

Land at Hyde Lane, Hyde Lane

STATUS: R

Site Reference: CP001

Site area: 2.7 ha

Ward: Swindon Village

Land use: Greenfield

Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS, Contamination
(eastern edge of site)



Description and analysis

This is a greenfield site outside of the urban area to the north of Cheltenham and within the green belt. The site scored medium - low in the JCS Landscape Sensitivity study.

The site is in a partially accessible location with good access (within 5 mins) to the post office, supermarket, primary school, GP, Pharmacy and Fitness facilities, however the site only has fair access (5 to 15 mins) to the library, secondary school, children's centre and by car and Accident and Emergency or a minor injuries unit. Access by bus or walking takes between 10 and 45 to access services, where access to Accident and Emergency or a minor injuries unit take 45 mins.

The SALA assesses the site as available for housing.

Land at Hyde Farm (west section)

STATUS: R

Site Reference: CP002

Site area: 64.1ha

Ward: Swindon Village

Land use: Greenfield

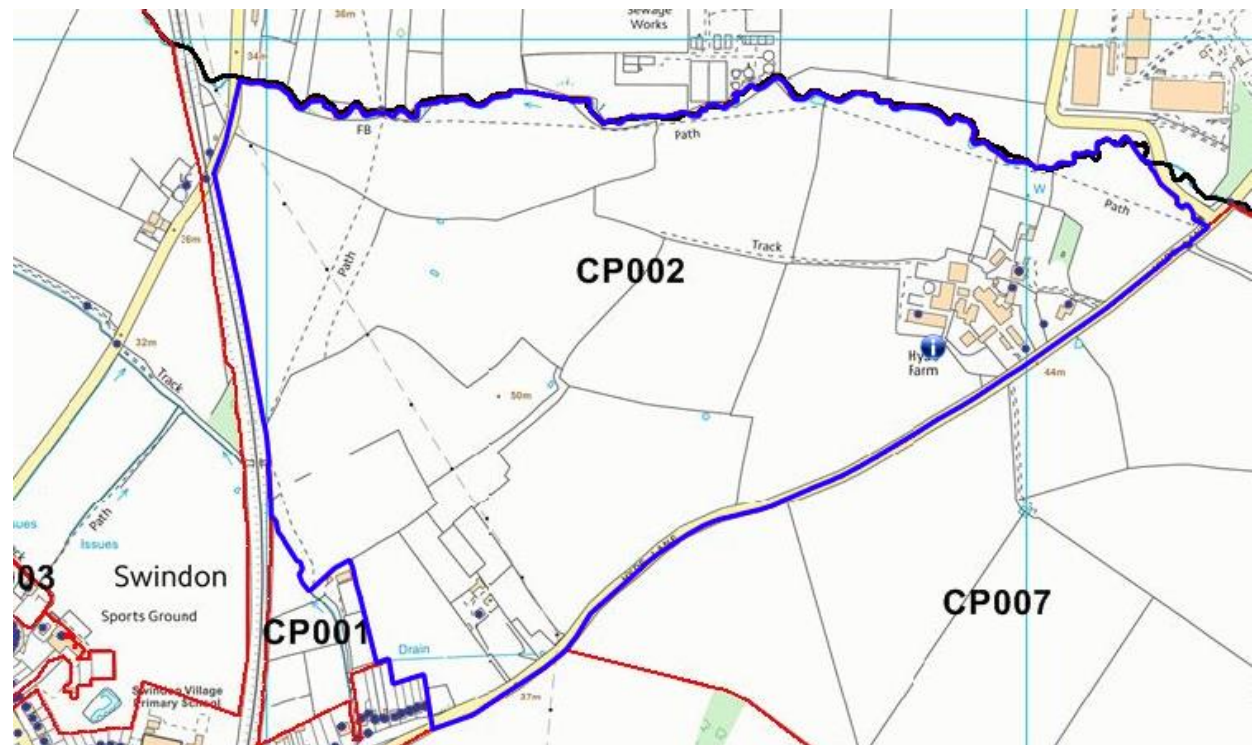
Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS, Contamination (small part), FloodZone 2 (Part), Flood Zone 3 (Part),



Description and analysis

This is a greenfield site, not adjacent to the existing residential area, outside of urban area to the north of Cheltenham and within green belt. The site makes a significant contribution towards green belt purposes (JCS Green Belt Review). The northern boundary of the site is covered by a small part of Flood Zones 2 & 3 and a Cordon Sanitaire. The site scores medium - low and high - medium in the JCS Landscape Sensitivity study.

The site is in a partially accessible location with good access (within 5 mins) to the post office, supermarket, primary school, GP, Pharmacy and Fitness facilities, however the site only has fair access (5 to 15 mins) to the library, secondary school, children's centre and by car and Accident and Emergency or a minor injuries unit. Access by bus or walking takes between 10 and 45 to access services, where access to Accident and Emergency or a minor injuries unit take 45 mins.

The SALA assesses the site as available for housing and economic uses.

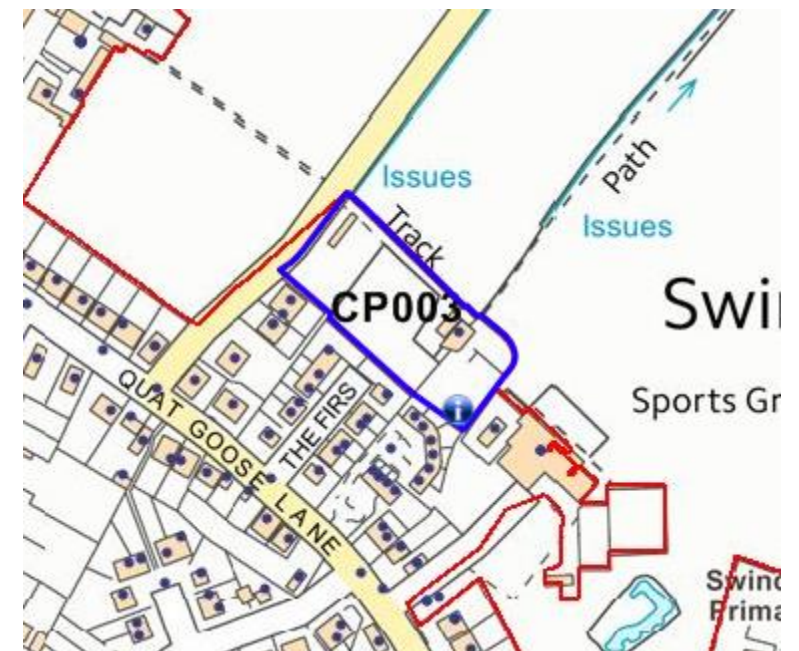
Land off Brockhampton Lane

Site Reference: CP003

STATUS: G

Site area: 0.7 ha
Ward: Swindon Village
Land use: Greenfield/brownfield
Current use: Agriculture
Site identification: Submitted
Planning history: N/A
Site character: Urban edge / part developed

Designations: None



Description and analysis

A predominantly greenfield agricultural site, adjacent to Swindon Village and outside of the existing Principal Urban Area. The site borders residential development to the south and fields to the north which form one of the strategic allocations within the JCS.

The site is currently within the green belt and has been assessed as high - medium landscape sensitivity but is intended to be removed from the green belt via the JCS.

The site has good access to the majority of local services being within a 5 minute drive and 15 minute walk or bus journey, with the exception of access to the post office, supermarket, Secondary School, children's centre and A&E which take between 15 and 30 minutes by bus or walking. Non car access to A& E is poor, taking over 30 minutes.

The SALA assesses the site as suitable, available and achievable for housing within 0 - 5 years.

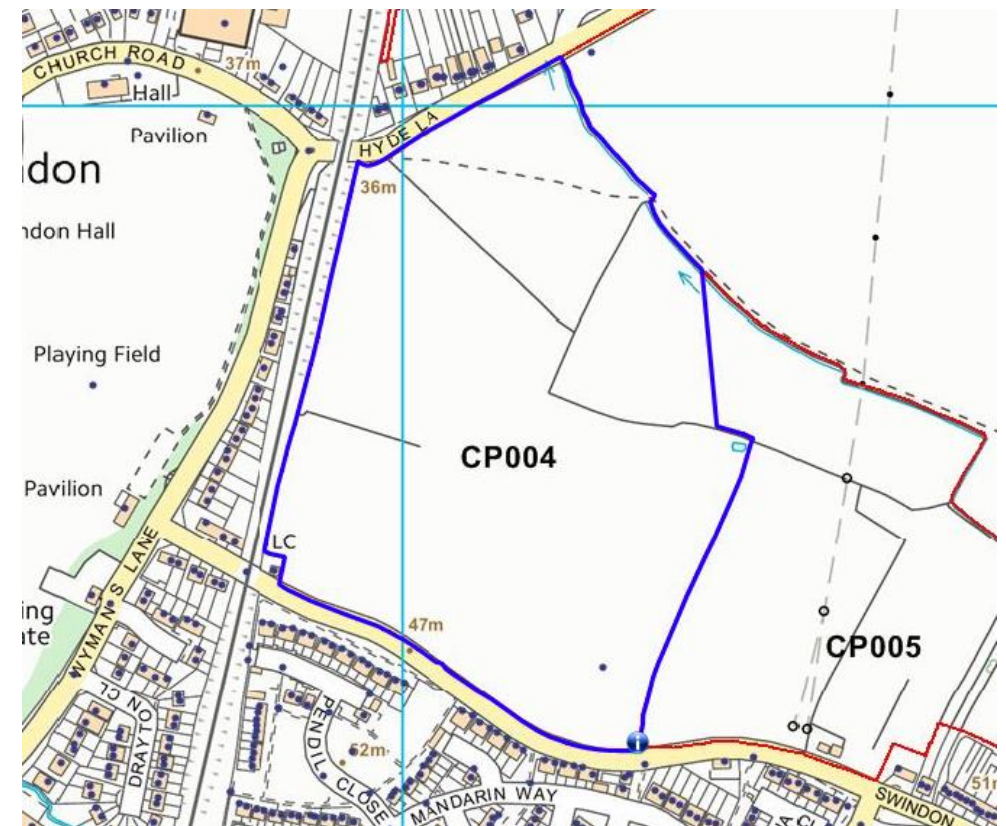
Land at Hunting Butts (west)

Site Reference: CP004

STATUS: R

Site area: 12.1 ha
Ward: Swindon Village
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a sloping greenfield site, adjacent to residential, however outside of the urban area and within green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study.

