

# Housing and Mixed-Use Topic Paper

## The Cheltenham Plan 2011-2031

Cheltenham Borough Council  
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## Table of Contents

1.	Introduction .....	2
2.	Site Selection Methodology .....	3
3.	Selected Cheltenham Plan sites .....	12
3.1.	Housing allocations .....	12
3.2.	HD1: Christ College Site .....	12
3.4.	HD2: Former Monkscroft Primary School .....	13
3.6.	HD3: Bouncer’s Lane .....	14
3.8.	HD4: Land off Oakhurst Rise .....	15
3.11.	HD5: Land at Stone Crescent .....	16
3.13.	HD6: Brockhampton Lane .....	17
3.16.	HD7: Prior’s Farm Fields .....	18
3.18.	HD8: Old Gloucester Road .....	20
3.20.	Mixed Use Allocations .....	21
3.21.	MD1: Lansdown Industrial Estate .....	21
3.23.	MD2: North Place and Portland Street .....	22
3.26.	MD3: Coronation Square .....	23
3.28.	MD4: Royal Well and Municipal Offices .....	24
3.30.	MD5: Leckhampton .....	25

## 1. Introduction

- 1.1. The purpose of this report is to set out how the development allocations for housing and mixed uses in the Cheltenham Plan have been generated; it also considers how those sites make a valuable contribution towards delivering sustainable development and providing for the needs of the borough over a twenty year period up until 2031. A separate paper deals specifically with employment allocations.
- 1.2. The objectively assessed need (OAN) for housing in Cheltenham has been assessed as part of the Joint Core Strategy (JCS) process. The overall housing requirement for the whole area between 2011 and 2031 is 35,175 dwellings with the Cheltenham specific figure of 10,915. More information about how these figures have been derived can be found on the JCS website (<https://jointcorestrategy.org/>). It should be noted that the numbers do not represent maximum amounts and will be closely monitored over the plan period.
- 1.3. In order to help meet the housing requirements the JCS looks to focus development into the existing urban areas. However, the housing need exceeds what can be accommodated within the main urban boundaries. In order to address this the JCS proposes large, strategic sites for development on the edge of Cheltenham. An urban capacity figure of 557 dwellings was identified for the borough. These dwellings will be supplied outside of the Strategic Allocations, some of which will benefit from being allocated for development in the Cheltenham Plan.
- 1.4. This report is an important piece of the Cheltenham Plan evidence base. It pulls together all the key elements of evidence relating to site assessment and analysis. It is important to recognise that no single element of the evidence has greater weight than another, and in assessing potential allocations the starting position is to understand what each elements of the evidence base is concluding and reaching a balanced approach and recommendation which reflects NPPF and JCS.
- 1.5. The Preferred Options consultation proposed development allocations within the borough to meet development needs.
- 1.6. This report has informed the recommendations regarding the final development allocations for the Pre-Submission document.
- 1.7. The general and specific requirements to deliver each allocation will be considered from this work drawing from the consultation responses received, so as to inform the preparation of the Cheltenham Plan.

## 2. Site Selection Methodology

- 2.1 The Council is required to maintain a Strategic Housing Land Availability Assessment (SHLAA) which also applies to employment land. For this reason the three JCS councils agreed to combine housing and employment assessments in to one document which is known as the Strategic Assessment of Land Availability (SALA) and is updated annually.
- 2.2 Essentially, the document is a technical database of sites which have been submitted to the Council for consideration for future development. The SALA assessment process entails testing sites from a deliverability perspective and questions whether constraints can be overcome and whether sites are attractive to the market.
- 2.3 Sites are submitted annually through a process known as the “call for sites”. The Council invites landowners, key stakeholders, land/planning agents and anyone with a local land interest to submit sites for consideration. However, having a site in the SALA does not necessarily mean that it will be automatically allocated for development. Rather, the SALA represents a pool from which the Council can select suitable sites to allocate. Sites can only be allocated for development through the Joint Core Strategy, the Cheltenham Plan or Neighbourhood Development Plan.
- 2.4 The SALA methodology rates any site in the Green Belt (unless it is due to be removed from the Green Belt by the JCS) or AONB as ‘Unsuitable’. This focus on sites within the urban area fits with the Cheltenham Plan’s sequential approach to development. In general the plan looks to allocate development within the urban area first, followed by non-designated areas outside of the existing urban areas, and finally within designated areas.
- 2.5 The 2015 Issues and Options consultation document presented 103 potential site allocations which had been assessed through the SALA process. From the initial site assessments, sites were colour coded according to the following:

Site suitability	Description
Light Green	Has the greatest potential to be allocated for development
Dark Green	Currently has planning permission to build dwellings or employment premises
Amber	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** Is not considered suitable for allocation for development

2.6 The majority of comments made in relation to sites expressed the need to maintain the existing urban boundaries. There was also some concern about potential development on Green Belt, AONB and other greenfield sites. However, a number of respondents focused on the need to boost the supply of housing in line with the NPPF and many also referenced the JCS examination and challenged Cheltenham’s housing numbers (objectively assessed housing need).

2.7 Following the Issues and Options consultation officers continued to update information about potential development sites. All sites were then subjected to basic, high level criteria to filter out those which would either not be suitable for residential development or would not benefit from having a policy allocation.

2.8 The filtered sites were then discussed at an officer panel. The input of the Conservation, Development Management, Trees, Streetscape, Landscape and Highways teams was collected in order to gain a better understanding of constraints and opportunities and the whole process reviewed by the Planning Liaison Member Working Group.

2.9 The result was a list of 14 potential housing and mixed use allocation sites included in the 2017 Preferred Options consultation.

**Table 1**

SITES ALLOCATED FOR HOUSING DEVELOPMENT				
Site	Area (ha)	Current land use	Proposed land use	Anticipated Timescale
Land at Reeves Field	4.52	Sports Ground	Market housing (approximately 80 units including affordable housing).	6 – 10 years
Land at former Monkscroft Primary School	1.80	Vacant former school site	Market housing (approximately 60 units including affordable housing).	0 – 10 years
Land at Springbank Shopping Centre	0.51	Vacant Shopping Centre	Market housing (approximately 30 units including affordable housing).	6 – 10 years
Land at Christ College Site B	2.11	Unused Playing field	Market housing (approximately 70 units including affordable housing).	0 – 10 years
Land at Rivershill House	0.42	Vacant Office Building	Market housing (approximately 44 units including affordable housing).	0 – 10 years
Land at Premiere Products	2.17	Vacant Employment Buildings	Market housing (approximately 70 units including affordable housing).	0 – 10 years

SITES ALLOCATED FOR HOUSING DEVELOPMENT				
Site	Area (ha)	Current land use	Proposed land use	Anticipated Timescale
Land at Lansdown Road	1.06	Vacant Office Buildings	An existing concept statement outlines potential for residential uses on the entire site. Part of the site has subsequently been renovated as office use and should be retained as such. The remaining area will be residential with approximately 45 units.	6 – 10 years
Land at Arle Nurseries / Old Gloucester Road	14.5	Nursery / Fields	This site will be taken out of the Green Belt by the JCS. Flood risk on the site as well future of the Nursery will need to be planned. An indicative figure of 200 dwellings is suggested.	11 – 15 years
Land at Leckhampton	15	Fields	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. An indicative figure of 200 dwellings is suggested.	6 – 10 years

Table 2

SITES ALLOCATED FOR MIXED USE DEVELOPMENT				
Site	Area (ha)	Current land use	Proposed land use	Anticipated Timescale
Land at Priors Farm Fields	12.01	Fields / playing fields	Several competing demands on the site including Local Green Space, allotments, flood alleviation scheme, access to Crematorium and housing (approximately 25 units). Site will require mixed-use masterplan.	11 – 15 years
Land at Coronation Square	1.48	Car park / Shopping area	Complex site with competing demands and potentially subject to wider regeneration projects. Site will require mixed-use masterplan.	11 – 20 years
Land at Royal Well and Municipal Offices	0.86	Employment / Bus Station	An existing development brief outlines potential uses of the site.	11 – 20 years
Land at 196 – 102 Prestbury Road	1.30	Commercial / Industrial	Large site which already benefits from an informal concept statement for mixed use development (including	11 – 16 years

SITES ALLOCATED FOR MIXED USE DEVELOPMENT				
Site	Area (ha)	Current land use	Proposed land use	Anticipated Timescale
			approximately 40 dwellings).	
North Place and Portland Place	2.0	Former Coach Station / residential	Planning permission was granted on the site in 2013 for a large supermarket, car park and 143 dwellings but this has not been implemented.	6 – 16 years

2.10 The 110 SALA sites which were not taken forward to the Preferred Options stage are listed in the [appendices of the consultation document](#). Each of these sites was given a specific reason for not being taken forward.

**Table 3**

Criteria for exclusion from Preferred Options	Rationale for criteria
SALA found site to not be deliverable or developable	In line with NPPF paragraph 47
Site is too small to allocate	
Site has planning permission	The site would not benefit from allocation
Safeguarded employment site	
JCS allocation site	The site is already allocated
Site is within AONB	
Other	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.

2.11 Following the Preferred Options these criteria were reviewed. It was decided that a lower limit of 40 units for site allocation was not robust so a solution was found which more closely matched the definition of major development (as defined by *The Town and Country Planning (Development Management Procedure) (England) Order 2015*).

2.12 Paragraph 47 of the NPPF says that local authorities should:  
*“use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period”*

2.13 It is reasonable that, unless specific circumstances indicate otherwise, development sites capable of supplying less than 10 units cannot be considered critical to the housing strategy and should be discounted from the allocation process. Cheltenham has a history of delivery of stock through this means (known as windfall development) and data indicates that windfalls can continue to be expected during the period of the Cheltenham Plan.

2.14 Cheltenham Borough has a high rate of small brownfield schemes which have come forward without the benefit of local plan allocation. These sites are often small in terms of site area

but consist of 10 or more dwellings at high density. It is therefore not practicable for sites of less than 0.5ha to be allocated, even if they are capable of delivering 10 units or more.

2.15 During the Preferred Options stage of the plan a number of additional sites were suggested as being appropriate for allocation. Some of these sites were already identified in the SALA but others were not previously known of by officers. A list of these sites is provided in tables 4 and 5.

2.16 All sites have been subject to the filtering process outlined in the flow chart at Figure 1. The complete list of all sites can be found at Appendix A.

