 54        | The Barlands, London Road including Mono Telecom | B1 Office | 2.53 | 59 | • 4 km south-east of Town Centre on A40  
• Any scope for expansion constrained by AONB  
• Modern buildings on a well maintained site  
• Vacant factory and office space present (Flexfurn)  
• Good access  
• Sparse public transport and no facilities nearby | |
| 2A        | Workplace at the Bramery, Alstone Lane | B1 Office | 0.28 | 59 | • Modern 2 storey office building in good condition  
• Part of wider 1950s industrial development where local road access is average / poor  
• Strategic road access is adequate  
• Good parking  
• Close to rail and bus routes  
• Little room for expansion | |
| 21B       | Village Road, Tungum Ltd, Douglas Equipment Ltd | B2 | 0.70 | 59 | Redeveloped for housing | n/a |
| 29        | Tewkesbury Road, Block 1 including Neptune Business Centre and Space Business Centre | A1/B1/B2/B8 | 2.75 | 58 | • Located on north-western edge of Town Centre  
• Good strategic access off A4019, 3 miles from M5  
• Good local access, well served by public transport  
• Modern office space, warehouse and trade counter  
• Flexible range of unit sizes and bespoke business packages  
• Good parking  
• Facilities nearby for workforce | |
| 64        | Colletts Drive and Lower Mill Street | A1/SG | 0.68 | 57 | • On north-western edge of TC  
• Graham Plumbing & Bathroom etc.  
• Reasonable strategic access (A4019 nearby)  
• Poor local access  
• Quality of buildings adequate  
• Poor parking | |
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| 45         | Swindon Road - Ebley Tyre and Exhaust Centre | B1/B2/SG | 0.09 | 57 | • North of Town Centre  
• Average quality  
• Opportunities for expansion  
• Good local facilities and access to public transport  
• Reasonable strategic access  
• Single user site | |
| 2B         | The Bramery, East of St Georges, Alstone Lane | B1/B2 | 1.39 | 57 | • Part of wider 1950s industrial development where local road access is average/poor  
• Strategic road access is adequate  
• Good parking  
• Close to rail and bus routes  
• Little room for expansion | |
| 3          | St Georges Road, Spirax Sarco | B2 | 1.25 | 57 | Redeveloped for assisted living complex | n/a |
| 24         | Bouncers Lane - Premiere Products | B2 | 2.58 | 56 | • Vacant site  
• Poor strategic access  
• Site likely to be advanced for housing | |
| 6          | Tennyson Road - Spirax Sarco | B2 | 0.92 | 56 | Redeveloped for housing | n/a |
| 16A        | Maida Vale Business Centre | B1/B2 | 0.34 | 56 | • Located to south of town  
• Modern development with 10 businesses  
• Buildings of average quality  
• Easy parking  
• Few facilities nearby  
• Strategic access poor  
• Poor public transport | |
| 15A        | Churchill Trading Estate / Mead Road | B1/B2/SG | 2.46 | 55 | • Located south of town  
• Around 50 buildings from last 50 years  
• Mainly light industry and wholesale  
• Average quality  
• Poor local and strategic access | |
| 30         | Tewkesbury Road, Block 2 | B2/SG | 5.25 | 55 | • Located on north-western edge of Town Centre  
• Good strategic access off A4019, 3 miles from M5  
• Good local access, well served by public transport  
• 10 businesses in a mix of modern and older good quality buildings.  