The site has good access by car to the majority of services with the exception of a secondary school and A&E which takes between 5 - 15 minutes. Access by bus or walking to services varies with access to primary and secondary schools, children's centre and a fitness centre taking longer (15 - 30 minutes) and access to A&E is poor at over 30 minutes.

The SALA assesses the site as available for housing.

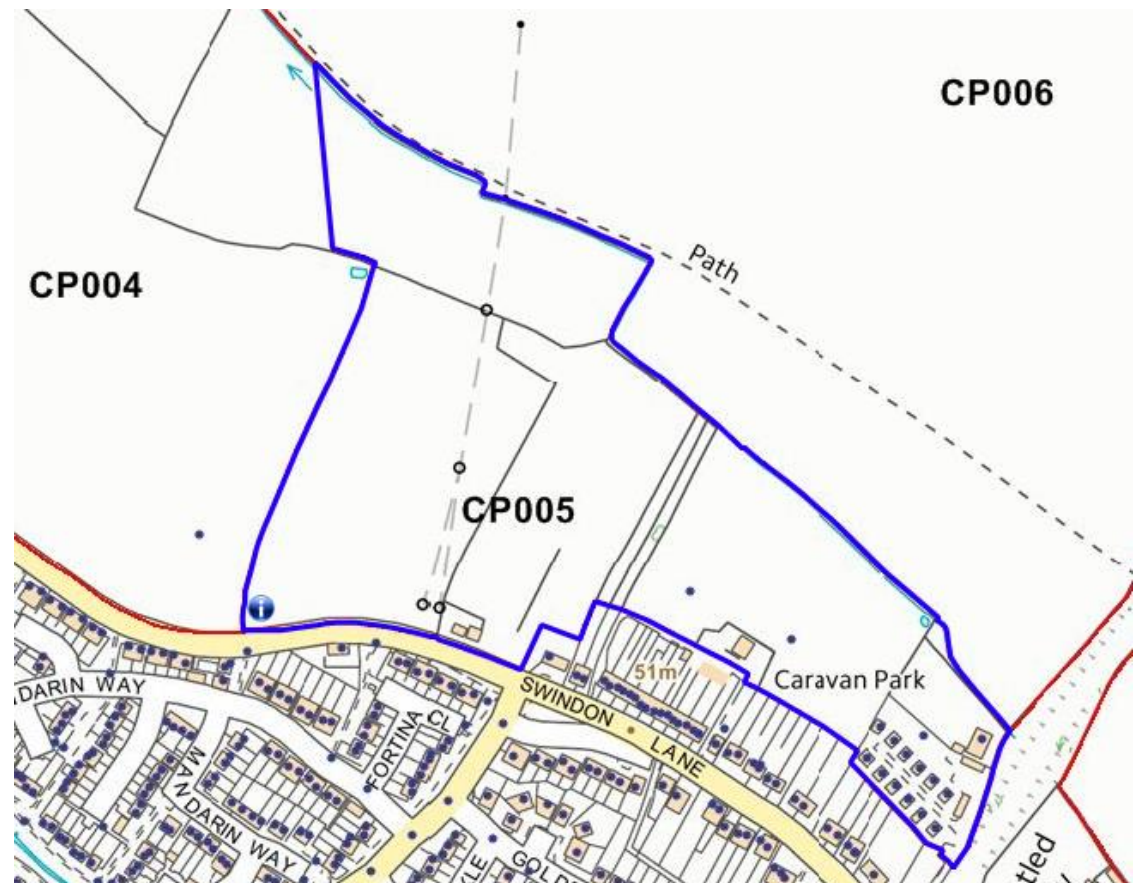
Land at Hunting Butts (south), Swindon Lane

Site Reference: CP005

STATUS: R

Site area: 9.1 ha
Ward: Swindon Village
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a part greenfield part brownfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low sensitivity in the JCS Landscape Sensitivity Study. The ridgeline on the site is of significant importance.

The site has good access by car to the majority of services with the exception of a secondary school and A&E which takes between 5 and 15 minutes. Access by bus or walking to services varies with access to primary and secondary schools, children's centre and a fitness centre taking longer (15 - 30 minutes) and access to A&E is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses

Land at Hunting Butts (central) west of railway cutting

STATUS: R

Site Reference: CP006

Site area: 33.5 ha

Ward: Swindon Village

Land use: Greenfield

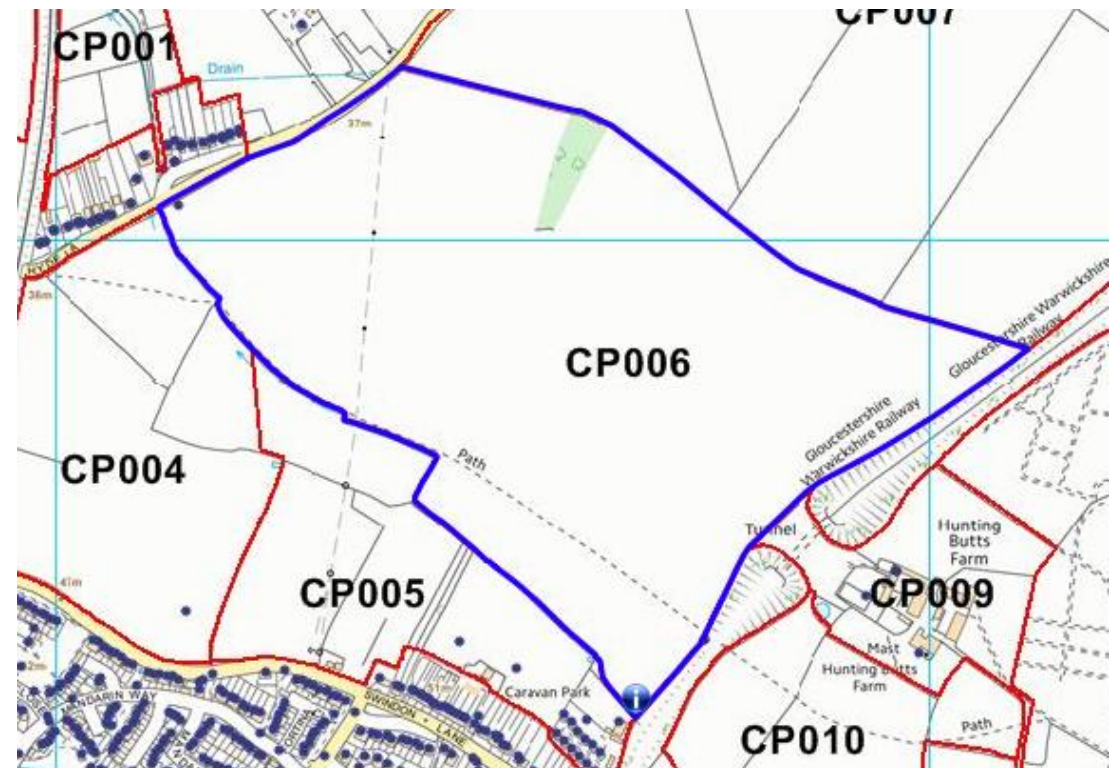
Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a greenfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green belt. The site makes significant contribution towards Green belt purposes (JCS Green Belt Review). The site slopes up to an important ridgeline and the Honeybourne Line runs through the site.

The site has good access by car to the majority of services with the exception of a secondary school and A&E which takes between 5 and 15 minutes. Access by bus or walking to services varies with access to primary and secondary schools, children's centre and a fitness centre taking longer (15 - 30 minutes) and access to A&E is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