**Table 4**

Site address	Issues & Options status	SALA conclusion	Meets Cheltenham Plan spatial strategy?	Allocation potential
Bouncers Lane Nursery	Not included	Not included	Logical brownfield extension to the existing Premiere Products allocation which would increase the potential number of units within the allocation to around 80. However, the landowners have since stated that the land is no longer available.	
Brockhampton Lane	CP003 Has the greatest potential to be allocated	S003a Suitable, available and achievable for housing	Primarily greenfield land entirely outside but adjacent to the PUA. Due to be removed from the Green Belt through the JCS process as part of the North West Cheltenham strategic allocation. Consequently, the land is shown for housing and related infrastructure in the indicative plan for JCS allocation / policy A5. Was assessed in the CLP housing sites assessment but discounted as being too small to allocate. May be worthwhile allocating if threshold for plan allocation is lowered. Estimated capacity 20-25 units.	
Tewkesbury Rd Civil Service Sports Ground	Not included	Not included	Outside our administrative boundary.	
Glenfall Way	Not included	S127 forms part of this site. Discounted due to AONB	Land within the AONB and therefore not acceptable for allocation on the basis of SALA criteria.	
Hatherley (Alternative allocation on site E2)	Not included	S132 Suitable, available and achievable for housing and employment	Submission draws attention to the recent appeal decision pertaining to application 15/0148/OUT on adjacent land (S122) which allowed housing due to a lack of demonstrable demand for employment space. However, this decision increases the scarcity of employment land further and justifies not changing the site to a residential allocation. The site is allocated for employment in the Preferred Options and has consent for B1	



			offices (12/01488/FUL) which expires in Sept 2018.	
King Alfred Way	CP064 Has the greatest potential to be allocated	S071 Suitable, available and achievable for housing and employment	Existing and emerging policy aim to protect traditional employment sites such as this. Though emerging policy would allow changes of use to other job generating uses, residential would not be considered acceptable.	
Lake Street, Prestbury	Part of CP018 Not suitable for allocation	Part of S018 Available but not deliverable or developable	Located in Green Belt but JCS Inspector found that exceptional circumstances exist for release of CP018 & 19 and recommended accordingly. However, the submitted site on its own is too small to allocate (less than 10 units) unless threshold for site allocation is lowered and even then, access could be a problem.	
Land at Morris Hill (Hunting Butts West)	CP004 Not suitable for allocation	S004 Available but not deliverable or developable	Located in Green Belt although JCS Inspector took the view that exceptional circumstances exist for the release of at least some land which lies within AERC parcel G17 but, as this would leave a weak Green Belt boundary, a more permanent, physical boundary would be along the northern edge of the site bounded by Hyde Lane thus extending exceptional circumstances to the whole of CP004.	
Land off Prestbury Road, near football stadium	CP070 Not suitable for allocation	S077 Available but not deliverable or developable	Brownfield site that is too small to allocate (less than 10 units) unless the threshold for site allocation is lowered. However, allocating this site would mean the loss of employment land and would potentially be against existing and emerging policy.	
Lansdown Industrial Estate	Not included	Not included	The site is capable of redevelopment for mixed use including a continued element of employment in better quality accommodation together with some new residential (approximately 180 units). There would be a net loss of employment land but this should be considered against the fact that there will be an upgrade in the quality of premises, and that many of the leases will end in 2018 with the units becoming vacant in any case. Supporting evidence would need to indicate why this employment land can afford to be lost.	
Leckhampton – Church Road	Not suitable for allocation due to JCS proposals at that time	S037/ S038 Available	Was originally included as part of JCS allocation E6 but was removed from the process as a result of Examination discussions. Now forms part of the indicative LGS allocation in the CLP Preferred Options. Isolated location outside the PUA, the site does not relate well to the existing built form on its own.	
Leckhampton – Farm Lane	Not suitable for	S034 Available	Was originally included as part of JCS allocation E6 but was removed from the	

	allocation due to JCS proposals at that time		process as a result of Examination discussions. Now forms part of the indicative LGS allocation in the CLP Preferred Options. Isolated location outside the PUA, the site does not relate well to the existing built form on its own.	
Leckhampton – Shurdington Road	Not included	Not included	Outside our administrative boundary.	
New Barn Lane	CP016 Not suitable for allocation	S016 Available but not deliverable or developable	Located in Green Belt but JCS Inspector found that exceptional circumstances exist for release of CP016 and adjacent land and recommended accordingly. However, submitted site is too small to allocate (around 13 units) unless threshold for site allocation is lowered and even then, access could be a problem.	
NW Cheltenham	Not included	Not included	Objection to designation of some land as LGS and proposes development for housing instead. The manner in which NW Cheltenham is developed is not a matter for the CLP at this time. The CLP should pick up the LGS designation as derived through the JCS and /or the planning application process.	
Oakhurst Rise School site	Not included	Not included	Potential infill development site not on the radar at the time the Preferred Options were being prepared. Greenfield land but surplus to the requirements of the school and within the defined PUA. Good sustainable transport links and well-related to the existing settlement pattern. Traffic impacts need to be assessed.	
Shaw Green Lane, Prestbury	CP022 Not suitable for allocation	S022 Available but not deliverable or developable	Potential infill development site (140 units) where nearby heritage constraints are significant but not considered to be overriding. Traffic impacts are likely to be an issue. Located in Green Belt although JCS Inspector found that exceptional circumstances exist for release of CP022 and recommended accordingly.	
Parabola Road Repeater Station	Not included	Not included	The site is too small to allocate unless the threshold for site allocation is lowered and even then, it could probably not accommodate more than 5 units.	
The Hayloft, The Reddings	CP045 Not suitable for allocation	S052 Available but not deliverable or developable	Significantly beyond the newly extended PUA in this location. Makes a significant contribution to the purposes of the Green Belt according to the JCS Green Belt Review.	
The Reddings / Grovefield Way	CP049/050 & part CP043 Not	S056/057 & part S050 Available but not	Partly within but significantly beyond the PUA in this location. Makes a significant contribution to the purposes of the Green Belt according to the JCS Green Belt Review.	

	suitable for allocation	deliverable or developable		
Chester Walk (car park behind library)	CP081 Has the greatest potential to be allocated  CP082 Not suitable for allocation	S088 Suitable, available and achievable for housing / suitable for economic uses  S089 Suitable for housing and economic uses but not deliverable or developable	Adjoining brownfield sites in town centre with planning history where refusals have related to the low density of proposed redevelopment. One site owned by CBC and one site owned by GCC. Suitable for mixed use development including commercial and residential uses with due regard paid to Conservation Area status and proximity / setting of St Mary's Church. Assessed individually in the CLP housing sites assessment. CP081 discounted as being too small to allocate. Development opportunities need to consider the combined sites for a plan allocation to be meaningful and realistic. However, as there are currently alternative plans for at least one of the sites, availability is an issue.	
Karenza House, Naunton Parade	Not included	S119 Suitable for housing but not available and achievable	Residential property with substantial outbuildings in Central Conservation Area. Was assessed in the CLP housing sites assessment but discounted as being too small to allocate. Within PUA and a potentially useful infill development site but falls below 0.5ha threshold.	
Land at Stone Crescent	CP087 Has the greatest potential to be allocated	S094 Suitable, available and achievable for housing	Greenfield site formerly owned by GCC but recently sold on. Lies between playing fields and residential development but is fenced off and not part of any designated PGS. Was assessed in the CLP housing sites assessment but discounted as being too small to allocate. Would be worthwhile allocating if the threshold for plan allocation is lowered.	

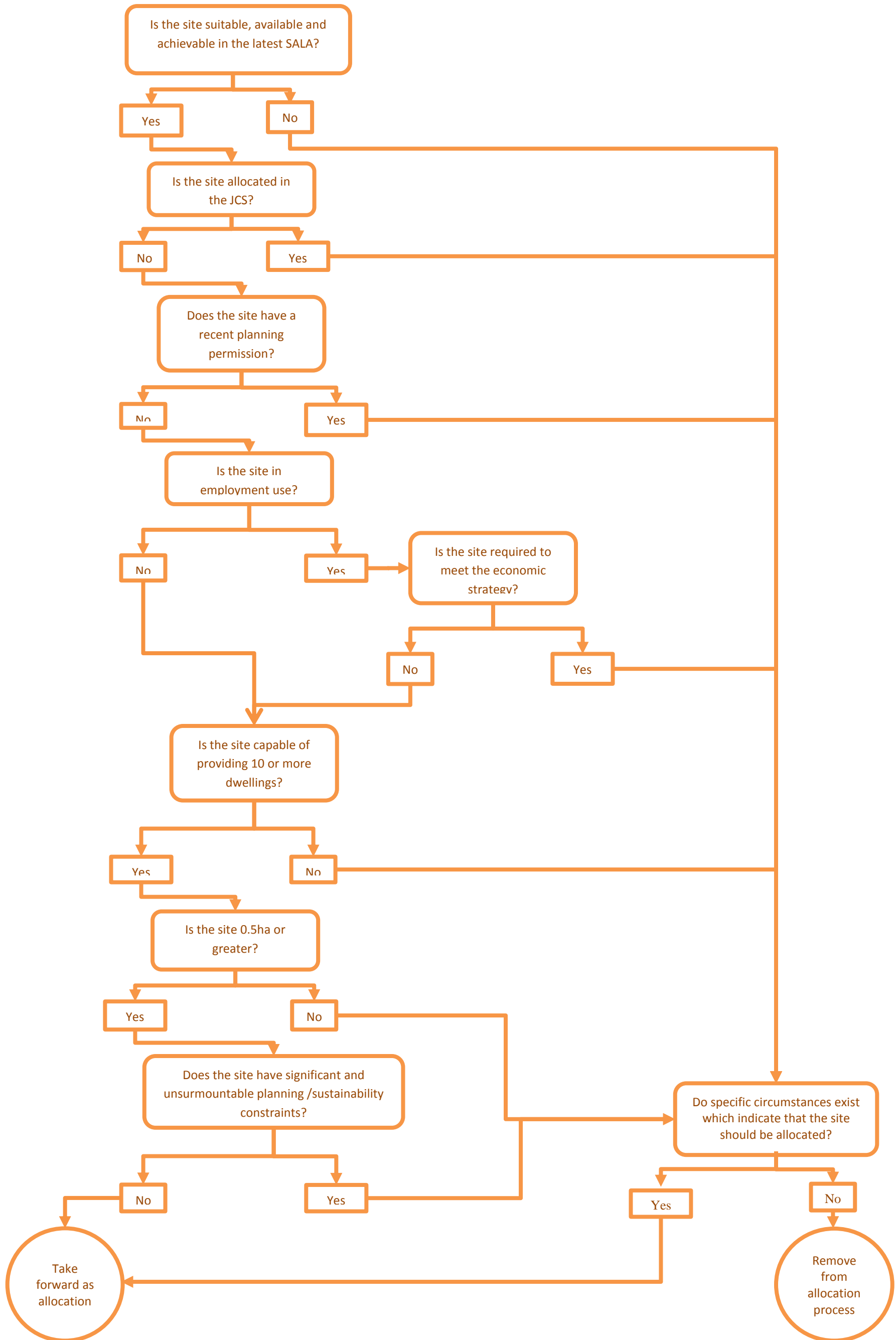


Figure 1: Site selection flow chart

### 3 Selected Cheltenham Plan sites

#### Housing allocations

##### **HD1: Christ College Site**

3.1 This is a greenfield site within the urban area, previously used as school playing pitches. It is now disused and does not currently benefit from public access. There are no other major impediments to allocation and the site fits into the overall spatial strategy of developing sites within the existing urban area first. It is estimated that the site has capacity for around 70 dwellings.

<b>Topic areas</b>	<b>Evidence</b>
Transport	As a site well within the urban area, Christ College Site B benefits from a range of transport facilities and nearby amenities. Bus stops located nearby on Arle Rd and Devon Ave are served by frequent services from site with destinations including Cheltenham Town Centre, GCHQ and Gloucester Airport. The highways impact of the development and mitigation will be considered through the parallel modelling work being undertaken.
Flooding	The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2.
Ecology	No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.
Heritage	The site is greenfield and has not been the subject of an archaeological assessment or fieldwork. The site is enclosed by modern development and the railway line to Cheltenham Spa. The Grade II* Listed Buildings and the Conservation Areas are some distance from the site and the presence of intervening buildings means that the site is not considered to contribute to their settings. The closest designated heritage assets are two Grade II Listed Buildings along Alstone Lane. The screening by intervening buildings means that the site is not considered to contribute to their settings.
Landscape	Due to the Site's location and the surrounding land use of predominately residential form including a new development nearby on Arle Road the proposed housing allocation is appropriate for this Site in terms of its landscape and visual quality and the character of its context.
Playing pitch and open space	The new playing pitch assessment produced as part of Cheltenham and Tewkesbury's Social, Sport and Open Space Strategy categorises the site as 'disused' so it falls outside of the scope of Sports England. However, paragraph 74 of the NPPF still applies. In this case the field has not been used for over 5 years and has no facilities associated with it. It was once used by Christ College but as this school has moved the field no longer has a primary use and has no reasonable chance of coming back into use as a playing field.
Sewage	Severn Trent desktop based assessment concluded that there is a medium risk that development on this site will cause an impact on the sewage network. There are no reported incidents of flooding or pollution within the local area or along the network to the treatment works, but modelling will be required to assess the scope of any capacity improvements. Surface

	water should be managed on site through SuDS
Sustainability Appraisal	No significant negative effects

## HD2: Former Monkscroft Primary School

3.2 The site comprises the playing fields of the former Monkscroft Primary school, between 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 site is adjacent to St Mark's Conservation Area but the impact on this can be mitigated through appropriate design. There are no major impediments to allocation and the site fits into the overall spatial strategy of developing sites within the existing urban area first. It is estimated that the site has capacity for around 60 dwellings.