• Adequate parking but access to Arle Avenue is narrow  
• Facilities nearby for workforce  
• Several vacant units present | |
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| 36        | Chapel Lane and Commercial Street | B1                 | 0.01       | 55                       | • South-west of Town Centre  
• 100 year old 2-storey buildings in good condition (residential appearance)  
• Facilities nearby  
• Public transport good  
• Parking poor  
• Local and strategic access poor  
• No room to expand                                                                 |
| 7         | Battledown Industrial Estate, Hales Road | B2/SG              | 4.19       | 55                       | • A general industrial estate to the east of the town supporting a mixture of uses  
• Some properties old and dilapidated  
• Around 6 vacant premises  
• Poor strategic access  
• Locally, site is accessed through residential area  
• Expansion constrained by nearby housing  
• Parking is a problem along King Alfred Way  
• Few facilities nearby                                                                 |
| 2C        | St Georges Business Park, Alstone Lane | B1/B2               | 0.53       | 55                       | • Part of wider 1950s industrial development where local road access is average/poor  
• Strategic road access is adequate  
• Good parking  
• Close to rail and bus routes  
• Little room for expansion                                                                 |
| 28        | Lypiatt Street and Tivoli Walk (Groves Batteries and Printbox Works) | B1/B2               | 0.13       | 55                       | • 2 adjacent sites south-west of Town Centre  
• Good quality buildings housing office and light industrial uses  
• Good access to public transport and local facilities  
• Parking / servicing very poor  
• No space for expansion                                                                 |
| 2E        | The Vineyards, Access off Gloucester Road | B1/B2               | 4.43       | 55                       | • Part of wider 1950s industrial development  
• Local road access is better than much of the development (i.e. 2a/2b/2c/2d)  
• Good parking  
• Close to rail and bus routes  
• Little room for expansion                                                                 |
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<tr>
<td>2D</td>
<td>Alstone Lane Trading Estate, Alstone Lane</td>
<td>B1/B2</td>
<td>0.87</td>
<td>54</td>
<td>• Part of wider 1950s industrial development where local road access is average/poor • Strategic road access is adequate • Good parking • Close to rail and bus routes • Little room for expansion</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Cromwell Road - Kohler Mira Ltd</td>
<td>B2</td>
<td>2.87</td>
<td>54</td>
<td>• Located to the north-east of the town in a primarily residential area • Industrial and office accommodation of average quality and less than 50 years old • Good servicing and parking • Strategic and local road access is poor • Few facilities nearby • Little room for expansion</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Swindon Road- Lyndon Design &amp; Car dealers</td>
<td>SG</td>
<td>0.80</td>
<td>54</td>
<td>• Two sites in the north-west of Cheltenham comprising Lyndon Design, Imperial Cars and Ebdons Car Sales • Average quality buildings/environment • Good local and strategic highway links</td>
<td></td>
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<tr>
<td>27</td>
<td>Lansdown Crescent Lane</td>
<td>B1/B2</td>
<td>0.55</td>
<td>54</td>
<td>• Site south-west of the Town Centre • 2 storey small businesses • Average quality buildings • No opportunity for expansion • Poor parking • Good public transport and workforce facilities nearby</td>
<td></td>
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<tr>
<td>62</td>
<td>Ambrose Place and Clarence Street - JMS Motors</td>
<td>SG</td>
<td>0.04</td>
<td>52</td>
<td>• Garage in north-west of Town Centre • Good access to public transport and facilities for the workforce • Very constrained site so parking provision and servicing are very poor</td>
<td></td>
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<tr>
<td>72</td>
<td>Bloomsbury Street/Market Street</td>
<td>B1</td>
<td>0.04</td>
<td>51</td>
<td>Redeveloped for housing</td>
<td>n/a</td>
</tr>
<tr>
<td>18</td>
<td>Leckhampton Industrial Estate.</td>
<td>B2</td>
<td>0.89</td>
<td>51</td>
<td>Redeveloped for housing</td>
<td>n/a</td>
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</tbody>
</table>
| 33        | Carlton Street and Hewlett Road | B1/B8              | 0.08       | 51                       | • Two separate sites (one vacant) of average quality in a primarily residential area east of Town Centre  
• Parking and circulation are poor  
• Strategic access is poor  
• Local access is very poor  
• No expansion space                                                                                           |                             |
| 32        | Brunswick Street - RW Burt & Co Autobody Repairs, G & L Motors | B2/SG              | 0.13       | 51                       | • Two separate sites of average quality in a primarily residential area north of Town Centre  
• Parking and circulation are acceptable  
• Strategic access is good / adequate  
• Local access is fair  
• No expansion space                                                                                           |                             |
| 39        | Grove Street and Burton Street | B2/SG              | 0.43       | 50                       | • Collection of back-street garages and small businesses to north-west of Town Centre including builders and light industrial users  