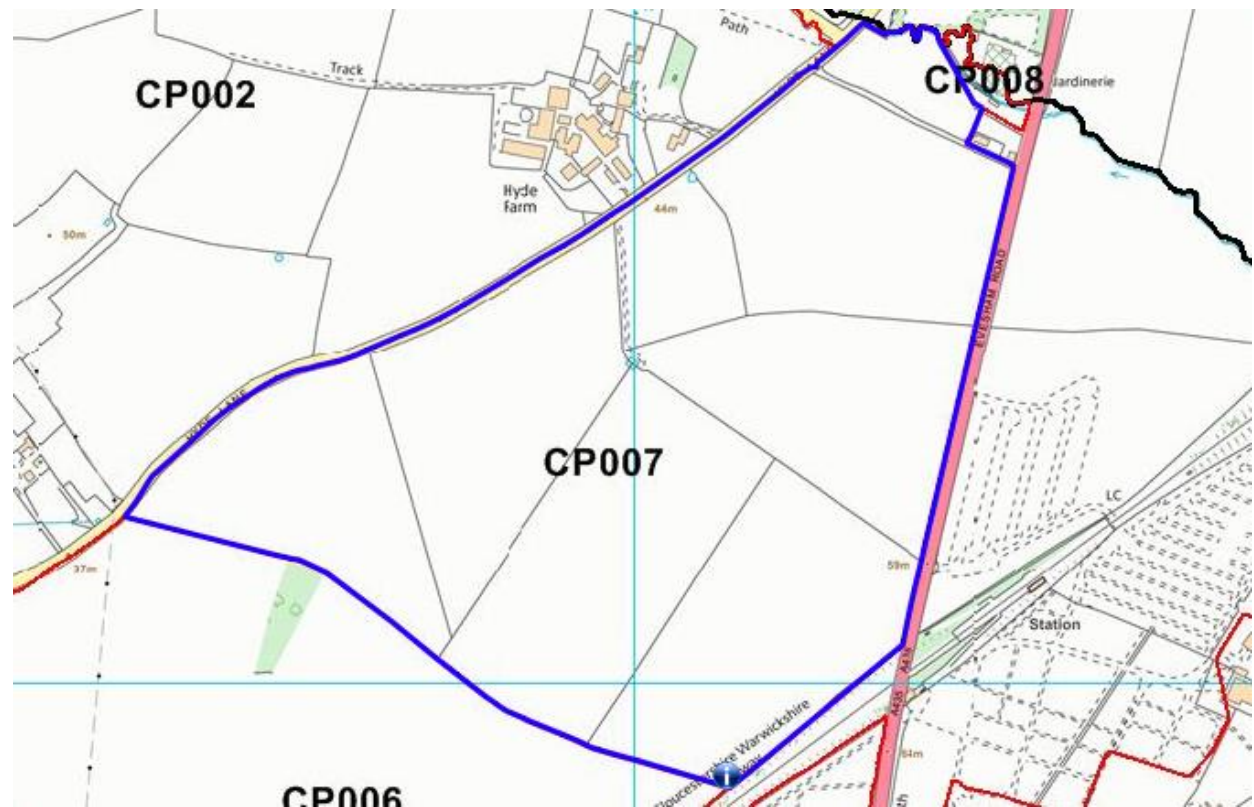
Land at Hyde Farm (east section)

Site Reference: CP007

STATUS: R

Site area: 49.1 ha
Ward: Swindon Village
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS, Flood Zone 2 (Part),
Flood Zone 3 (Part)



Description and analysis

This is a greenfield site, not adjacent to residential area, outside of urban area. and within the green belt. The northern boundary of the site is covered by a small part of Flood Zones 2 & 3 and a Cordon Sanitaire. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study. The site is in a partially accessible location with good access (within 5 mins) to the post office, supermarket, primary school, GP, Pharmacy and Fitness facilities, however the site only has fair access (5 to 15 mins) to the library, secondary school, children's centre and by car and Accident and Emergency or a minor injuries unit. Access by bus or walking takes between 10 and 45 to access services, where access to Accident and Emergency or a minor injuries unit take 45 mins. The SALA assesses the site as available for housing and economic uses.

Blooms Garden Centre, Evesham Road

STATUS: R

Site Reference: CP008

- Site area:** 1.2 ha
- Ward:** Swindon Village
- Land use:** Brownfield
- Current use:** Garden centre
- Site identification:** Submitted
- Planning history:** N/A
- Site character:** Rural / developed (cross boundary site)

- Designations:** Green Belt JCS, FloodZone 2 (Part), Flood Zone 3 (Part),



Description and analysis

This is a brownfield site outside of the urban area, between Cheltenham and Bishop's Cleeve. It is within the green belt and makes a significant contribution to the green belt (JCS Green Belt Review) Part of the site falls within Flood Zone 2&3. The site is currently in use as a Garden Centre.

The site has good access to the majority of facilities by car, foot and bus, with the exception of access to car by A&E taking over 5 minutes and over 30 minutes by bus or foot. Access to a primary school or children's centre by bus or walking is fair (15 - 30 minutes) however access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot is poor at over 30 mins.

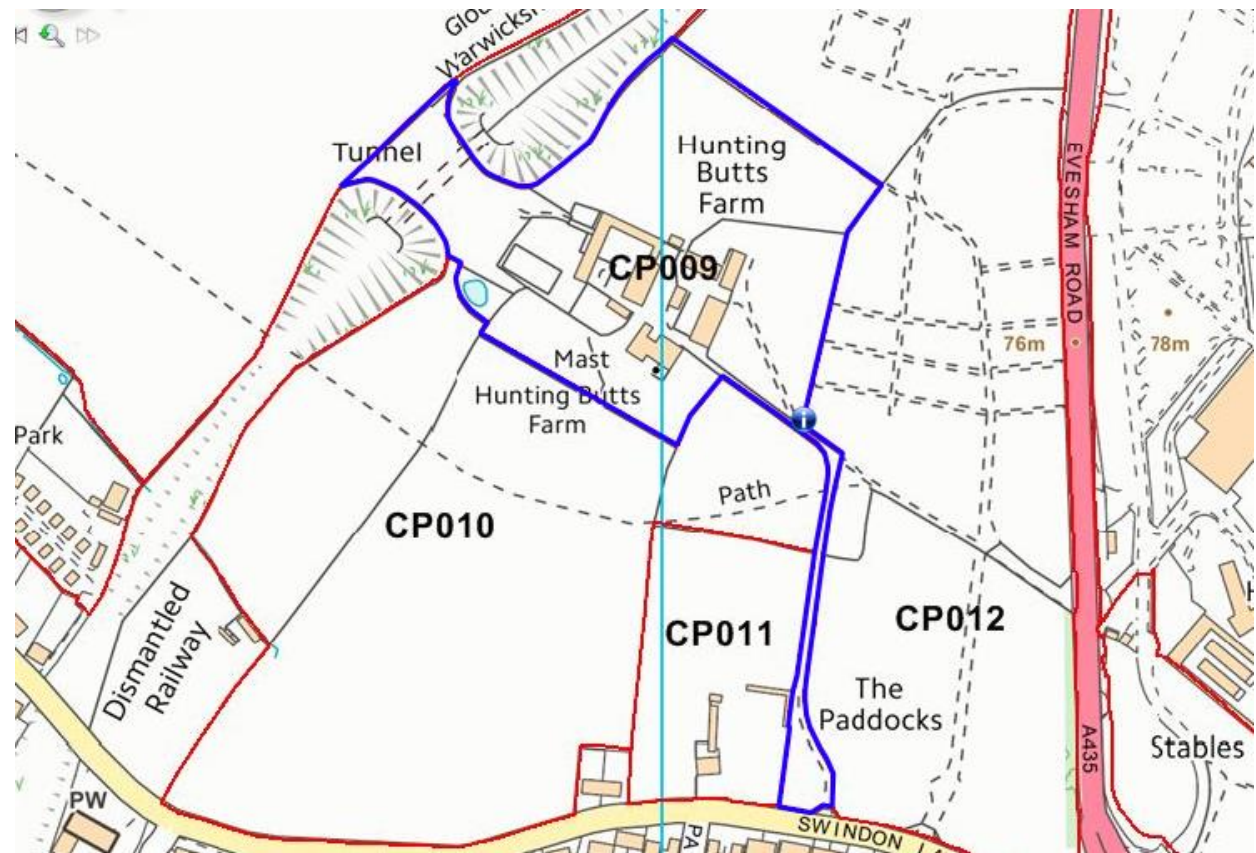
The SALA assesses the site as available for economic use.

Hunting Butts Farm, east of railway cutting

Site Reference: CP009

STATUS: R

- Site area:** 5.0 ha
Ward: Swindon Village
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: 14/01968/P3MPA - request as to whether Prior approval is required for - Change of use from agricultural to Hotel. Application on a small portion of the site - Prior Approval required.
Site character: Rural / open
Designations: Green Belt JCS



Description and analysis

This is a greenfield/brownfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within green belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study.

The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes.

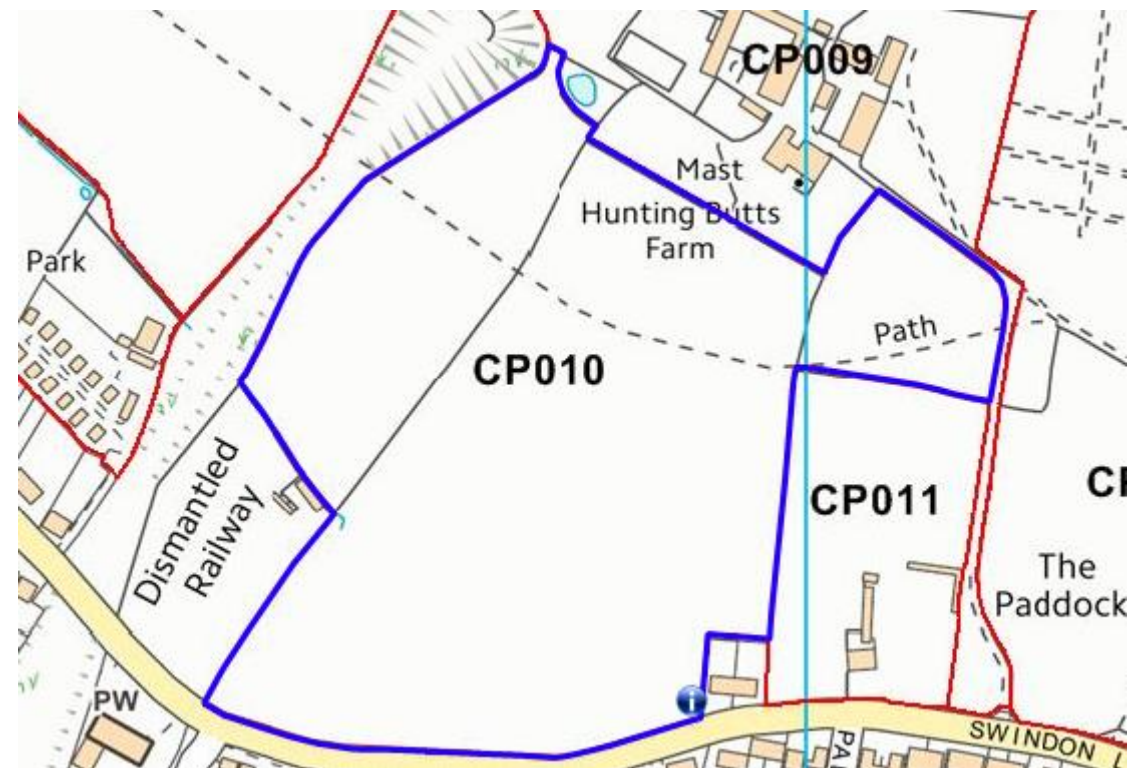
The SALA assesses the site as available for housing and economic uses.