Topic areas	Evidence
Transport	As a previously developed site within the urban area, Land at former Monkscroft Primary School benefits from a range of transport facilities and services and nearby amenities. Bus stops are located nearby on Shakespeare Road, Princess Elizabeth Way and at Coronation Square, served by frequent services from site with destinations including Cheltenham Town Centre, GCHQ and Gloucester Airport. The scale of the development is unlikely to result in a requirement for significant off site service improvements or highways mitigation, although this will be considered through the parallel transport modelling work being undertaken.
Flooding	The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2.
Ecology	No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.
Heritage	The site is school playing fields and has not been the subject of any archaeological assessment or fieldwork. There are Roman stray finds within 1 km. The site is bounded on its southeast side by the Poets Conservation Area. The site is currently an area of open green space intervening between the Conservation Area and the buildings of the former Monkscroft Primary School. The surrounding area is defined by residential development of single, two and three storeys.
Landscape	The Site's location and surrounding residential context supports its housing allocation. There are no significant landscape or visual impediments to its allocation.
Playing pitch and open space	N/A
Sewage	Severn Trent desktop based assessment concluded that there is a medium risk that development on this site will cause an impact on the sewage network. There are no reported incidents of flooding or pollution within the local area or along the network to the treatment works, but modelling will be required to assess the scope of any capacity improvements. Surface water should be managed on site through SuDS.
Sustainability Appraisal	Monkscroft primary school, Coronation Square and Old Gloucester Road

	<p>all had potential major negative effects on transport and air quality, with some uncertainty. However, mitigation is available through the development management policies in both the GCT JCS and the Draft Cheltenham Local Plan. JCS policies INF1-4 and INF6 Renewable Energy/Low Carbon Energy Development and Cheltenham Plan Policies TN1-2 will favour public transport and therefore reduce emissions from private vehicles. Furthermore, the sites have good access to sustainable transport and services/facilities, such that an increase in private vehicle use is less likely. Therefore, taking into consideration the available Policy mitigation, it is considered major negative effects are reduced to a neutral effect.</p>
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### HD3: Bouncer’s Lane

3.3 The site is set within a residential area and borders Cheltenham Cemetery to the east. Planning permission has been granted for the redevelopment of the adjacent site to provide up to 58 dwellings. The remaining employment land was included in the Preferred Options site and received few objections during consultation. It is estimated that the site could provide approximately 20 dwellings. These should be carefully designed to complement the adjacent development.

Topic areas	Evidence
Transport	<p>As a previously developed site within the urban area, Premier Foods benefits from existing transport facilities, a regular bus service and nearby amenities.</p> <p>Bus stops are located nearby on Bouncers Lane and are served by frequent services to destinations including Cheltenham Town Centre and GCHQ. Less frequent services on routes P/Q serve east Cheltenham which may prove useful to access services and amenities including the Hospital.</p>
Flooding	<p>The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2. A FRA has also been prepared to accompany a planning application for the adjacent site (17/00929/OUT).</p>
Ecology	<p>No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.</p>
Heritage	<p>The site has not been the subject of any archaeological assessment or fieldwork. The modern development of the site is for the former Premiere Products building is likely to have impacted substantially or removed entirely on any archaeological deposits that may have been present within the site.</p> <p>The site has not been subject to a settings appraisal, but a Heritage Statement for the site to the north was produced under planning reference 17/00929/OUT. The statement concluded that: <i>The industrial buildings on the Application Site, by virtue of their scale, massing and unsympathetic form and materials, are considered to detract somewhat from the RPG’s wider setting and significance. The proposed redevelopment of these buildings with residential accommodation would represent a considerable improvement over the current situation.</i></p>
Landscape	<p>The Site would lend itself to a potential housing development given the surrounding context on Bouncers Lane. The removal of the large units</p>

	would open up the Site potentially allowing for views of the wider landscape including the Cemetery and AONB to the east.
Playing pitch and open space	N/A
Sewage	Severn Trent desktop based assessment concluded that there is a low risk that development on this site will cause an impact on the sewage network. There are no reported flooding incidents downstream of the development. There is a need to understand if it would be possible to include SuDs to reduce flows into the sewer.
Sustainability Appraisal	No significant negative effects

#### HD4: Land off Oakhurst Rise

3.4 This site was not included in the Preferred Options consultation because it was not known about until after that document has been prepared. It is greenfield land but within the defined PUA. A planning application for up to 100 dwellings was submitted in 2017 (17/00710/OUT) but is yet to be determined. The impact on the setting of the Grade II\* listed building which is now part of St Edward’s school and the amount of harm this could cause remains a concern. It is unclear whether the level of harm can be mitigated or justified when weighed against other factors. An established hedgerow runs north-south within the site and this provides significant screening for the land to the west of it. Based on density assumptions and submitted site layouts it would be possible to deliver around 25 units in that portion of the site without causing significant harm to the heritage assets. However, ongoing engagement is taking place with the site promoter to better understand if harm can be appropriately mitigated.

3.5 It is possible that the eastern part of the site could also support some additional residential development as the principle of development on this site fits with the overall spatial strategy. However, the quantum, design, layout and mitigation of such a scheme have not yet been satisfactorily demonstrated. This will be a matter for the development management process; the numbers relating to this site are therefore still subject to review.

Topic areas	Evidence
Transport	Oakhurst Rise, whilst previously undeveloped is located within the urban area and benefits from existing public transport and proximity to nearby services with a range of shopping amenities nearby. Distances to secondary schools, GP surgeries and colleges are comparatively long when compared with other sites. Bus stops are located 200m from the measure point although these stops are served by route P & Q which are infrequent with relatively long journey times, as the route serves outlying areas of eastern Cheltenham rather than providing a direct route. London Road bus stops are located 700m away and are served by the more frequent route B as well as routes 801 and 853, providing a wider range of destinations.
Flooding	The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2. A FRA has also been prepared to accompany a planning application 17/00710/OUT.
Ecology	Ecological assessment and various surveys have been completed as part of planning application 17/00710/OUT



Heritage	<p>The site is greenfield and has been the subject of a desk-based assessment, geophysical survey and archaeological evaluation. No remains of significance were identified during the evaluation which confirmed the results of the geophysical survey. The DBA concluded that the site did not contribute towards the setting of the Battledown Camp Scheduled Monument A built heritage appraisal concluded that the site contributes to the settings of numerous Listed Buildings, most notably the Grade II* Regency Block of St Edward's Junior School, Charlton Manor. The appraisal notes 'The Site therefore may have historically contributed to the significance of the house. Now however this contribution has been diminished, with the Site and the asset being functionally and physically separated. The Site still contributes to the significance of the asset through providing a large area of open space surrounding the asset, contributing to its sense of isolation and importance and through allowing for some views of the aesthetic value of the asset.' (p13).</p> <p>The assessment concluded that any harm resulting from proposals to develop the site was to be less than substantial.</p> <p>A walkover survey of the site undertaken in November 2017, at the request of the Borough Council, identified a mature boundary with dense bushes and mature trees, which screened the western part of the site from the nearby heritage assets. This is a long established boundary, separating the western part of the site both visually and spatially from the adjacent heritage assets.</p>
Landscape	The housing allocation is appropriate at this location surrounded on three out of four sides by built form. However any proposed built form should reflect the Site's elevated position, low density of housing to the north and east, prominent local position on raised ground and retention of the mature trees and wide former hedgerows.
Playing pitch and open space	N/A
Sewage	No objections to current planning application from sewerage operator (17/00710/OUT).
Sustainability Appraisal	No significant negative effects

### HD5: Land at Stone Crescent

3.6 This is a greenfield site within the PUA which is situated between playing fields and residential development but is fenced off and not part of any designated public green space. It was assessed as part of the Preferred Options consultation but discounted as being too small to allocate but has been brought back in due to the revised plan allocation threshold. The site has a capacity of up to 20 dwellings and an application was supported by the Council (14/01276/OUT refers) but was disposed of in 2017 as the applicant did not progress the proposal.

Topic areas	Evidence
Transport	<p>Being located well within the urban area, the site benefits from a range of transport facilities and nearby amenities.</p> <p>Bus stops located nearby on Brooklyn Road are served by frequent services with destinations including Cheltenham Town Centre and GCHQ.</p> <p>The highways impact of the development and mitigation will be considered through the parallel transport modelling work being</p>

	undertaken.
Flooding	The whole borough is covered by an SFRA Level 1. The site is in flood zone 1, is smaller than one hectare and there are no known flooding issues with the site but it will be subject to an SFRA Level 2.
Ecology	No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.
Heritage	The site has not been the subject of an archaeological assessments or fieldwork. The archaeological assets identified within 1 km of the site are predominantly Post-medieval but there are archaeological traces of Roman activity and a medieval moated site is known from the study area. The Planning Application under references 14/01276/OUT was disposed of and no heritage assessment of the site was undertaken as part of that previous application. The area around the site is defined by two storey residential development. The site is within a large area of open, green space set out as sport pitches which borders the Poets Conservation Area to the southwest located 500 m to the south of the Site. This provides a sizable degree of separation.
Landscape	The site is recommended for allocation due to the 'completion' of the built form at the end of Stone Hill crescent and lack of landscape and visual reasons against development.
Playing pitch and open space	N/A
Sewage	Small site is unlikely to have any sewage issues
Sustainability Appraisal	No significant negative effects

## HD6: Brockhampton Lane

3.7 Primarily greenfield land entirely outside but adjacent to the PUA. It has been removed from the Green Belt by the JCS as part of the wider changes to the Green Belt to facilitate the North West Cheltenham strategic allocation. It was assessed in the as part of the Preferred Options consultation but discounted as being too small to allocate but has been brought back in due to the revised plan allocation threshold.

3.8 Although the site is currently outside the PUA it forms a logical extension to the existing urban area and would otherwise be 'white land' between Swindon Village and the new Local Green Space.

Topic areas	Evidence
Transport	Brockhampton Lane benefits from regular bus services to the town centre and the Kingsditch employment area, but has few shopping and other amenities nearby, with comparatively long distances to secondary schools, GP surgeries and colleges when compared with other sites. That said, the scale of the development would suggest that impact on highway from additional trips would be unnoticeable over the plan period when background growth is considered.
Flooding	The whole borough is covered by an SFRA Level 1. The site is in flood zone 1, is smaller than one hectare and there are no known flooding issues with the site but it will be subject to an SFRA Level 2.

Ecology	No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.
Heritage	The site is greenfield and has not been the subject of an archaeological assessment or fieldwork. There are archaeological remains of potentially high significance, including a medieval moated site, a Late Prehistoric/Romano-British settlement and cropmarks that could be indicative of Prehistoric activity within 1 km. The Swindon Conservation Area is located approximately 200 m to the southeast of the site. No heritage assessment has been done to evaluate the contribution which the site may make to the setting of the Conservation Area although the site is separated from the Conservation Area by intervening modern development.
Landscape	The proposed development would form an extension into the country side beyond the current settlement edge. There is however built form to the east but not the west. The treatment of the open northern edge would require careful and extensive planting to improve the edge of Swindon.
Playing pitch and open space	N/A
Sewage	Small site is unlikely to have any sewage issues
Sustainability Appraisal	Brockhampton Lane, Priors Farm fields and Old Gloucester Road were all considered to have major negative effects on landscape. However, the JCS contains mitigation through Policy SD7 Landscape and SD8 Cotswold AONB. These policies will protect the landscape in and around Cheltenham and the setting of the AONB from the effects of new development. Further mitigation is provided through Local Plan Policy L1 and Local Plan Policies D1-3. Therefore, with mitigation available it is considered that major negative effects are reduced to neutral.