• Buildings of average quality  
• Parking and circulation poor  
• Local access very poor  
• Strategic access good / adequate  
• Public transport accessibility and local service provision good                                                                                                              |                             |
| 71        | Lower High Street - J R Laboratories | B2               | 0.07       | 50                       | • Located to the north-west of the Town Centre  
• Light industrial (optical manufacturing)  
• Low quality building with little space for expansion  
• Parking and circulation poor  
• Local access poor  
• Strategic access adequate  
• Public transport and local service provision good                                                                                                                         |                             |
| 15B       | Naunton Park Industrial Estate | B1/B2/SG           | 0.30       | 48                       | • Located to the south of town  
• Average quality  
• Parking and service provision poor  
• Constrained by residential development nearby  
• Poor strategic access  
• Adequate local access  
• Public transport and local facilities poor                                                                                                                                     |                             |
<table>
<thead>
<tr>
<th>Survey ref</th>
<th>Address</th>
<th>Use Classification</th>
<th>Area (ha.)</th>
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<tr>
<td>63</td>
<td>Stoneville Street and Gloucester Road</td>
<td>B1/B2</td>
<td>0.40</td>
<td>48</td>
<td>Redeveloped for housing</td>
<td>n/a</td>
</tr>
</tbody>
</table>
| 16B        | Liddington Park & Trading Estate      | B1/B2              | 2.59       | 48                       | • Located to the south of town  
• Combination of modern office development and more traditional light industrial units  
• Properties of good/average quality  
• Poor parking and servicing  
• Few facilities nearby  
• Strategic access poor, local access average  
• Poor public transport                                                               |                               |
| 50         | Arle Court, Gloucester Road - Keltruck, Easy Mix | B2/SG             | 0.91       | 47                       | • Located in the west close to J11 of the M5  
• Excellent strategic access but poor local access  
• Poor quality buildings  
• Average parking provision  
• No local facilities  
• Average public transport                                                             |                               |
| 46         | Milsom Street, Swindon Road and King Street | B1/B2/SG          | 0.31       | 46                       | • Conglomeration of office and industrial business premises to the north-west of the Town Centre  
• Strategic access is fair  
• Local access is poor  
• Public transport reasonable  
• Adequate parking  
• Poor quality accommodation  
• Workforce facilities nearby  
• No scope for expansion                                                               |                               |
| 23         | Prestbury Road and Cleevemont Close   | B2/SG              | 2.48       | 46                       | • Part vacant site  
• Poor strategic access  
• Likely to be advanced for mixed use development including employment               |                               |
| 5          | Lansdown Industrial Estate, Gloucester Road | B1/B2/B8          | 5.87       | 46                       | • Located towards the west of the town adjacent to the main railway line  
• Over 35 businesses housed in average quality buildings  
• Strategic access is good  
• Local access is moderate  
• Public transport good  
• Parking provision is adequate  
• No scope for expansion                                                               |                               |
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| 17        | Crooks Industrial Estate       | B1/B2              | 0.38       | **44**                   | • Located towards the south of the town  
• Houses a number of industrial uses in buildings of an average quality  
• Parking and servicing are poor  
• Strategic access is poor  
• Local road access is very poor  
• Expansion heavily constrained by surrounding residential area                                                                                                                                  |                              |
| 2F        | Advanced Coated Products, Access via Gloucester Rd | B2                | 1.14       | **44**                   | • Part of wider 1950s industrial development  
• Shares access with the Vineyards (2E)  
• Local road access is better than much of the development (i.e. 2a/2b/2c/2d)  
• Poor parking  
• Low quality building  
• Close to rail and bus routes  
• Little room for expansion                                                                                                                                   |                              |
| 41        | Blacksmiths Lane, Prestbury   | B2                | 0.04       | **42**                   | Redeveloped for housing                                                                                                                                                        | n/a                          |
| 35        | Francis Street and Exmouth Street | B1/B2/SG          | 0.07       | **39**                   | Redeveloped for housing                                                                                                                                                        | n/a                          |