Land south of Hunting Butts Farm, Swindon Lane

Site Reference: CP010

STATUS: R

Site area: 9.3 ha
Ward: Swindon Village
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: 11/00257/OUT refused and appeal dismissed (2012)
Site character: Rural / open
Designations: Green Belt JCS



Description and analysis

This is a greenfield adjacent to residential, however outside of the urban area to the north of Cheltenham and within green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green belt purposes (JCS Green Belt Review). The site scores Medium - low in the JCS Landscape Sensitivity Study.

A previous application (11/00257/OUT) and subsequent appeal on the site for 135 dwellings have both been refused (2011/2012).

The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses

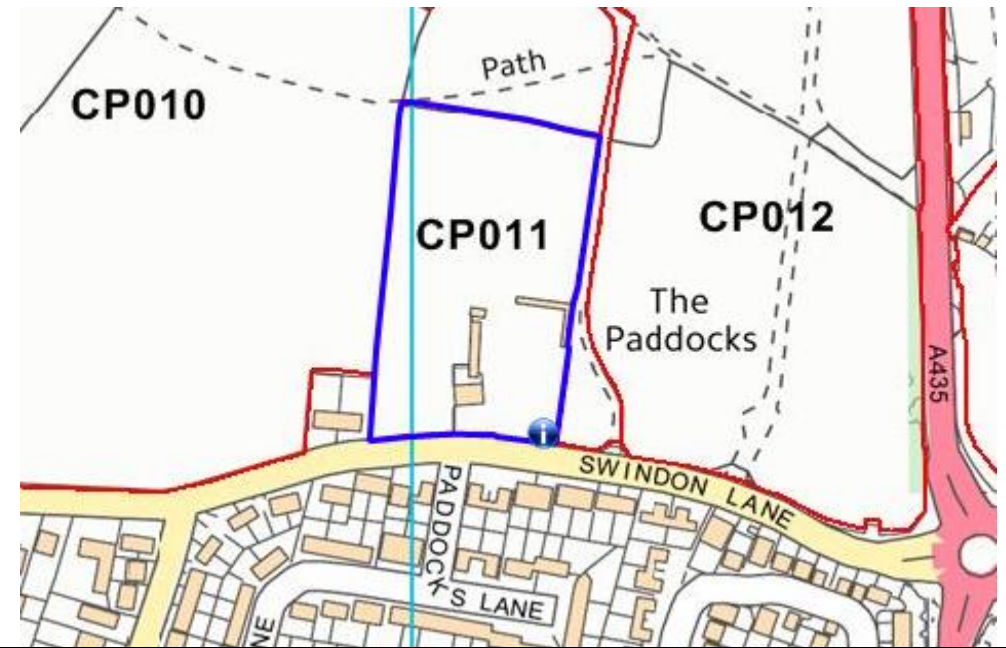
The Paddocks, Swindon Lane

Site Reference: CP011

STATUS: R

Site area: 1.8 ha
Ward: Prestbury
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a brownfield site that includes a residential unit and garden, however it is outside of the urban area to the north of Cheltenham and within green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). Site slopes up to an important ridgeline. The site scores medium - low in the JCS Landscape Sensitivity Study.

The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land at Hunting Butts (east), Evesham Road

STATUS: R

Site Reference: CP012

Site area: 11.6 ha

Ward: Swindon Village / Prestbury

Land use: Greenfield

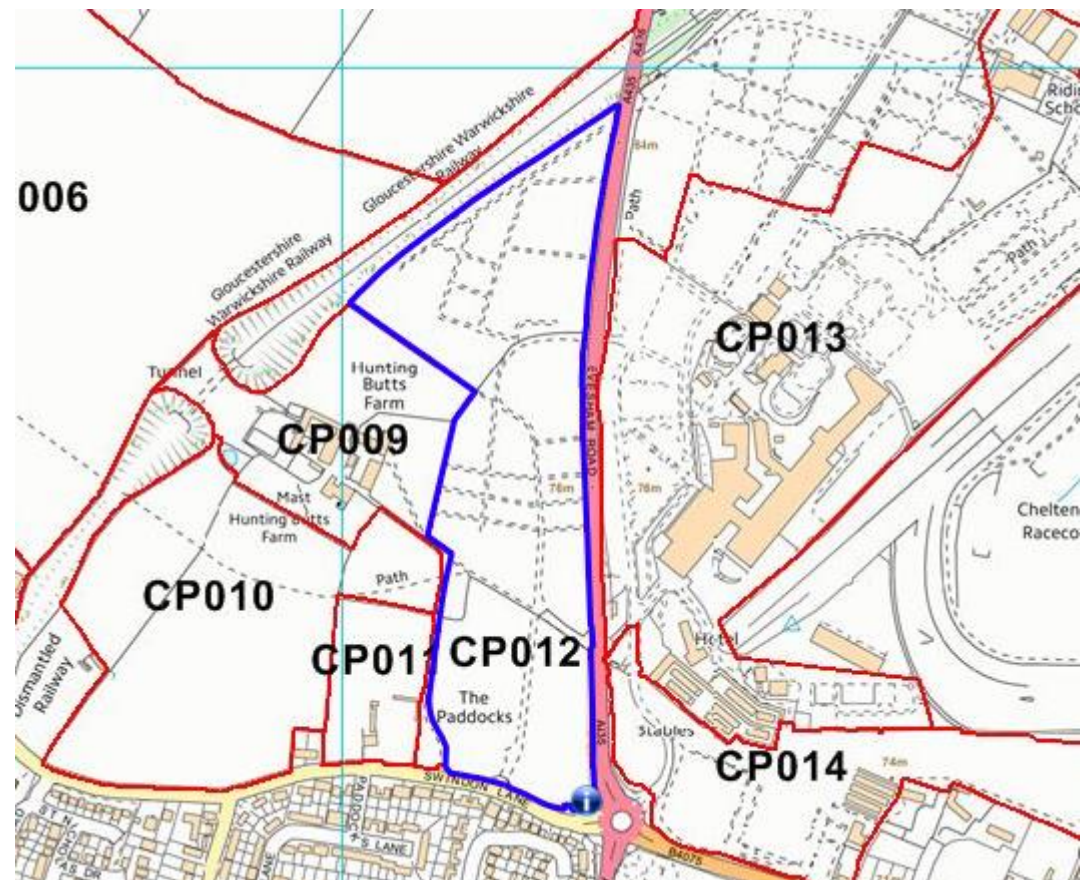
Current use: Race course overflow parking

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a greenfield/brownfield site, currently in use as an overflow car park for the Racecourse. It is adjacent to residential area, however outside of the urban area to the north of Cheltenham and within Green belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study.

The site has good access to the majority of services by car, bus and walking with access taking longer (15 - 30 minutes) to a childrens centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus and walking and by car to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT (5 - 15 minutes)

The SALA assesses the site as available for housing and economic uses.

Cheltenham Racecourse (north)

STATUS: G

Site Reference: CP013

Site area: 22.9 ha

Ward: Prestbury

Land use: Brownfield

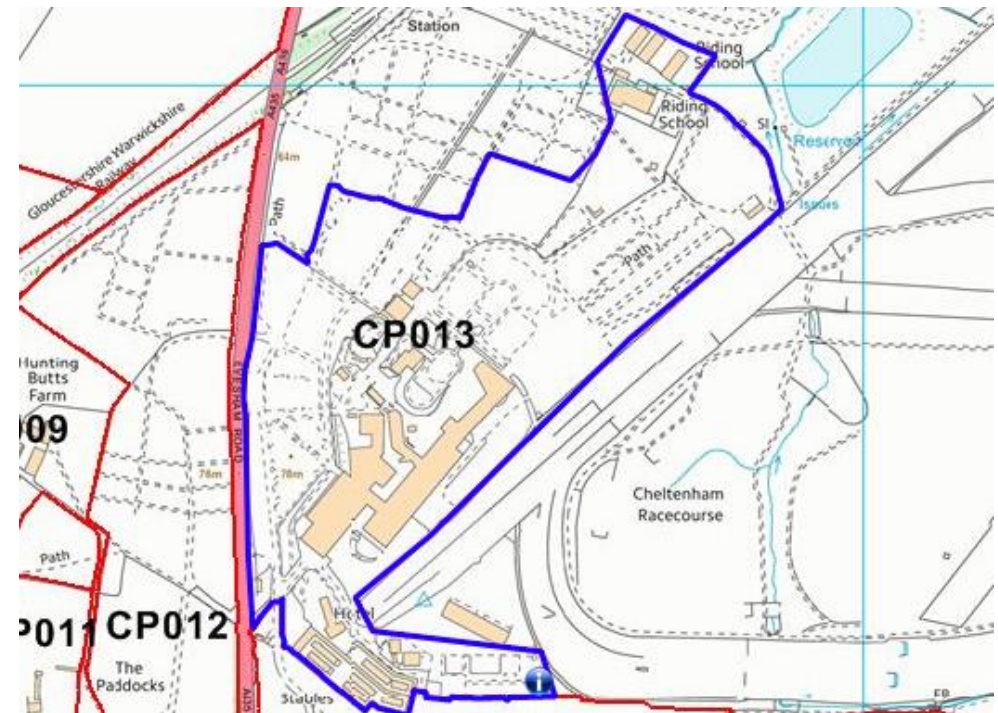
Current use: Race course ancillary and parking