## HD7: Prior's Farm Fields

3.9 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 and is not covered by any planning designation. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. Any housing development would be focused on the east of the site, however, masterplanning is required to reconcile several competing demands on this land and to minimise impact on the AONB (proposals should be in conformity with 2015 AONB study and 2016 update). The site was included as a mixed use scheme in the Preferred Options as a reflection of the various demands on the site. However, since that time plans for the new crematorium have progressed and masterplanning has demonstrated how the site could be presented. For that reason the site is now considered to be a housing site, rather than mixed use. The impact on the AONB will be a key issue on any future planning application. Without the level of detail that an application will require it is not possible to give a precise figure on the number of dwellings which the site could deliver. Whilst it is estimated that the site could have a capacity for 50-90 units, the numbers relating to this site are still subject to review.

Topic areas	Evidence
Transport	<p>As a site on the edge of the existing urban area, Land at Priors Farm Fields is reasonably well served by public transport although bus stops are some distance away from much of the site. There are a range of shopping amenities nearby, although distances to GP surgeries and the college are comparatively long when compared with other sites.</p> <p>Bus stops served by frequent services are located 550m from the measure point, but if development occurs to the east of the site, this rises to 900m. The P / Q bus services are less frequent and journey times are relatively long to the town centre, as the route serves outlying areas of eastern Cheltenham rather than providing a direct route.</p>
Flooding	<p>The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2. An FRA was prepared for a recent planning application within the site for flood alleviation ponds (14/01276/OUT).</p>
Ecology	<p>No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.</p>
Heritage	<p>The site is greenfield and has been the subject of a 2016 Desk-based Assessment, and the central part of the site has been the subject of a geophysical survey and an archaeological evaluation, both in 2016. The site has not been subject of a heritage assessment, but it is bounded in the north by the Bouncer's Lane Cemetery RPG. Modern development to the south, including the buildings of the Government Communications Headquarters could obscure views to the south and reduce or eliminate the contribution which the site makes to the setting of the Glenfall House RPG and the Battledown Camp SM.</p>
Landscape	<p>The lower western side of this site has greater visual and landscape linkages with residential built form whilst the land to the east is more closely associated with the AONB. The new houses being built at the former GCHQ brownfield site are extending houses closer to the AONB. Development should be concentrated towards the west of the Site and a respectful stand-off to the AONB retained.</p>
Playing pitch and open space	<p>The football pitches are currently of poor quality and are liable to waterlogging. However, they are also well used and should be improved to increase their capacity.</p>
Sewage	<p>Severn Trent desktop based assessment concluded that there is a medium risk that development on this site will cause an impact on the sewage network. There are no reported incidents of flooding or pollution within the local area or along the network to the treatment works, but modelling will be required to assess the scope of any capacity improvements. Surface water should be managed on site through SuDS.</p>
Sustainability Appraisal	<p>Brockhampton Lane, Priors Farm fields and Old Gloucester Road were all considered to have major negative effects on landscape. However, the JCS contains mitigation through Policy SD7 Landscape and SD8 Cotswold AONB. These policies will protect the landscape in and around Cheltenham and the setting of the AONB from the effects of new development. Further mitigation is provided through Local Plan Policy L1 and Local Plan Policies D1-3. Therefore, with mitigation</p>

	<p>available it is considered that major negative effects are reduced to neutral.</p> <p>Further major negative effects had been indicated for health at the Priors Farm Fields site due to the distance for access to the walking/cycle network for Coronation Square. However, mitigation is available for Priors Farm through Local Plan Policy CI2 which requires new development to contribute to meeting local open space and sports standards, reducing major negative effects to neutral.</p>
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## HD8: Old Gloucester Road

- 3.10 The JCS has removed the site from the Green Belt and the JCS Inspector recommended that it be allocated in the Cheltenham Plan. The western part of the site has gained outline planning permission for up to 90 dwellings (17/01411/OUT). The site will require masterplanning, flood and heritage assessments and a resolution on the future of the nurseries. It is estimated that the whole site (including the part with planning permission) has capacity for around 200 dwellings and will include elements of green space.

Topic areas	Evidence
Transport	<p>As a previously undeveloped site on the edge of the urban area, the Arle Nurseries and Old Gloucester Road site is some distance from existing sustainable transport facilities and current walking and cycling provision is typical of an area largely rural in character.</p> <p>Bus stops are located some distance away on Tewksbury Road and Pilgrove Way, although they are served by frequent services with destinations including Cheltenham Town Centre, Tewkesbury and Ashchurch. With direct, regular bus services nearby and given the site's proximity to the existing built up area there are opportunities for cost effective mitigation.</p> <p>The highways impact of the development and mitigation will be considered through the parallel modelling work being undertaken.</p>
Flooding	<p>The whole borough is covered by an SFRA Level 1. The site contains flood zone 2 and will be subject to an SFRA Level 2.</p> <p>A FRA has also been prepared covering the whole of the site to accompany a planning application for the western part (17/01411/OUT).</p>
Ecology	<p>A phase 1 ecology assessment has been prepared for the western part of the site as part of a planning application (17/01411/OUT)</p>
Heritage	<p>The western area of the site has been the subject of a desk-based assessment, a geophysical survey and an archaeological evaluation. The evaluation revealed that the site had very little archaeological potential.</p> <p>The desk-based assessment considered that the development proposals would not harm the setting of the Moat House Scheduled Monument and Listed Building within the monument.</p>
Landscape	<p>The Site's different land uses and changing context means that even though there are landscape and visual qualities they are not of sufficient significance to prevent allocation of the site for housing. Existing qualities such as trees, hedgerows and sense of arrival to Cheltenham should be respected in any proposals brought forward.</p>
Playing pitch and open	N/A

space	
Sewage	Severn Trent desktop based assessment concluded that there is a high risk that development on this site will cause an impact on the sewage network. There have been historical reports of pollution at the pumping station in 2011 and 2012. Modelling will be required to assess the scope of any capacity improvements. Surface water should be managed on site through SuDS
Sustainability Appraisal	<p>Monkcroft primary school, Coronation Square and Old Gloucester Road all had potential major negative effects on transport and air quality, with some uncertainty. However, mitigation is available through the development management policies in both the GCT JCS and the Draft Cheltenham Local Plan. JCS policies INF1-4 and INF6 Renewable Energy/Low Carbon Energy Development and Cheltenham Plan Policies TN1-2 will favor public transport and therefore reduce emissions from private vehicles. Furthermore, the sites have good access to sustainable transport and services/facilities, such that an increase in private vehicle use is less likely. Therefore, taking into consideration the available Policy mitigation, it is considered major negative effects are reduced to a neutral effect.</p> <p>Brockhampton Lane, Priors Farm fields and Old Gloucester Road were all considered to have major negative effects on landscape. However, the JCS contains mitigation through Policy SD7 Landscape and SD8 Cotswold AONB. These policies will protect the landscape in and around Cheltenham and the setting of the AONB from the effects of new development. Further mitigation is provided through Local Plan Policy L1 and Local Plan Policies D1-3. Therefore, with mitigation available it is considered that major negative effects are reduced to neutral.</p>

## Mixed Use Allocations

### **MD1: Lansdown Industrial Estate**

- 3.11 The site is capable of redevelopment for mixed use including a continued element of employment in better quality accommodation together with some new residential (approximately 180 units). There would be a net loss of employment land but this should be considered against the fact that there will be an upgrade in the quality of premises, and that many of the leases will end in 2018 with the units becoming vacant in any case. Supporting evidence would need to indicate why this employment land can afford to be lost.

<b>Topic areas</b>	<b>Evidence</b>
Transport	As a previously developed site within a suburban area, Lansdown Industrial Estate benefits from regular public transport services and has a range of shopping and other amenities nearby. Distances to secondary schools, GP surgeries and colleges are relatively short. Bus stops are located 400m from the measure point served by the high frequency routes D and E, with Cheltenham Spa Railway Station also in close proximity to the site.
Flooding	The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site (flood zone 1) but it will be subject to an SFRA Level 2.

Ecology	No protected species were recorded during the survey, although the habitats present provided opportunities for protected species.
Heritage	The site has not been subject to an archaeological assessment or fieldwork investigation. The modern development of the site for light industrial units is likely to have removed any archaeological deposits that may have been present within it. The site is adequately screened from both the Central and Poets Conservation Areas by intervening buildings, and is unlikely to form part of their settings. The Grade II lamppost at the roundabout of Lansdown station is adjacent to the south east corner of the site.
Landscape	No landscape or visual impediment to the recommended allocation.
Playing pitch and open space	N/A
Sewage	
Sustainability Appraisal	The new allocation for land at the Lansdown Industrial Estate is included to help meet the identified local need for housing whilst retaining important employment land.

## MD2: North Place and Portland Street

- 3.12 The site is located within the central conservation area of Cheltenham and is approximately 2 hectares in size (3.2 hectares 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.
- 3.13 Planning permission was granted on the site in 2013 for a large supermarket, car park and 143 dwellings. However, that permission has not yet been implemented and given the proposal for a large supermarket is unlikely to be built out, a new scheme is required in order for development to take place and discussions with the landowner are ongoing. It is estimated that a new scheme would provide a similar number of dwellings to the existing planning permission.

Topic areas	Evidence
Transport	As a previously developed site on the edge of the town centre, North Place and Portland Place already benefit from an excellent range of transport facilities and services as well close proximity to the town centre, nearby amenities, shops, and employment sites. Bus stops are located nearby and are served by frequent services from the site to destinations including Cheltenham Spa Railway Station and GCHQ. Town centre bus stops are within reasonable walking distance and so provide access to services travelling further afield including Gloucester.
Flooding	The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2. An FRA was prepared for the existing planning permission on the site (12/01612/FUL).

Ecology	No protected species were recorded during the survey, and the habitats and features present provided negligible opportunities for protected species.
Heritage	A Desk-based Assessment was carried out in 2001 encompassing the all of the site. The DBA concluded that nineteenth century cellars are likely to have destroyed any earlier archaeological remains. A small area was identified where it is possible that earlier features and deposits will have survived. The site is within the Central Conservation Area and adjacent to the Grade II* Holy Trinity Church and the Grade II* St. Margaret's Terrace. North Place has been the subject of a heritage assessment which noted that: The development site has been shown through preliminary research not to contain any designated or non-designated archaeological remains of local and regional importance. The report acknowledged that there would be impacts upon the settings of 11 listed buildings and on the Conservation Area, but that the overall scheme would present, an improvement and positive enhancement to these heritage assets.
Landscape	No landscape or visual impediment to the recommended allocation. Urban design quality of any proposals and how they relate to Trinity Church is critical.
Playing pitch and open space	N/A
Sewage	Severn Trent desktop based assessment concluded that there is a medium risk that development on this site will cause an impact on the sewage network. There are no reported flooding incidents downstream of the development. There is a need to understand if it would be possible to include SuDs to reduce flows into the sewer.
Sustainability Appraisal	No significant negative effects

### MD3: Coronation Square

- 3.14 There is an opportunity for comprehensive redevelopment of this site to provide a better functioning district centre and high quality public realm. Existing retail facilities are designated as a District Centre but are largely underused according to the Cheltenham Retail and Leisure Study (2006). The Retail and Leisure Study recommends encouraging mixed-use redevelopment to include residential uses. Coronation Square is a complex site with competing demands and could potentially be subject to wider regeneration projects. Therefore, the site will require mixed-use masterplanning. At this stage no specific plans for the site have been developed so it isn't possible to assign housing numbers to the application. Work currently being undertaken as part of the Estates Regeneration Project suggest that mixed use incorporating housing would make better use of the site and support wider regeneration.

Topic areas	Evidence
Transport	No specific plans to assess
Flooding	The whole borough is covered by an SFRA Level 1. There are no known flooding issues with the site but it will be subject to an SFRA Level 2.
Ecology	No protected species were recorded during the survey, and the habitats and features present provided negligible opportunities for



	protected species.
Heritage	The site has not been the subject of any archaeological assessment or fieldwork. The site of a possible WWII anti-aircraft battery may intrude into the east end of the site. Other archaeological military remain may be present, but their preservation is likely to be poor given modern development of the site. The site is screened from the Poets Conservation Area by intervening modern buildings.
Landscape	The proposed allocation is in keeping with its current land-use and is recommended.
Playing pitch and open space	N/A
Sewage	Severn Trent desktop based assessment concluded that there is a medium risk that development on this site will cause an impact on the sewage network. There are no reported flooding incidents downstream of the development. There is a need to understand if it would be possible to include SuDs to reduce flows into the sewer.
Sustainability Appraisal	Monkscroft primary school, Coronation Square and Old Gloucester Road all had potential major negative effects on transport and air quality, with some uncertainty. However, mitigation is available through the development management policies in both the GCT JCS and the Draft Cheltenham Local Plan. JCS policies INF1-4 and INF6 Renewable Energy/Low Carbon Energy Development and Cheltenham Plan Policies TN1-2 will favor public transport and therefore reduce emissions from private vehicles. Furthermore, the sites have good access to sustainable transport and services/facilities, such that an increase in private vehicle use is less likely. Therefore, taking into consideration the available Policy mitigation, it is considered major negative effects are reduced to a neutral effect. Coronation Square has good sustainable transport links via bus, and therefore is less likely to result in increased car use. Major negative effect reduced to minor negative.

#### **MD4: Royal Well and Municipal Offices**

- 3.15 This is currently in use as council offices, bus station, car park and area of open space. It is within the Core Commercial Area and Central Conservation Area and partially within Flood Zones 2 & 3. The site is identified within the Civic Pride SPD and has been subject to a development brief which identifies potential for existing uses to be relocated / redesigned. The council intends to vacate the building which provides a unique development opportunity. The site is a key part of the town centre in terms of streetscape, heritage and transport so it will need to be managed very carefully. No firm proposals have been presented but it is anticipated that a mixed use scheme would be most appropriate, combining elements of retail, residential and hotel. Further consultancy work is currently underway to consider options for redevelopment.

<b>Topic areas</b>	<b>Evidence</b>
Transport	No specific plans to assess
Flooding	SFRA level 2 of the site produced in 2011 for the JCS
Ecology	No protected species were recorded during the survey, although the

	habitats present provided opportunities for protected species.
Heritage	A cultural heritage assessment of The Royal Well, Cheltenham was undertaken in 2012. It was recommended that an archaeologist be present during the first phase of groundworks and that these initial observations inform the requirement for further archaeological work. The site is enclosed on the northeast side by the Grade II* listed Numbers 1 to 18 and Attached Area of Railings. The Municipal Offices are also covered by the Grade II* listing for Numbers 47 to 83 and Attached Railings with Low Walls and End Piers to Numbers 71 And 73. The site is at some distance from the Pittville Registered Park and Garden and is screened from it by intervening buildings. As such the site is not considered to make a contribution to its setting. The site is screened from the St. Mary's Churchyard cross by intervening buildings and is not considered to make a contribution to its setting.
Landscape	New development would need to complement the surrounding urban fabric. Due to the Site's location, architectural quality any recommendation for mixed use development would need to be carefully designed and controlled to not only retain but also enhance existing urban character.
Playing pitch and open space	N/A
Sewage	Severn Trent desktop based assessment concluded that there is a low risk that development on this site will cause an impact on the sewage network. There are no reported flooding incidents downstream of the development. There is a need to understand if it would be possible to include SuDs to reduce flows into the sewer.
Sustainability Appraisal	No significant negative effects

## MD5: Leckhampton

- 3.16 The JCS Submission document proposed a Strategic Allocation at Leckhampton. This would have amounted to approximately 650 dwellings within the Cheltenham boundary in that location. The JCS Inspector has indicated that this scale of development would not be sound and recommended that a smaller development would be more appropriate. This means that the site would fall below the size necessary for it to be allocated for development in the JCS. Therefore the Cheltenham Plan will allocate the land at Leckhampton instead.
- 3.17 Gloucestershire County Council (GCC) education team came forward after the JCS main modifications were consulted on with evidence to show the need for a secondary school in the south of Cheltenham. GCC also demonstrated that the only reasonable site for the school is within the area identified for development in Leckhampton. The school will require around 4 hectares of land which has been promoted as purely residential. The resulting allocation is therefore estimated to provide 250 dwellings and a 6 forms of entry secondary school.

Topic areas	Evidence
Transport	As a previously undeveloped site on the edge of an urban area it may be expected that the Land at Leckhampton site would suffer from poor

	<p>public transport connections and be some distance from local amenities, however in this specific location, that does not appear to be the case. Whilst the local highway network presents obvious constraints, the site already benefits from good public transport provision with regular bus services to a range of locations and also has a whole range of services and amenities within a reasonable walking distance. The scale of impact on the highway network arising from the development will be considered through the parallel modelling work being undertaken.</p>
Flooding	<p>SFRA level 2 of the site produced in 2011 for the JCS. A FRA was also produced for the 2013 application for 650 dwellings (13/01605/OUT)</p>
Ecology	<p>Ecology and biodiversity on the site have been assessed as part of the 2013 planning application (13/01605/OUT)</p>
Heritage	<p>The site was included in a larger development area, assessed in an Environmental Statement for the 2013 planning application (reference, 13/01605/OUT), which was refused. The present site has been the subject of a Historic Environment Assessment in 2014 for the Joint Core Strategy as part of a larger allocation area.</p> <p>An archaeological evaluation targeted on geophysical anomalies was undertaken in 2012, which recovered the remains of an Iron Age/Romano-British settlement and agricultural remains in the southern, central part of the site.</p> <p>The Environmental Statement Chapter assessed the affected of the development proposals on the Scheduled Monument as neutral.</p> <p>There is a degree of separation between the site and the surrounding designated heritage assets which may reduce the contribution the site makes to their heritage significance.</p>
Landscape	<p>Due to the Site location, condition and variety of landscape features the specific details of allocation including scale would require careful consideration ideally including retention of the view out to Leckhampton Hill from the A46. Retention and improvement of the Hatherley Brook corridor and the long term treatment of hedgerows and trees in the area is another important matter to be considered by any proposals brought forward.</p>
Playing pitch and open space	<p>N/A</p>
Sewage	<p>Severn Trent desktop based assessment concluded that there is a high risk that development on this site will cause an impact on the sewage network. There are no reported incidents of flooding or pollution within the local area or along the network to the treatment works, but modelling will be required to assess the scope of any capacity improvements. Surface water should be managed on site through SuDS.</p>
Sustainability Appraisal	<p>No significant negative effects</p>

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S001	North West Cheltenham (previously known as Land to the north west of Cheltenham within Cheltenham)	Main land use: Fields / agriculture Planning Status: 16/02000/OUT Up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing and elderly persons accommodation, 24ha of employment generating uses, pending consideration   Request for Scoping Opinion 13/00185/SCOPE. Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Flood Risk (part), suggested local green space; Contamination Overcome constraints: Masterplanning/ landscaping Notes: Strategic Allocation in the Joint Core Strategy. Site renamed in line with how the site is presented within the Joint Core Strategy	Swindon Village	159.42	No	JCS allocation
S002	Land at Hyde Lane, Hyde Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; Contamination; Overcome constraints: Notes:	Swindon Village	2.66	No	SALA found site to not be deliverable or developable

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S003	Land at Hyde Farm (west section)	Main land use: Fields / agriculture Planning Status: 15/00646/FUL and 13/00854/FUL for part of site at Belmont (demolition and replacement dwellings) Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; Contamination; Partial Flood Risk Overcome constraints: Notes:	Swindon Village	64.11	No	SALA found site to not be deliverable or developable
S003a	Land off Brockhampton Lane	Main land use: Agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield/brownfield Critical constraints: Overcome constraints: Notes: Proposed allocation in the Cheltenham Plan	Swindon Village	0.70	Housing - HD6	N/A
S004	Land at Hunting Butts (west)	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Swindon Village	12.09	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S005	Land at Hunting Butts (south), Swindon Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Topography Overcome constraints: Notes:	Swindon Village	9.10	No	SALA found site to not be deliverable or developable
S006	Land at Hunting Butts (central) west of railway cutting	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Topography, Access Overcome constraints: Notes:	Swindon Village	33.48	No	SALA found site to not be deliverable or developable
S007	Land at Hyde Farm (east section)	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Flood Risk Overcome constraints: Notes:	Swindon Village	49.11	No	SALA found site to not be deliverable or developable
S008	Blooms Garden Centre, Evesham Road	Main land use: Garden centre Planning Status: N/A Site Character: Rural / developed (cross boundary site) Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Flood Risk	Swindon Village	1.24	No	SALA found site to not be deliverable or developable

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Overcome constraints: Notes: Only the part of the site that is within Cheltenham Borough is assessed.				
S009	Hunting Butts Farm, east of railway cutting	Main land use: Fields / agriculture Planning Status: 14/01968/P3MPA - request as to whether Prior approval is required for - Change of use from agricultural to Hotel. Application on a small portion of the site - Prior Approval required. Multiple applications to change/extend existing buildings on site Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Swindon Village	5.01	No	SALA found site to not be deliverable or developable
S010	Land south of Hunting Butts Farm, Swindon Lane	Main land use: Fields / agriculture Planning Status: 11/00257/OUT refused and appeal dismissed (2012) Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Swindon Village	9.35	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S011	The Paddocks, Swindon Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	1.79	No	SALA found site to not be deliverable or developable
S012	Land at Hunting Butts (east), Evesham Road	Main land use: Race course overflow parking Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Swindon Village / Prestbury	11.64	No	SALA found site to not be deliverable or developable
S013	Cheltenham Racecourse (north)	Main land use: Race course ancillary and parking Planning Status: Various recent approvals including new Grandstand Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt, Flood Risk Overcome constraints: JCS Policy Racecourse area allows for development principally related to the business of the racecourse Notes:	Prestbury	22.90	No	SALA found site to not be deliverable or developable



## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S014	Cheltenham Racecourse (south)	Main land use: Race course main car park and overflow Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	6.13	No	SALA found site to not be deliverable or developable
S015	Land off New Barn Lane 1 (south of Racecourse)	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Notes:	Prestbury	1.42	No	SALA found site to not be deliverable or developable
S016	Land off New Barn Lane 2 (south of Racecourse)	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Notes:	Prestbury	0.51	No	SALA found site to not be deliverable or developable
S017	Land off New Barn Lane 3 (south of Racecourse)	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt	Prestbury	2.08	No	SALA found site to not be deliverable or developable

Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Overcome constraints: Notes:				
S018	Land east of Cheltenham Racecourse 1, Lake Street	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt; Heritage; Flood risk Overcome constraints: Notes:	Prestbury	5.45	No	SALA found site to not be deliverable or developable
S019	Land east of Cheltenham Racecourse 2, Park Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	1.24	No	SALA found site to not be deliverable or developable
S020	Land north of Cheltenham Racecourse	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Access Overcome constraints: Notes:	Prestbury	19.15	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S021	Land between Cheltenham Racecourse and B4632	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield / Brownfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	27.70	No	SALA found site to not be deliverable or developable
S022	Land at Prestbury	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Heritage; possible land contamination; Overcome constraints: Notes:	Prestbury	12.58	No	SALA found site to not be deliverable or developable
S023	Priors Farm Fields (Land at Oakley)	Main land use: Fields / playing fields Planning Status: 17/00135/FUL Two flood storage areas, creating new ditches and installation of new culverts Note projects on the go in the Priors Farm/Cem&Crem area. Flood catchment scheme and crem extention being investigated Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses;	Oakley	12.01	Housing - HD7	N/A