Site identification: Submitted

Planning history: Various recent approvals including new Grandstand

Site character: Urban edge / developed

Designations: Green Belt JCS, FloodZone 2 (Part), Flood Zone 3 (Part),



Description and analysis

The site forms part of the built up area of Cheltenham racecourse, the principal venue in the country for National Hunt Racing. It is situated to the north of Cheltenham, outside of the existing Principal Urban Area. To the north of the site is the Gloucestershire & Warwickshire Railway station, to the south is a park and ride and residential properties border the southern and south eastern boundary of the Racecourse. There are a variety of buildings ranging from the Grandstands, Centaur, livery stables and accommodation. Part of the site is currently used as formal and informal car parking.

The Racecourse sits within the green belt and the JCS Green Belt Review identified the area as making a significant contribution towards green belt purposes and scored Low sensitivity in the draft JCS Landscape Appraisal. The site remains within the green belt, however in recognition of the importance of the Racecourse, part of the site falls within the JCS proposed Racecourse Policy Area which allows for new development where well related to the racecourse or for other activities appropriate within the green belt. The north eastern part of the site is within Flood Zones 2 and 3. There have been various recent proposals, including for a new Grandstand. The potential uses and developable area are restricted however, there remains opportunity for the Racecourse to develop in accordance with the JCS policy. therefore for employment/leisure purposes. There is no MAIDen data for 2014 available at present for this site, however previous accessibility studies have identified it as having good access. The SALA assesses the site as suitable, available and achievable for economic use.

Cheltenham Racecourse (south)

STATUS: R

Site Reference: CP014

Site area: 6.1 ha

Ward: Prestbury

Land use: Brownfield

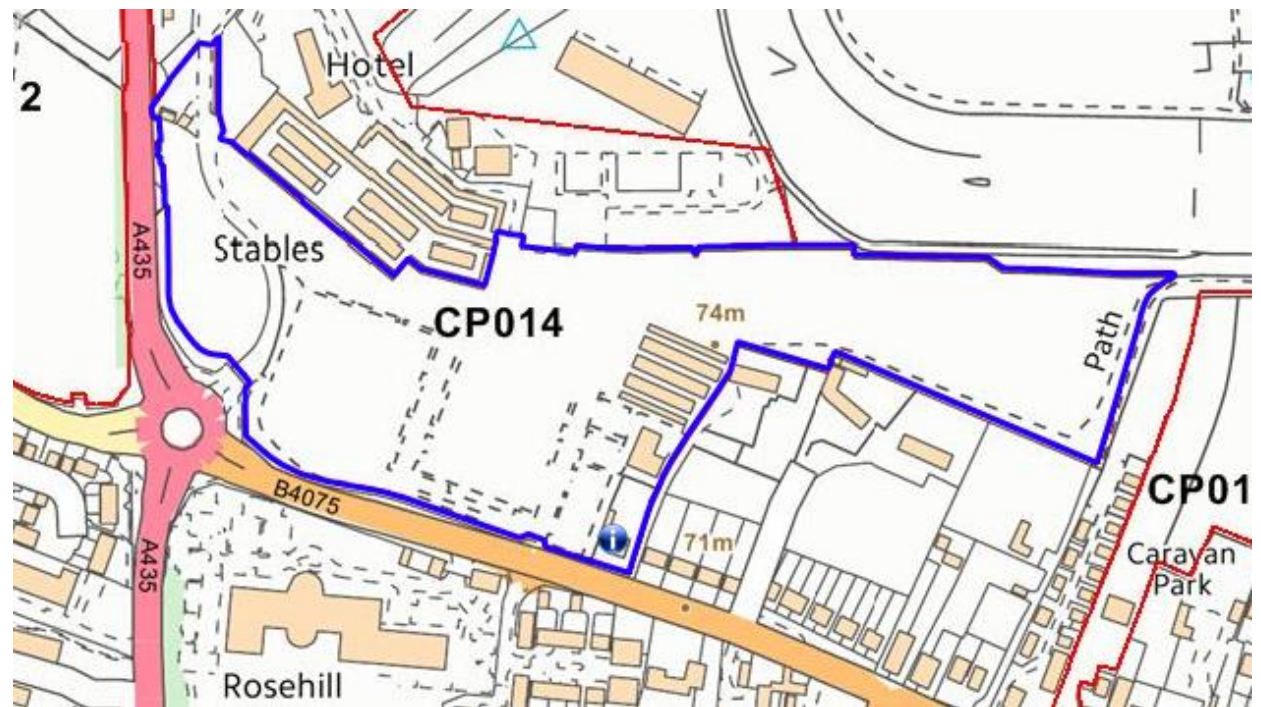
Current use: Race course main car park and overflow

Site identification: Submitted (part), officer identified (part)

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

The site forms part of the racecourse and is predominantly used for car parking for racecourse/Centaur related activities and as a park and ride. The site is assessed as making a significant contribution towards green belt purposes (JCS Green Belt Review), albeit this is a brownfield site between an existing residential area to the south and east and the racecourse to the north.

The site has good access by all means to the majority of facilities with the exception of access to a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot which takes longer at between 15 - 30 minutes.

The SALA assesses the site as available, in part, for housing and economic uses.

Land off New Barn Lane 1 (south of Racecourse)

STATUS: R

Site Reference: CP015

Site area: 1.4 ha

Ward: Prestbury

Land use: Greenfield

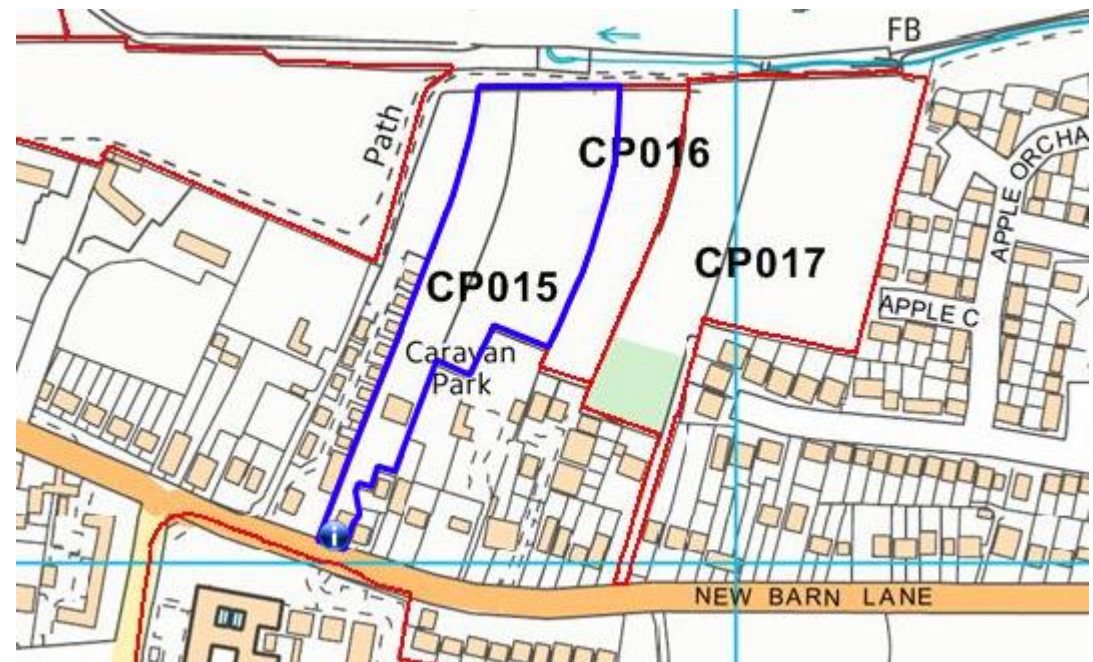
Current use: Open land

Site identification: Officer identified

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the green belt and is assessed as making a significant contribution towards green belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain.