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		<p>landscape; flooding</p> <p>Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirements</p> <p>Notes: Proposed Cheltenham Plan housing allocation</p>				
S024	Castle Dream Stud, Mill Lane	<p>Main land use: Temporary gypsy site</p> <p>Planning Status: 17/00129/FUL COU for permanent residential occupation by a traveller family, temporary permission granted. Various relating to previous use of land, including 13/01459/COU temporary consent for gypsy site (2014)</p> <p>Site Character: Rural / open</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints: AONB, topography</p> <p>Overcome constraints:</p> <p>Notes: Proposed Cheltenham Plan allocation</p>	Battledown	0.43	Gypsy, Travellers and Travelling Showpeople - GT1	N/A
S025	Land at Mill Lane	<p>Main land use: Fields / agriculture</p> <p>Planning Status: Various relating to existing agricultural/equestrian use of land.</p> <p>Site Character: Rural / open</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints: AONB, topography</p>	Battledown	0.31	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Overcome constraints: Notes:				
S026	Land north of Greenway Lane	Main land use: Paddock Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes:	Battledo wn	1.94	No	SALA found site to not be deliverable or developable
S027	Land south of Greenway Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes:	Battledo wn	1.20	No	SALA found site to not be deliverable or developable
S028	Land adjacent to Orchard Cottages	Main land use: Fields / residential Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes:	Battledo wn	0.33	No	SALA found site to not be deliverable or developable

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S029	Land south of Glenfall Way	Main land use: Fields / agriculture Planning Status: 16/01789/FUL- Erection of four dwellings with landscaping and public open space- refused 15/00025/OUT for 15 dwellings - withdrawn Previous application 07/01580/OUT refused and subsequent appeal dismissed. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes:	Battle-down	1.69	No	SALA found site to not be deliverable or developable
S030	Land off Timbercombe Lane	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB, topography Overcome constraints: Notes:	Charlton Kings	0.60	No	SALA found site to not be deliverable or developable
S031	Land off Leckhampton Road	Main land use: Fields / agriculture Planning Status: 16/00272/FUL Revision to approved planning permission 15/00681/FUL granted permission for 10 dwellings + revised application 15/01036/COU granted on remainder of site for change of use	Leckhampton	2.52	No	Site has planning permission: 15/00681/FUL

Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		<p>from agriculture to recreation use.            Site Character: Urban edge / undeveloped            Greenfield/brownfield: Greenfield            Critical constraints: Impacts on AONB landscape, Topography, loss of local facility; Establish access arrangements.            Overcome constraints: Establish highways access arrangements (through adjacent site to the north);            Assess impacts on the AONB and wider landscape. Where possible retain community facility            Notes:</p>				
S032	Hall Road Allotments	<p>Main land use: Allotments            Planning Status: N/A            Site Character: Urban edge / undeveloped            Greenfield/brownfield: Greenfield            Critical constraints: N/A            Overcome constraints: N/A            Notes:</p>	Leckhampton	2.30	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S033a	Land at Leckhampton, off Shurdington Road (north-north west)	<p>Main land use: Fields / agriculture            Planning Status: 16/00202/OUT-            Application for up to 45 dwellings.            13/01605/OUT 650 homes and mixed use - refused and appeal dismissed.            JCS Inspector has suggested removing from the JCS and allocating through the Cheltenham Plan for 200 dwellings only.            Site Character: Urban edge / undeveloped            Greenfield/brownfield: Greenfield            Critical constraints: Small part of site flood risk; Low to medium landscape sensitivity; Small part of site proposed as Local Green Space            Overcome constraints:            Notes:</p>	Leckhampton	15.33	Mixed use - MD5	N/A
S033b	Land at Leckhampton, off Shurdington Road ( north west)	<p>Main land use: Fields/ Agriculture            Planning Status: 13/01605/OUT 650 homes and mixed use - refused and appeal dismissed. JCS Inspector has suggested removing from the JCS and allocating through the Cheltenham Plan for 200 dwellings only.            Site Character: Undeveloped Urban Edge            Greenfield/brownfield:            Critical constraints: Medium to High Landscape Sensitivity; Local Green Space</p>	Leckhampton	16.66	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should form part of the Leckhampton Local Green Space.



**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Overcome constraints: Notes:				
S033c	Former Nurseries Land off Kidnappers Lane	<p>Main land use: Previously nurseries land</p> <p>Planning Status: 16/00202/OUT- Development of 45 dwellings refused, going to inquiry December 2017; 13/01605/OUT 650 homes and mixed use - refused and appeal dismissed. JCS Inspector has suggested removing from the JCS and allocating through the Cheltenham Plan for 200 dwellings only.</p> <p>Site Character: Urban Edge</p> <p>Greenfield/brownfield:</p> <p>Critical constraints: Medium</p> <p>Landscape Sensitivity; Local Green Space</p> <p>Overcome constraints:</p> <p>Notes:</p>	Leckhampton	1.29	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should remain undeveloped.

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S034	Land at Leckhampton, off Kidnappers Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Medium-High landscape sensitivity; Local green space application Overcome constraints: Notes:	Leckhampton	6.00	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should form part of the Leckhampton Local Green Space.
S035	Land at Leckhampton, Church Road & Farm Lane	Main land use: Fields / residential Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield (small residential part) Critical constraints: high landscape sensitivity (part); Contamination; Local Green Space Overcome constraints: Notes:	Leckhampton	6.30	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should form part of the Leckhampton Local Green Space.
S036	Land at Leckhampton, off Farm Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: High landscape sensitivity; Local Green Space Overcome constraints: Notes:	Leckhampton	2.60	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should form part of the Leckhampton Local Green Space.

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S037	The Nurseries, Kidnappers Lane, Leckhampton	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Medium Landscape Sensitivity; Local Green Space Overcome constraints: Notes:	Leckhampton	2.50	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should form part of the Leckhampton Local Green Space.
S038	Church Farm, Church Road, Leckhampton	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Contamination, Local Green Space application; High Landscape Sensitivity; Scheduled Ancient Monument Overcome constraints: Notes:	Leckhampton	6.78	No	The site was discussed in detail during the JCS examination. The Inspector recommended that this area should form part of the Leckhampton Local Green Space.
S040	Land at Sunnyfield Lane (north), Up Hatherley Way	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Up Hatherley	1.14	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S041	Old Gloucester Road (previously known as Arle Nursery and allotments, Old Gloucester Road)	Main land use: Nursery / allotments Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Flood Risk Overcome constraints: Flood risk can be mitigated Notes:	Springbank	11.21	Housing - HD8	N/A
S042	Land at Old Gloucester Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Overcome constraints: Notes:	Springbank	3.12	Housing - HD8	N/A
S043	Land at Fiddler's Green, Fiddler's Green Lane	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / part developed Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Cordon Sanitaire / Development Exclusion Zone; Key Wildlife site Overcome constraints: Site is part of a proposed JCS allocation, work will be undertaken to reduce/remove cordon sanitaire and will be removed from the Green Belt upon adoption of the JCS. Notes:	Hester's Way / Springbank	61.79	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S044	Land at Fiddler's Green, adjacent to Hayden	Main land use: Fields / agriculture Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Cordon Sanitaire / Development Exclusion Zone Overcome constraints: Site is part of a proposed JCS allocation, work will be undertaken to reduce/remove cordon sanitaire and will be removed from the Green Belt upon adoption of the JCS. Notes:	Hester's Way / Springbank	18.34	No	SALA found site to not be deliverable or developable
S045	Land at Golden Valley, Pheasant Lane	Main land use: Fields / agriculture / residential Planning Status: N/A Site Character: Rural / open Greenfield/brownfield: Greenfield Critical constraints: Green Belt, Flood Risk; Contamination; Overcome constraints: Part of site is in Submission JCS Safeguarded Area Notes:	Hester's Way	11.23	No	SALA found site to not be deliverable or developable
S046	Land north of Bamfurlong Lane	Main land use: Mostly Agriculture, with some industry and residential Planning Status: 12/00576/FUL Part of site (Erection of building following demolition of existing derelict building at Cotswold View) Site Character: Urban edge /	Hester's Way	7.11	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt; Heritage; Contamination; Overcome constraints: Notes:				
S047	Briarfields Motel and Touring Park, Bamfurlong Lane	Main land use: Caravan site Planning Status: N/A Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints: Notes:	Hester's Way	1.96	No	SALA found site to not be deliverable or developable
S048	Land between A40 and Bamfurlong Lane (east)	Main land use: Industry Planning Status: N/A Site Character: Urban edge / developed Greenfield/brownfield: Brownfield Critical constraints: Green Belt; Contamination; Overcome constraints: Notes:	Hester's Way	0.98	No	SALA found site to not be deliverable or developable
S049	Land between A40 and Bamfurlong Lane (west)	Main land use: Fields / agriculture / nursery Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt Overcome constraints:	Hester's Way	4.92	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Notes:				
S050	Land at The Reddings, north of Branch Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	8.00	No	SALA found site to not be deliverable or developable
S051	Land at The Reddings, south of Branch Road	Main land use: Fields / agriculture Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	6.66	No	SALA found site to not be deliverable or developable
S052	Land at the Hayloft (west), The Reddings / Badgeworth Road	Main land use: Fields / agriculture Planning Status: 09/00656/COU & 12/00318/TIME Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	1.76	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S053	Land at the Hayloft (east), south of The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	1.66	No	SALA found site to not be deliverable or developable
S054	Flowerdale Farm, The Reddings	Main land use: Open land Planning Status: 15/00573/OUT- Outline application for development of 27 dwellings and associated open space with access off Brock Close, application refused and appeal dismissed. Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	1.47	No	SALA found site to not be deliverable or developable
S055	Land at Stansby Mobile Home and Touring Caravan Park, The Reddings	Main land use: Caravan park Planning Status: 16/00299/FUL Change of use of the land for the stationing of touring caravans for holiday purposes to operate year round. Site Character: Urban edge / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Green Belt	Benhall and the Reddings	1.78	No	SALA found site to not be deliverable or developable



## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Overcome constraints: Notes:				
S056	Land west of Grovefield Way, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	0.80	No	SALA found site to not be deliverable or developable
S057	Land off Grovefield Way, The Reddings	Main land use: Open land Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	0.34	No	SALA found site to not be deliverable or developable
S058	Land r/o Shakespeare Cottages, The Reddings	Main land use: Open land / residential Planning Status: N/A Site Character: Urban edge / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Benhall and the Reddings	0.26	No	SALA found site to not be deliverable or developable

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S059	Springbank Shopping Centre	<p>Main land use: Vacant Shopping Centre</p> <p>Planning Status: 16/02303/FUL- 34 new dwellings following demolition of redundant shopping centre</p> <p>Site Character: Urban / developed</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Site is a Neighbourhood Centre; land ownership</p> <p>Overcome constraints: Meaningful negotiation between the two land owners</p> <p>Notes:</p>	Springbank	0.51	No	Site has planning permission: 16/02303/FUL
S060	Land adjacent to former Goat and Bicycle Public House	<p>Main land use: Vacant Land / Brownfield</p> <p>Planning Status: N/A</p> <p>Site Character: Urban / undeveloped</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Possible land contamination; Establish owner</p> <p>Overcome constraints: site may be contaminated but is vacant. Future remediation could enable housing or employment.</p> <p>Notes:</p>	Springbank	0.43	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S061	Land and buildings at Coronation Square	Main land use: Car park / Shopping area Planning Status: Various small scale Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Land ownership Overcome constraints: Developable area restricted Notes: Proposed Cheltenham Plan mixed use allocation	St Marks	1.48	Mixed use - MD3	N/A
S062	Community Centre & Scout Hut, Brooklyn Road	Main land use: Scout Hut Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: suggested local green space Overcome constraints: Notes:	St Marks	0.90	No	SALA found site to not be deliverable or developable
S063	Rowanfield Exchange. Devon Avenue	Main land use: Employment / residential Planning Status: 15/02105/FUL- Part of site- Erection of 3no dwellings and associated hard and soft landscaping. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Site is a Neighbourhood Centre Overcome constraints: Redevelopment currently on garages not retail element Notes:	St Marks	0.37	No	No net gain expected. Site is unlikely to come forward within the plan period.

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S064	Christ College Site B	<p>Main land use: unused Playing field            Planning Status: 13/00911/OUT &amp; 14/01317/REM. Development has yet to commence.            Site Character: Urban / undeveloped            Greenfield/brownfield: Greenfield            Critical constraints: Contamination; suggested local green space            Overcome constraints: Justify loss of playing field - likely remediation            Notes: Proposed Cheltenham Plan housing allocation</p>	St Peters	2.11	Housing - HD1	N/A
S065	Outer West, Land at Tewkesbury Road	<p>Main land use: Industry            Planning Status: 16/00693/FUL            Change of use of site to provide a 41 space car park for local businesses   Development brief adopted Sept 2000            Site Character: Urban / developed            Greenfield/brownfield: Brownfield            Critical constraints: Heritage, Flood Risk, Contamination, HSE blast zone            Overcome constraints:            Notes:</p>	St Peters	11.35	No	SALA found site to not be deliverable or developable
S066	The Folley, Gardner's Lane	<p>Main land use: Sports Ground            Planning Status: N/A            Site Character: Urban / undeveloped            Greenfield/brownfield: Greenfield            Critical constraints: Flood risk; Heritage            Overcome constraints: N/A</p>	Swindon Village	6.25	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Notes:				
S067	Cheltenham Spa Railway Station	<p>Main land use: Railway Station / Car Park</p> <p>Planning Status: Existing Local Plan allocation &amp; Dev Brief</p> <p>Site Character: Urban / developed</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station).</p> <p>Overcome constraints: Parking assessment; detailed assessment of access arrangements.</p> <p>Notes:</p>	St Peters	3.34	No	SALA found site to not be deliverable or developable
S068	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	<p>Main land use: Police Headquarters</p> <p>Planning Status: 17/00337/FUL- Demolition of all existing buildings on site and erection of 67no. New homes, access, landscaping and other associated works at the former Police Headquarters, Lansdown Road</p> <p>Site Character: Urban / developed</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Heritage; viability</p>	Park	1.00	No	Site has planning permission: 17/00337/FUL

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Overcome constraints: Inclusive design and effective negotiaion Notes:				
S069	Commercial Street Car Park	Main land use: Car park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: N/A Notes:	Park	0.08	No	SALA found site to not be deliverable or developable
S070	Reeves Field, Old Bath Road	Main land use: Sports Ground Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Loss of playing pitches and key views to scarp; Heritage Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts. Notes:	Charlton Park	4.52	No	The site fits with overall sequential approach of the plan as it is within the existing urban area. As an open field which is regularly used (privately) it is distinct from other green field sites in the plan. The site is within a Conservation Area and forms an important part of the character of it. It also forms the setting for a number of listed buildings. The harm to these heritage and their setting has not been

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
						demonstrated or shown to be acceptable. Views across the site towards to Leckhampton Hill and Cleeve Hill also curenly form an important part of the character of the area. As the site is used currently by Cheltenham College as sports pitches any development that result in a loss of a pitch would have to be justified or reprovided elsewhere. When put together these constraints are substantial and indicate the site is not sustainable. Insufficient evidence has been provided to challenge this position.
S071	King Alfred Way 1 & 2	Main land use: Industry Planning Status: 14/01125/FUL for 86 dwellings - refused permission. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding	Battledo wn	1.71	No	Existing employment site

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		employment land) Overcome constraints: Suitable relocation of employment provision within the borough Notes:				
S072	St Edwards Car Park, London Road	Main land use: Car Park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes:	Battledown	0.14	No	SALA found site to not be deliverable or developable
S073	Ellerslie Care Home, Albert Road	Main land use: Residential Planning Status: 13/01861/FUL 14 homes - granted. Appeal dismissed December 2014 on revised scheme - 14/00629/FUL. Discharge of conditions 3, 4, 7, 8, 9 & 10 in June 2015 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes:	Pittville	0.60	No	Site has planning permission: 13/01861/FUL
S074	Prestbury Road / Windsor Street 1	Main land use: Commercial / industry Planning Status: Informal guidance note 2008 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk,	Pittville	0.91	No	SALA found site to not be deliverable or developable



## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Contamination Overcome constraints: Notes:				
S075	Prestbury Road / Windsor Street 2	Main land use: Commercial / industry Planning Status: Informal guidance note 2008 Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk; Contamination; Overcome constraints: Notes:	Pittville	0.16	No	SALA found site to not be deliverable or developable
S076	Cakebridge Place	Main land use: Residential Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints: Notes:	Oakley	0.55	No	SALA found site to not be deliverable or developable
S077	Land at Prestbury Road	Main land use: Employment / industry Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Contamination Overcome constraints: Notes:	Oakley	0.23	No	Existing employment site

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S078	Bences Timber Yard, St Johns Avenue	Main land use: Timber Yard Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes:	All Saints	0.47	No	SALA found site to not be deliverable or developable
S079	Sherborne Place Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes:	All Saints	0.25	No	SALA found site to not be deliverable or developable
S080	Axiom, 57 Winchcombe Street	Main land use: Vacant Building (Community Arts and Music venue) Planning Status: 17/00932/FUL Change of use to provide 19no. apartments and 1no. ground floor commercial/retail unit.   15/02268/FUL Partial demolition and mixed-use conversion to 11 apartment and commercial/retail units of 57-59 Winchcombe Street Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage - Locally listed building; Access (visability) is	All Saints	0.07	No	Site has planning permission: 15/02268/FUL

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		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. Notes:				
S081	Rodney Road Car Park, Rodney Road	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood Risk; Heritage Overcome constraints: Notes:	College	0.25	No	SALA found site to not be deliverable or developable
S082	Royal Well & Municipal Offices	Main land use: Employment / Bus station/ residential Planning Status: Royal Well Development Brief Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage, Flood Risk, Contamination; Ensuring future occupiers are appropriate town centre uses Overcome constraints: Design and use needs to take account of flood risk	Lansdown	1.60	Mixed use - MD4	N/A

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		(river chelt culverted under part of site). Notes: Proposed Cheltenham Plan Mixed Use Allocation				
S083	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: Notes:	Lansdown	0.38	No	Site has planning permission: 15/00786/FUL
S084	Land at Chelt Walk (previously known as Land at St Georges Place / St James Square)	Main land use: Car Park / Vacant building Planning Status: N/A Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Contamination; Heritage Overcome constraints: Dev brief and flood risk, part of site confirmed suitable. Notes: Proposed Cheltenham Plan Employment Allocation	Lansdown	0.66	No	SALA found site to not be deliverable or developable for residential but site is allocated as an employment site which could provide some residential as part of an employment led scheme.

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S085	Rivershill House, St Georges Road	<p>Main land use: Vacant Office Building            Planning Status: 15/00451/FUL            Erection of apartment building to comprise 45 dwellings and associated semi-basement car parking, access and landscaping following demolition and clearance of the existing building 'Rivershill House'   13/02192/P3JPA - Prior approval application. A planning application (15/00451/FUL) for the erection of apartment building to comprise 45 dwellings and associated semi-basement car parking, access and landscaping following demolition and clearance of the existing building 'Rivershill House' has been submitted and is pending consideration.            Site Character: Urban / developed            Greenfield/brownfield: Brownfield            Critical constraints: Heritage            Overcome constraints:            Notes:</p>	Lansdown	0.42	No	No prior approval for a change of use to residential is required (16/02123/P3OPA), therefore under Permitted Development Rights the site can change from employment to residential.
S086	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</p>	Lansdown	0.20	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Greenfield/brownfield: Brownfield Critical constraints: Loss of community use; Heritage Overcome constraints: Notes:				
S087	Land adjoining Great Western Road	Main land use: Open land Planning Status: N/A Site Character: Urban / open Greenfield/brownfield: Brownfield Critical constraints: Flood Risk, Contamination; Heritage Overcome constraints: Notes:	St Peters	0.12	No	SALA found site to not be deliverable or developable
S088	Land at Chester Walk Car Park	Main land use: Car Park Planning Status: Various - combined with site S089 - 09/00044/FUL   (Land Behind 232-242 High Street and Adjacent To St Mary's Church) New build mixed use complex comprising 12 office units - total 1103m <sup>2</sup> , 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination;	Lansdown	0.15	No	The site falls under the size criteria for allocation and does not demonstrate exceptional circumstances to justify inclusion in the plan

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Heritage Overcome constraints: Notes:				
S089	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 1103m <sup>2</sup> , 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) - refused Site Character: Urban / undeveloped Greenfield/brownfield: Brownfield Critical constraints: Contamination; Heritage Overcome constraints: Notes:	Lansdown	0.19	No	SALA found site to not be deliverable or developable
S090	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: Contamination; Heritage Overcome constraints:	St Pauls	0.44	No	SALA found site to not be deliverable or developable

Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Notes:				
S092	Land adjoining Kynance, Church Road	<p>Main land use: Garden Land            Planning Status: 14/01823/FUL on part of site- Erection of 2 no. bungalows and 6 no. houses.            11/01868/FUL replacement dwelling on part of site (completed)            Site Character: Urban / undeveloped            Greenfield/brownfield: Greenfield            Critical constraints: River corridor, Contamination, garden land development; Heritage            Overcome constraints: Developable area restricted            Consider SPD on Development of Garden Land and Infill sites in Cheltenham</p> <p>Notes:</p>	Swindon Village	1.10	No	Site has planning permission: 15/00354/FUL
S093	Former Monkscroft Primary School	<p>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</p>	St Marks	1.80	Housing - HD2	N/A



## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		space Overcome constraints: Justify loss of pitches Notes: Proposed Cheltenham Plan housing allocation				
S094	Land at Stone Crescent	Main land use: Vacant Land / open space Planning Status: 14/01276/OUT - terminated Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: N/A Overcome constraints: N/A Notes: Proposed Cheltenham Plan housing allocation	St Marks	0.50	Housing - HD5	N/A
S098	Land adjacent to Ellerslie, Albert Road	Main land use: Residential Garden Land Planning Status: Main building - Ellerslie house –Subject to Conversion of existing building to 14 residential units (ref. 13/01861/FUL) Permission approved and implemented in 2014. Remaining garden land forms this site. Site Character: Urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Garden land development; Heritage; important trees Overcome constraints: Consider SPD	Pittville	0.60	No	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.

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		on Development of Garden Land and Infill sites in Cheltenham Notes:				
S099	Hardwick Site, St. Pauls Road	Main land use: University/Education/Sports pitches - part built/part buildings Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: suggested local green space Overcome constraints: Notes:	St Paul's	1.92	No	SALA found site to not be deliverable or developable
S100	Park Campus	Main land use: University/Education/Sports pitches - part built/part buildings Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield / Greenfield Critical constraints: Contamination; Heritage Overcome constraints: Notes:	Park	11.92	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S101	Depot	Main land use: Waste site Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes:	Swindon Village	3.77	No	SALA found site to not be deliverable or developable
S102	Sandford Lido Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; Heritage Overcome constraints: Notes:	College	0.27	No	SALA found site to not be deliverable or developable
S103	St James's Street Car Park	Main land use: Car Park Planning Status: 16/00118/FUL Proposed development of vacant site to provide 4 residential dwellings Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes:	All Saints	0.51	No	SALA found site to not be deliverable or developable
S105	St. George's Road Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes:	Lansdown	0.26	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S106	Bath Terrace Car Park	Main land use: Car Park Planning Status: N/A Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes:	Park	0.36	No	SALA found site to not be deliverable or developable
S107	Land south of Collum End Rise	Main land use: Open land Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt, AONB Overcome constraints: Notes:	Leckhampton	3.29	No	SALA found site to not be deliverable or developable
S108	Land at Swindon Lane (Adj to dismantled line)	Main land use: Agriculture Planning Status: 00/004781/FUL, 09/01809/FUL, 13/00020/TIME - relating to replacement of 4 bed dwelling. Site incorporated within a previous application covering a wider area - Land at Hunting Butts 09/01589/OUT, not included in subsequent application 11/00257/OUT. Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	1.06	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S109	Battledown	Main land use: Open land Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes:	Battledown	14.68	No	SALA found site to not be deliverable or developable
S110	North Place and Portland Street	Main land use: Car Park (former Coach Station / residential) Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL: Erection of a mixed use development comprising; 5,792sqm (gross external floor space) of class A1 food store, 739sqm (gross) of class A1 shops and 19sqm (gross) of class A2 within atrium space and 336sqm (gross) of class A3 (customer restaurant); multi-storey car park providing 634 spaces over 5 floors (300 spaces for public use and 334 spaces for food store customers); 143 no. residential units within a mix of 1, 2, 3, and 4 bedroom houses and flats, (57 units to be affordable) with associated 143 car parking spaces at ground and basement level; creation of new public open spaces; provision of new parking bays for buses and	St Paul's and Pittville	2.04	Mixed Use - MD2	N/A

Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		erection of a passenger information kiosk and waiting room; associated other operations to facilitate the mixed use development including alterations to and from the existing highway for vehicular, pedestrian and cycle access. All following the demolition of existing buildings and other built structures on the site. Site Character: urban / developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes: Proposed Cheltenham Plan mixed use allocation				
S111	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: Flood risk; Heritage Overcome constraints: Notes:	Charlton Park	1.91	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S112	Land at Whaddon Road	Main land use: Car park Planning Status: N/A Site Character: urban Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes:	Oakley	1.20	No	The site falls under the size criteria for allocation and does not demonstrate exceptional circumstances to justify inclusion in the plan
S113	Premiere Products, Bouncers Lane	Main land use: B2 uses with B1 Planning Status: 17/00929/OUT (Part of site) Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration. Site Character: Urban / developed Greenfield/brownfield: Brownfield Critical constraints: N/A Overcome constraints: N/A Notes: Proposed Cheltenham Plan housing allocation	Oakley	0.50	Housing - HD3	N/A
S114	Land Adjacent to Timbercombe Farm, Little Herberts Road, Charlton Kings	Main land use: Field/ Agriculture Planning Status: N/A Site Character: Edge of urban Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes:	Charlton Kings	0.13	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S115	Land to rear of 291-297 Cirencester Road, Charlton Kings	Main land use: Residential garden land Planning Status: N/A Site Character: Edge of urban/ Garden land Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes:	Charlton Kings	0.35	No	SALA found site to not be deliverable or developable
S117	Land adjacent to Longfield, Charlton Kings	Main land use: Open/ Field Planning Status: N/A Site Character: Rural/ edge of urban Greenfield/brownfield: Greenfield Critical constraints: AONB; Flood Risk Overcome constraints: Reduce potential development area to avoid areas at risk of flooding Notes:	Battledown	0.99	No	SALA found site to not be deliverable or developable
S119	Karenza, Naunton Parade (HLA ref: COL1052)	Main land use: land associated with residential use Planning Status: 09/00276/REM; 05/01750/OUT- Outline application for residential development following the demolition of existing buildings- LAPSED Site Character: Developed Greenfield/brownfield: Greenfield/ Brownfield Critical constraints: Heritage; Contamination Overcome constraints:	College	0.38	No	The site falls under the size criteria for allocation and does not demonstrate exceptional circumstances to justify inclusion in the plan



**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		Notes:				
S121	The Bredons, Harp Hill	<p>Main land use: Residential garden land</p> <p>Planning Status: 17/00015/FUL demolition of existing dwelling and erection of 3 no. detached dwellings and associated works   15/02176/FUL demolition of existing dwelling and erection of 2 detached dwellings</p> <p>Site Character: Edge of urban</p> <p>Greenfield/brownfield: Greenfield</p> <p>Critical constraints: AONB</p> <p>Overcome constraints:</p> <p>Notes:</p>	Charlton Kings	0.46	No	SALA found site to not be deliverable or developable
S122	Land rear of Nuffield Hospital, Hatherley Lane	<p>Main land use: Available brownfield site</p> <p>Planning Status: 15/01048/OUT</p> <p>Residential development of up to 27 dwellings- allowed on appeal</p> <p>Site Character: Urban previously developed</p> <p>Greenfield/brownfield: Brownfield</p> <p>Critical constraints: Contamination</p> <p>Overcome constraints: N/A</p> <p>Notes:</p>	Benhall and the Reddings	0.48	No	The site has planning permission: 15/01048/OUT (allowed at appeal)

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S123	100 – 102 Prestbury Road, Cheltenham	<p>Main land use: Vacant Brownfield site            Planning Status: CBC Concept Statement outlining preferences for mixed-use redevelopment.            Permission granted and work completed on redevelopment of many adjoining/nearby sites. Half of site 11/00042/TIME- Application for a new planning permission to replace an extant planning permission granted permission on appeal ref APP/B1605/A/07/2041120 (Council reference 06/00989/OUT) for the redevelopment of the site to provide 5 x B1 units, in order to extend the time limit for implementation            Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage            Greenfield/brownfield: Brownfield            Critical constraints: Access in Flood zone 3; Contamination            Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site.            Notes:</p>	Pitville	0.80	No	Site has planning permission: 17/01266/FUL

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S124	Park Corner and land to the west of Park Corner, Bowbridge Lane, Prestbury	Main land use: Agricultural Planning Status: N/A Site Character: Urban Edge Greenfield/brownfield: Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	1.10	No	SALA found site to not be deliverable or developable
S125	Land north west of Racecourse	Main land use: Partly arable, part racecourse car park Planning Status: N/A Site Character: Rural/ Open Greenfield/brownfield: Greenfield Critical constraints: Flood risk; Green Belt Overcome constraints: Notes:	Prestbury	44.76	No	SALA found site to not be deliverable or developable
S126	Land south west of Racecourse	Main land use: Part of racecourse Planning Status: N/A Site Character: Edge of urban / undeveloped Greenfield/brownfield: Brownfield/ Greenfield Critical constraints: Green Belt Overcome constraints: Notes:	Prestbury	2.47	No	SALA found site to not be deliverable or developable

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S127	Land south east of Ham Road	Main land use: Pasture land Planning Status: 07/01496/FUL Application refused, Appeal Dismissed for residential mobile home park (12 units); 16/02104/OUT- 10 dwellings for elderly persons- pending consideration Site Character: Urban edge Greenfield/brownfield: Greenfield Critical constraints: AONB Overcome constraints: Notes:	Battledown	0.53	No	SALA found site to not be deliverable or developable
S128	Land east of cemetery	Main land use: Farmland Planning Status: N/A Site Character: Edge of Urban Greenfield/brownfield: Greenfield Critical constraints: Suggested Local Green Space Overcome constraints: Notes:	Prestbury	0.53	No	SALA found site to not be available or achievable
S129	Land at Alma Road	Main land use: Vacant shop unit, garage workshop and lock up garages Planning Status: 17/00578/FUL Redevelopment of the site comprising 9no. three bed dwellings together with associated car parking and vehicular access following demolition of existing shop, lock-up garages and Alma Road Garage   Appeal 15/00005/PPI - in respect of planning application 14/01304/FUL. Dismissed	Warden Hill	0.19	No	Site has planning permission: 17/00578/FUL

Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		<p>27 July 2015   14/01304/FUL- Residential development comprising 11no. dwellings (7 x 3bed houses and 4 x 2bed flats) with associated car parking and vehicular access following demolition of existing shop, lock-up garages and Alma Road Garage. Permission refused   12/00774/TIME – Application to extend the time limit for implementation of planning permission ref: 07/01502/FUL for residential development (see below). Permitted   90/01384/AI – Display of internally illuminated projecting sign as per submitted plans. Permitted   58/00001/AI - Erection of standard sign 4’10” x 2’5” . Permitted   08/00290/CONDIT - Variation of planning condition (19) imposed on planning permission 07/01502/FUL. Permitted   07/01502/FUL – Residential development consisting of 4 houses and 4 flats, demolition of existing shop and lock up garages (revision to previous refusal to include pitched roofs rather than barrelled roofs). Permitted   07/00890/FUL – Demolition of shop and garages and creation of residential development</p>				

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		consisting of 4 houses and 4 flats. Refused   05/00224/COU – Demolition of all buildings on site and erection of offices and nine flats with parking. Withdrawn Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes:				
S130	Land north west of Grovefield Way	Main land use: Fields Planning Status: 16/02208/FUL- Hybrid application for commercial office space, day nursery, supermarket, coffee shop etc.- pending consideration Site Character: Urban Edge Greenfield/brownfield: Greenfield Critical constraints: Contamination Overcome constraints: Notes: Proposed Cheltenham Plan employment allocation	Benhall and the Reddings	6.34	No	The site is allocated for employment uses

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S131	Land south of Jessop Avenue	<p>Main land use: Car park                      Planning Status: 16/01417/FUL-                      Erection of six storey office development with A2/A3 use at ground floor etc                      Site Character: Urban                      Greenfield/brownfield: ? Car Park- what is that?                      Critical constraints: Flood risk; Heritage; Contamination; Historic landfill                      Overcome constraints:                      Notes: Proposed Cheltenham Plan employment allocation</p>	Lansdown	0.34	No	The site is allocated for employment uses
S132	Land south of Hatherley Lane	<p>Main land use: Vacant site                      Planning Status: 15/01048/OUT                      Residential development of up to 27 dwellings- application refused                      Site Character: Urban                      Greenfield/brownfield: Brownfield                      Critical constraints: Contamination                      Overcome constraints:                      Notes: Proposed Cheltenham plan employment allocation</p>	Benhall and the Reddings	0.43	No	The site is allocated for employment uses

**Appendix A**

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S134	Warners of Cheltenham, Blaisdon Way	Main land use: Car storage compound/ motor dealership Planning Status: 15/00578/OUT- Outline application for the redevelopment of land at the junction of Blaisdon Way and Pilgrove Way for residential use with indicative layout of 10 dwellings and including removal of car wash facility (approval sought for means of access with other matters reserved)- REFUSED Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Flood Risk Overcome constraints: Notes:	Springbank	0.60	No	SALA found site to not be deliverable or developable
S135	Land off Oakhurst Rise	Main land use: Green field Planning Status: N/A Site Character: Open space surrounded by residential Greenfield/brownfield: Greenfield Critical constraints: Overcome constraints: Notes: Proposed Cheltenham Plan housing allocation	Charlton Kings	4.10	Housing - HD4	N/A



## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
S136	Dowdeswell Park, London Road (The Barlands)	Main land use: Employment use and some unused land Planning Status: History of B1, B2 and B8 uses across the site  16/01729/FUL- extension to one of the existing units on site  16/01603/COU- COU to gin distillery  17/01044/FUL- Extension and COU of existing pump house, erection of new pavilion and visitor centre etc- pending consideration Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Flood risk; AONB; Heritage; Contamination Overcome constraints: Notes:	Charlton Kings	4.75	No	SALA found site to not be deliverable or developable
S137	Francis Close Hall Campus	Main land use: Educational uses Planning Status: Long history of planning applications associated with current land use Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Heritage Overcome constraints: Notes:	St Paul's	2.20	No	SALA found site to not be deliverable or developable
S138	Parabola Road Repeater Station	Main land use: Vacant Planning Status: N/A Site Character: Urban Greenfield/brownfield: Brownfield Critical constraints: Within central	Lansdown	0.15	No	The site falls under the size criteria for allocation and does not demonstrate exceptional

## Appendix A

SALA Information					Cheltenham Plan Information	
Site Ref	Site Name	Site summary	Ward	Site Area	Allocation	Reason for exclusion
		conservation area; Within setting of listed building Overcome constraints: Notes:				circumstances to justify inclusion in the plan
S139	Lansdown Industrial Estate	Main land use: Employment Planning Status: Multiple minor applications regarding current land uses. Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination Overcome constraints: Notes: Proposed Cheltenham Plan mixed use allocation. The designation in the Cheltenham plan is for 100 dwellings plus no net losses in employment in accordance with policy EM2	Lansdown	5.41	Mixed Use - MD1	N/A
S140	The Yard, Grove Street	Main land use: B2 Uses Planning Status: N/A Site Character: Developed Greenfield/brownfield: Brownfield Critical constraints: Contamination, Heritage/ Conservation Overcome constraints: Notes: Reduced site area for capacity calculations due to heritage constraints with part of site previously being used as a burial ground, only the southern half of site considered suitable for development.	St Peters	0.82	No	The site falls under the size criteria for allocation and does not demonstrate exceptional circumstances to justify inclusion in the plan