The site has good access to the majority of facilities by car, bus or walking with the exception of car access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes with access to a supermarket, children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot taking between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land off New Barn Lane 2 (south of Racecourse)

STATUS: R

Site Reference: CP016

Site area: 0.5 ha

Ward: Prestbury

Land use: Greenfield

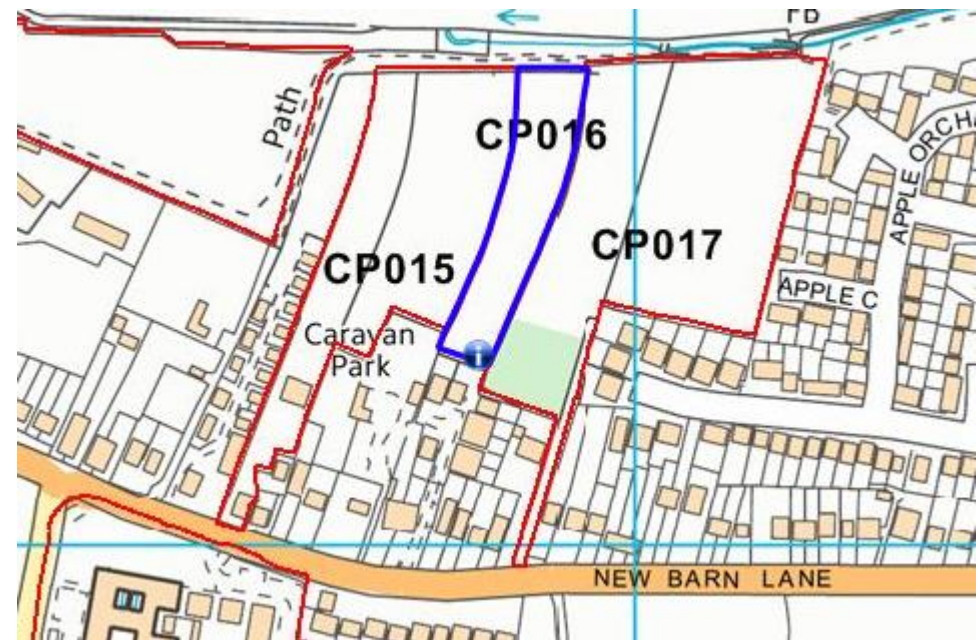
Current use: Open land

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the green belt and is assessed as making a significant contribution towards green belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain.

The site has good access to the majority of facilities by car, bus or walking with the exception of car access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes with access to a supermarket, children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot taking between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land off New Barn Lane 3 (south of Racecourse)

STATUS: R

Site Reference: CP017

Site area: 2.1 ha

Ward: Prestbury

Land use: Greenfield

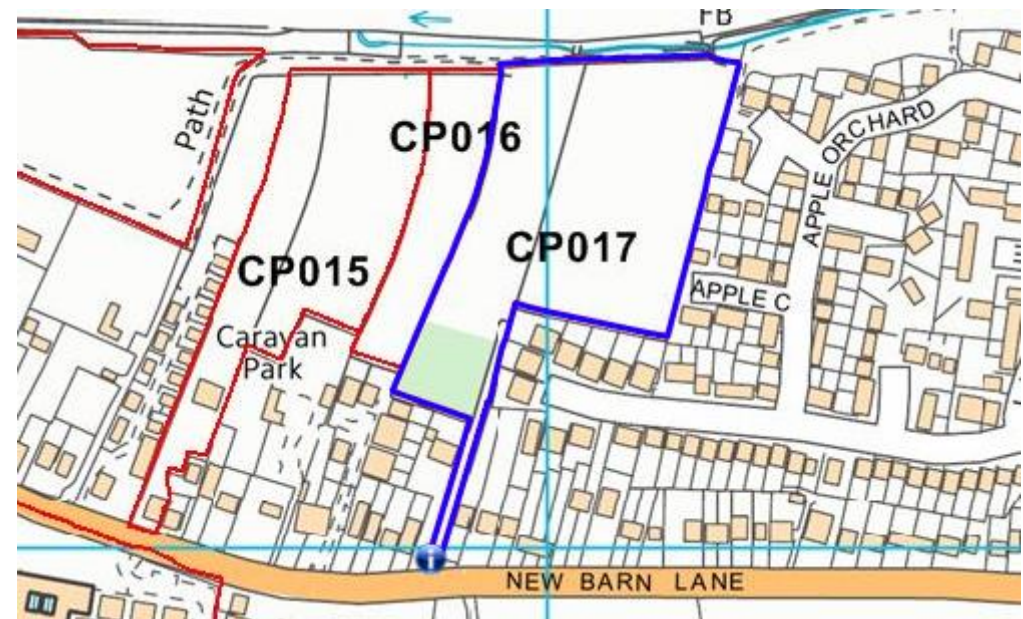
Current use: Open land

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the green belt and is assessed as making a significant contribution towards green belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain.

The site has good access to the majority of facilities by car, bus or walking with the exception of car access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes with access to a supermarket, children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot taking between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land east of Cheltenham Racecourse 1, Lake Street

STATUS: R

Site Reference: CP018

Site area: 5.4 ha

Ward: Prestbury

Land use: Greenfield

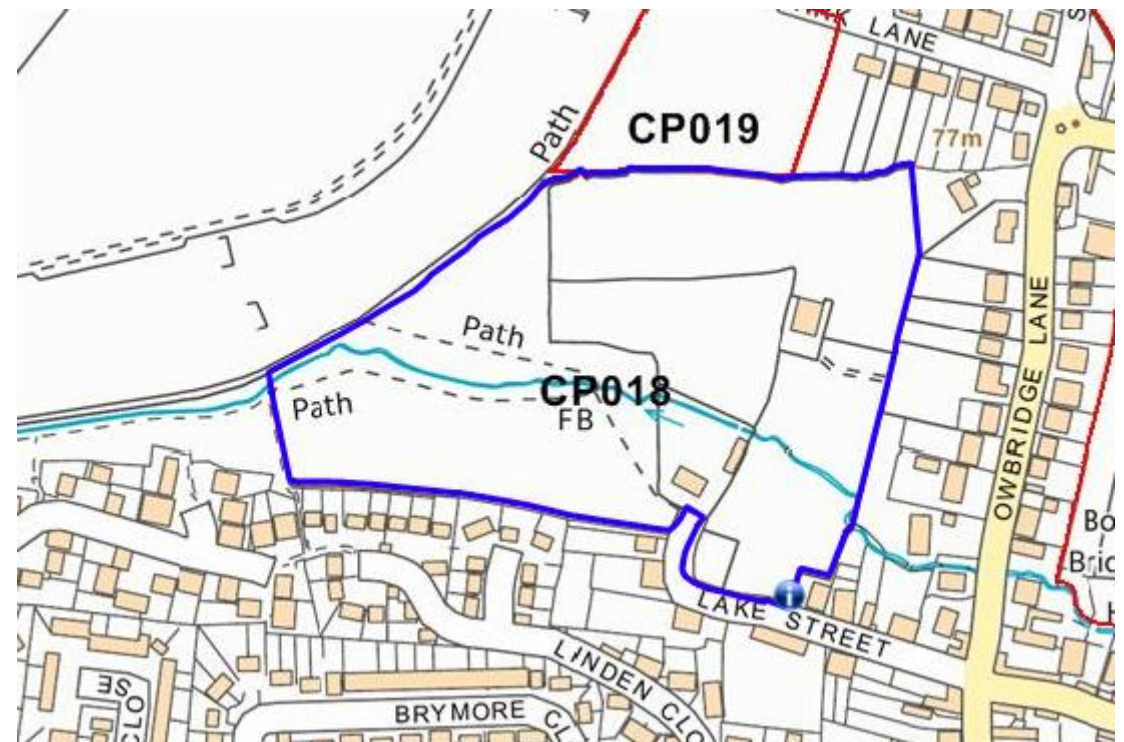
Current use: Fields / agriculture

Site identification: Officer identified

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS, Conservation Area,



Description and analysis

This is a greenfield site, the southern part of which is used informally as an area of open space. The site is within the green belt and makes a significant contribution towards green belt purposes (JCS Green Belt Review). The site scored high-medium sensitivity in the draft JCS Landscape Appraisal. The site is adjacent to residential development to the east and south and the racecourse to the west, however it is outside of the urban area. Access to the site may be difficult to obtain.

The site has good access to the majority of facilities by car, bus and foot with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by car which takes between 5 - 15 minutes and access to a supermarket, children's centre, ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and a fitness centre by bus or walking all take between 15 - 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land east of Cheltenham Racecourse 2, Park Lane

Site Reference: CP019

STATUS: R

Site area: 1.2 ha
Ward: Prestbury
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a greenfield site within the green belt. The site is adjacent to residential development to the north and east and the racecourse to the west, however it is outside of the urban area. The site makes a significant contribution towards green belt purposes (JCS Green Belt Review). The site scored high-medium sensitivity in the draft JCS Landscape Appraisal.

Access to site may be difficult to obtain.

The site has good car access to all facilities with the exception of ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 -15 minutes. Access by bus or walking is fair, taking between 15 - 30 minutes to access a supermarket, primary and secondary schools, a children's centre and a fitness centre. Access by bus or foot to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT is poor, taking over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land north of Cheltenham Racecourse

STATUS: R

Site Reference: CP020

Site area: 19.1 ha

Ward: Prestbury

Land use: Greenfield

Current use: Fields / agriculture

Site identification: Officer identified

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a greenfield site within green belt. The site is outside of urban area and lies immediately to the north of the racecourse. The site scored High - Medium/Medium sensitivity in the draft JCS Landscape Appraisal.

The site has good access by car to the majority of services except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes over 5 minutes. Access to facilities by bus or walking is fair, with access to the majority of facilities taking between 15 - 30 minutes. Access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot is poor taking over 30 minutes.

The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.

Land between Cheltenham Racecourse and B4632

STATUS: R

Site Reference: CP021

Site area: 27.7 ha

Ward: Prestbury

Land use: Greenfield / Brownfield

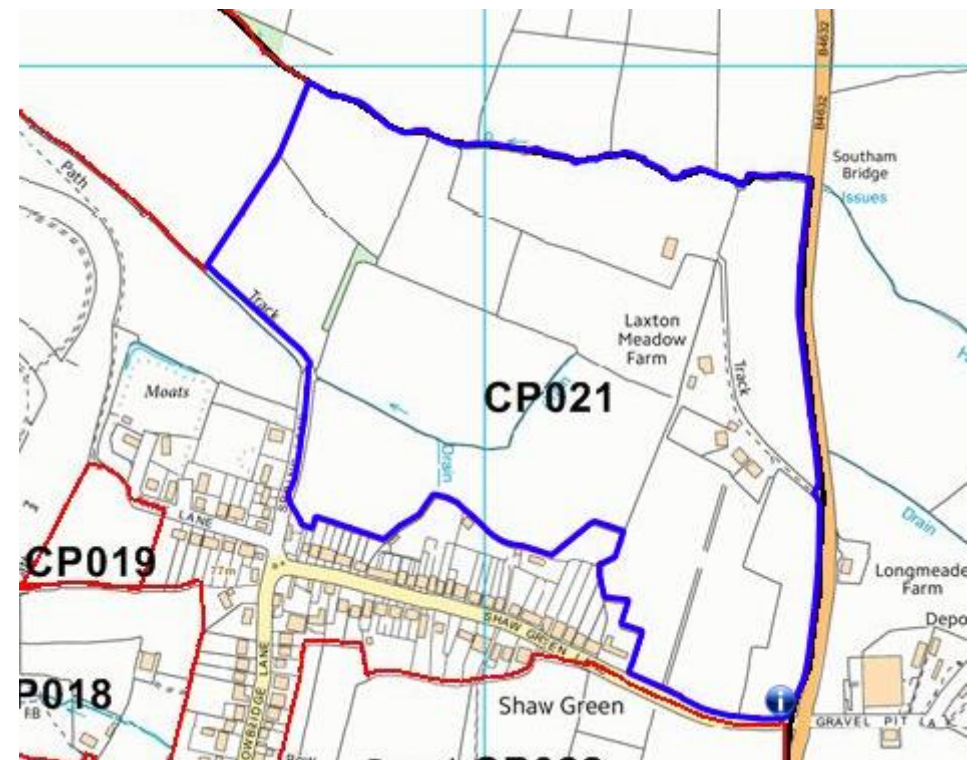
Current use: Fields / agriculture

Site identification: Officer identified

Planning history: N/A

Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a greenfield/brownfield site which is outside of the urban area to the north of Prestbury and within the green belt. The site is primarily used as agricultural land however there are also residential units towards the eastern part of the site.

The site has good access by car to the majority of services except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes over 5 minutes. Access to facilities by bus or walking is fair, with access to the majority of facilities taking between 15 - 30 minutes. Access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus or foot is poor taking over 30 minutes.

The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.

Land at Prestbury

Site Reference: CP022

STATUS: R

Site area: 12.6 ha
Ward: Prestbury
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS, Contamination (southern tip), Conservation Area,



Description and analysis

This is a greenfield site which slopes north to south across the centre of the site. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review). Adjacent to, but outside of the urban area. The site is bordered to the north, south and west by residential development of Prestbury. Part of site is prominent from escarpment. Site is an important setting to the AONB. Potential access issues.

The site has good accessibility to the majority of facilities with the exception of ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by car which takes over 5 minutes and access to a supermarket, children's centre, ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and a fitness facility by bus or walking is fair taking between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Priors Farm Fields (Land at Oakley)

STATUS: G

Site Reference: CP023

Site area: 12.01 ha

Ward: Oakley

Land use: Greenfield

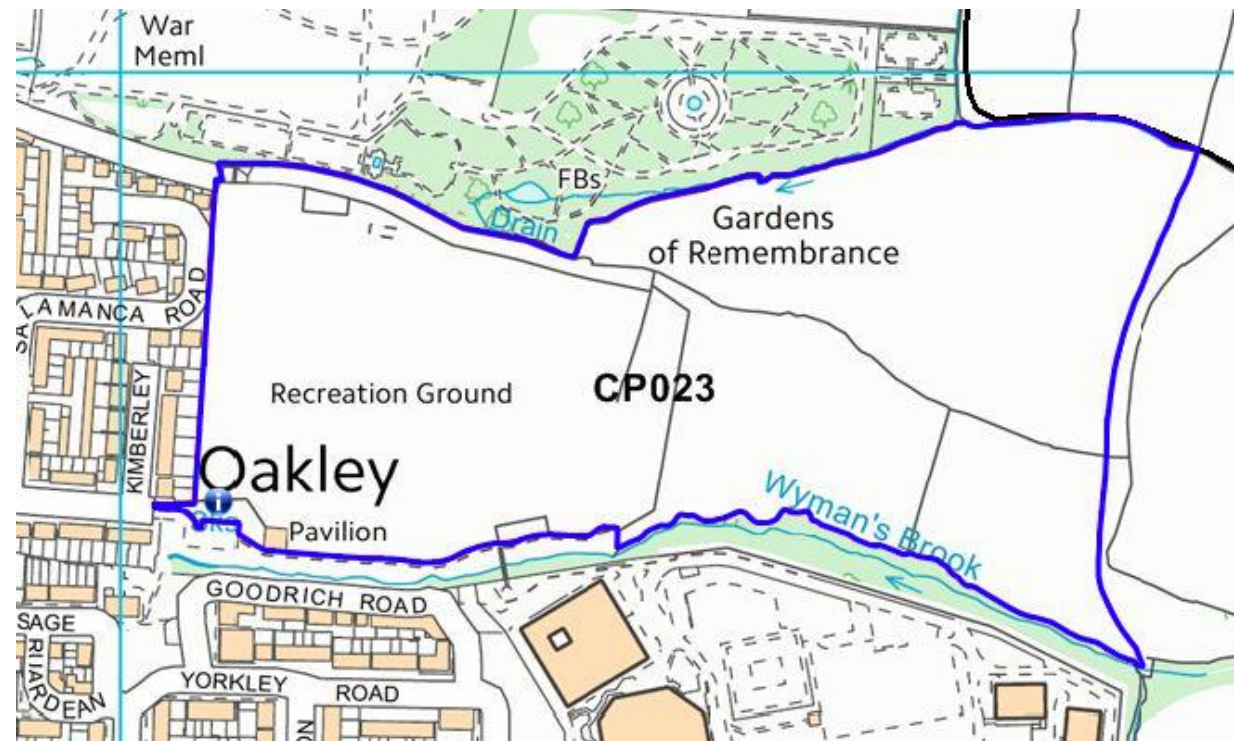
Current use: Fields / playing fields

Site identification: Officer identified

Planning history: Note projects on the go in the Priors Farm/Cem&Crem area. Flood catchment scheme and cem extension being investigated

Site character: Urban edge / undeveloped

Designations: Public Green Space, Youth/Adult Play Area (Tiny Part)



Description and analysis

This is a greenfield site which sits adjacent to a residential area but outside of the existing Principal Urban Area. The western part of the site is a designated Public Green Space including playing pitches and a play area and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. The eastern part of the site has an important role in the setting of the AONB.

The site is in an accessible location with the majority of local services being within a 5 minute drive and 15 minute walk or bus journey, with the exception of access to a Secondary school and A&E which is a 15 - 30 minute walk or bus ride.

The playing pitches have been identified as having poor drainage which has prohibited use, redevelopment of the site could allow for more appropriate re-provision elsewhere.

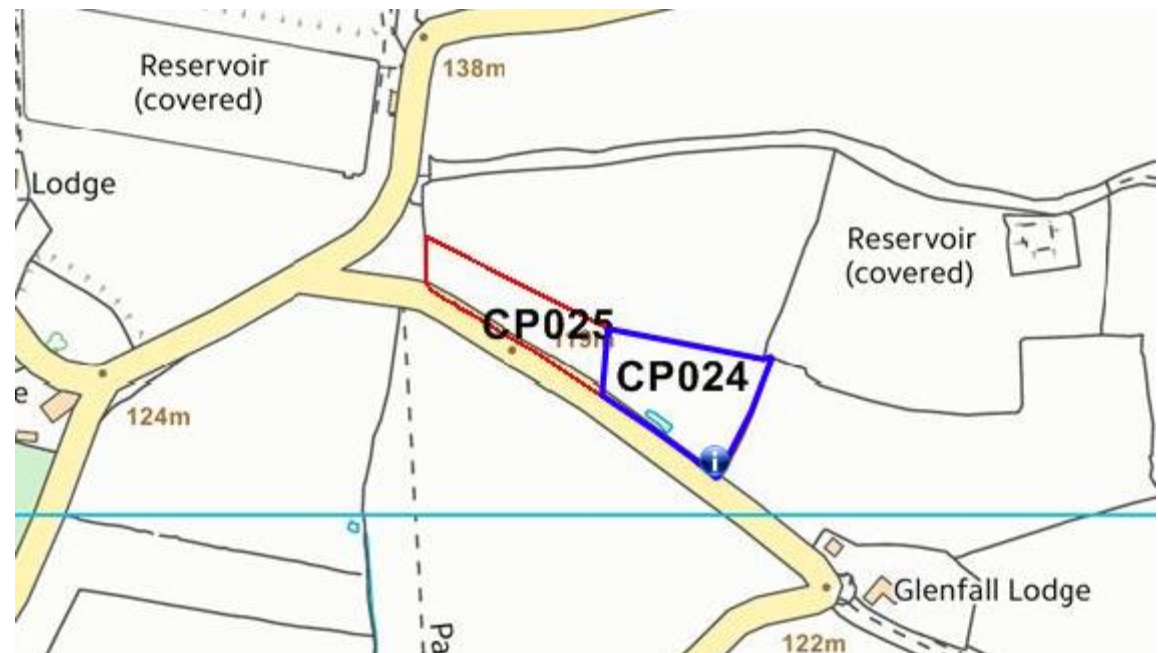
The SALA assesses the site as suitable, available and achievable for housing within 6 - 15 years.

Castle Dream Stud, Mill Lane

Site Reference: CP024

STATUS: R

- Site area:** 0.4 ha
- Ward:** Battledown
- Land use:** Greenfield
- Current use:** Temporary gypsy site
- Site identification:** Submitted
- Planning history:** Various relating to previous use of land, including 13/01459/COU temporary consent for gypsy site (2014)
- Site character:** Rural / open
- Designations:** AONB



Description and analysis

This is a greenfield site to the east of Cheltenham in a rural setting to the north east side of Mill Lane, Ham Hill. The site lies outside of the urban area and is wholly within the Cotswold Area of Outstanding Natural Beauty (AONB). The site slopes steeply. The site has been used for the keeping of horses and more recently has temporary planning consent (13/01459/COU) for use as a Gypsy site for one family.

The site has fair access by car to the majority of facilities with good access by car to a primary school and a fitness facility. Access by bus or walking is poor for the majority of facilities taking over 30 minutes with the exception of access to a primary school, GP and a fitness facility which takes between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land at Mill Lane

Site Reference: CP025

STATUS: R

Site area: 0.3 ha

Ward: Battledown

Land use: Greenfield

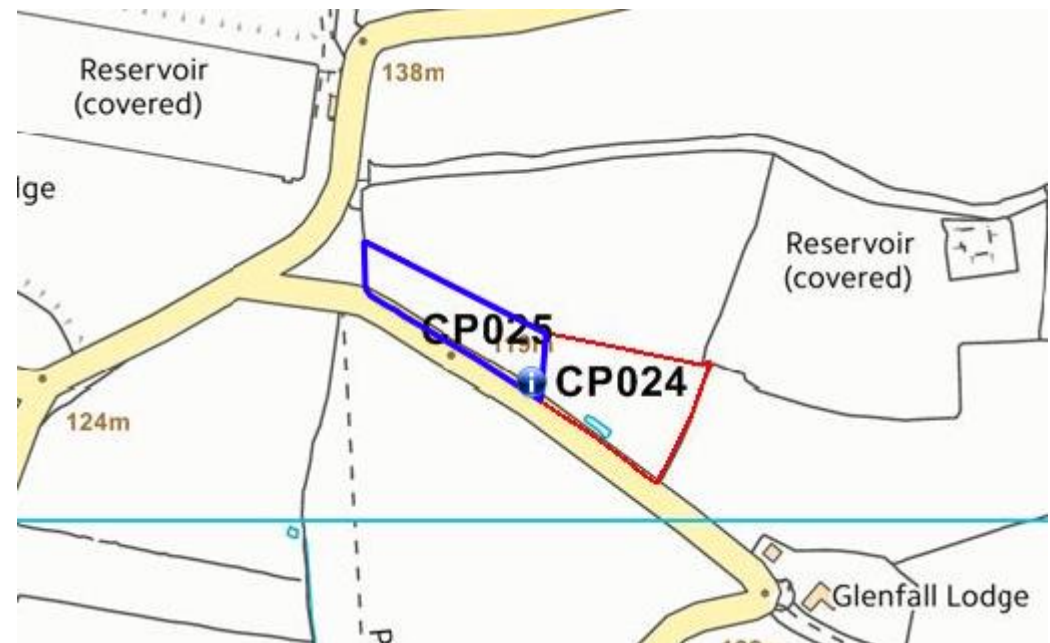
Current use: Fields / agriculture

Site identification: Submitted

Planning history: Various relating to existing agricultural/equestrian use of land.

Site character: Rural / open

Designations: AONB



Description and analysis

This is a greenfield site to the east of Cheltenham in a rural setting to the north east side of Mill Lane, Ham Hill. The site lies outside of the urban area and is wholly within the Cotswold Area of Outstanding Natural Beauty (AONB). The site slopes steeply. The site has been used for equestrian purposes and is being promoted as a Transit site for Gypsy and Travellers.

The site has fair access by car to the majority of facilities with good access by car to a primary school and a fitness facility. Access by bus or walking is poor for the majority of facilities taking over 30 minutes with the exception of access to a primary school, GP and a fitness facility which takes between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land north of Greenway Lane

STATUS: R

Site Reference: CP026

Site area: 1.9 ha

Ward: Battledown

Land use: Greenfield

Current use: Paddock

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: AONB



Description and analysis

This is a greenfield site outside of the urban area and within the AONB. The site is currently used as a paddock and is bordered by fields and neighbouring, low density, residential properties.

The site has good access by car to the majority of facilities with the exception of access to a secondary school which takes between 5 - 15 minutes. Access to facilities by bus or walking is fair, taking between 15 - 30 minutes.

The SALA assesses the site as available for housing

Land south of Greenway Lane

STATUS: R

Site Reference: CP027

Site area: 1.2 ha

Ward: Battledown

Land use: Greenfield

Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: AONB



Description and analysis

This is a steep, greenfield site outside of the urban area and within the AONB. It is bordered by fields to the north and west, residential to the east and allotments to the south. The southern part of the site is heavily wooded with mature trees and hedgerows.

The site has good access by car to the majority of facilities with the exception of access to a secondary school which takes between 5 - 15 minutes. Access to facilities by bus or walking is fair, taking between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land adjacent to Orchard Cottages

STATUS: R

Site Reference: CP028

Site area: 0.3 ha

Ward: Battledown

Land use: Greenfield

Current use: Fields / residential

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: AONB



Description and analysis

This is a greenfield site outside of the urban area, within the AONB in the small community of Ham. It is in between two houses to the east and west and open fields to the north and south.

The site has good access by car to the majority of facilities with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes. The site has fair access by bus or walking to the majority of facilities, taking between 15 - 30 minutes, with good access to a primary school, GP and fitness facility taking under 15 minutes.

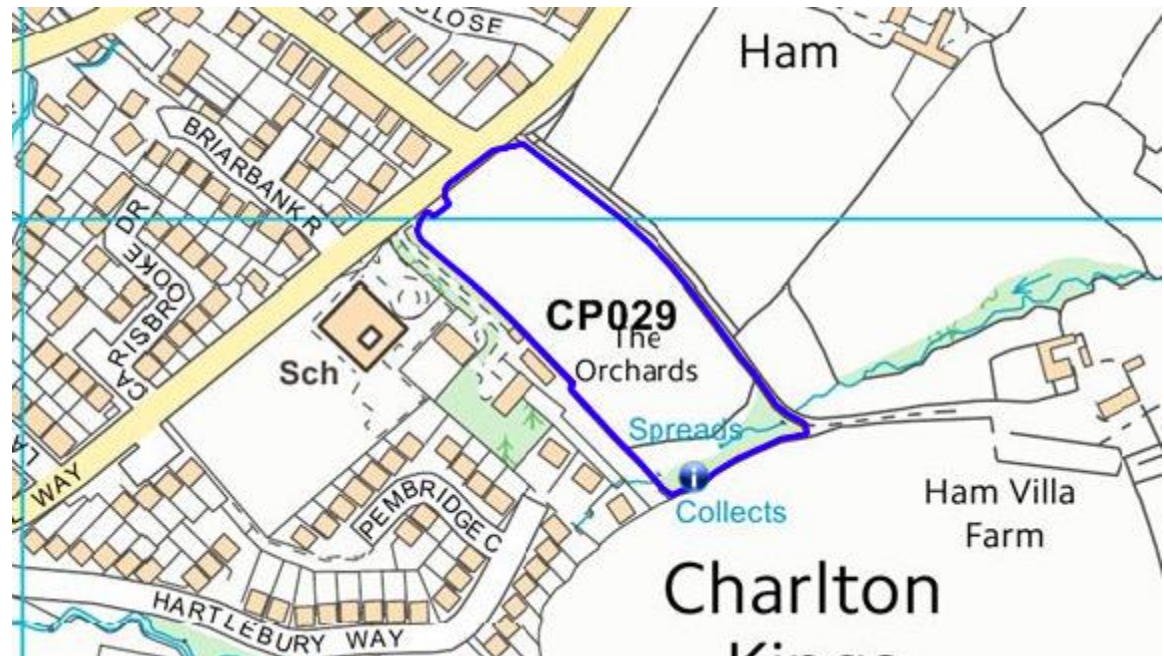
The SALA assesses the site as available for housing.

Land south of Glenfall Way

Site Reference: CP029

STATUS: R

- Site area:** 1.7 ha
- Ward:** Battledown
- Land use:** Greenfield
- Current use:** Fields / agriculture
- Site identification:** Submitted
- Planning history:** Previous application 07/01580/OUT refused and subsequent appeal dismissed. 15/00025/OUT for 15 dwellings - pending consideration.
- Site character:** Urban edge / undeveloped
- Designations:** AONB



Description and analysis

This is a greenfield site, adjacent to a residential area and a primary school to the west and south and open fields to the north and east. The site is outside of the urban area, within the AONB and plays an important site on the boundary. A previous planning application for housing 07/01580/OUT was refused and subsequent appeal dismissed. A new application, 15/00025/OUT for 15 dwellings has been submitted and is pending consideration.

The site has good access to the majority of facilities, being under 5 minute journey by car and under 15 minutes by bus or walking with the exception of access by bus or walking to a secondary school and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes longer at between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land off Timbercombe Lane

STATUS: R

Site Reference: CP030

- Site area:** 1.1 ha
- Ward:** Charlton Kings
- Land use:** Greenfield
- Current use:** Open land
- Site identification:** Submitted (part), officer identified (part)
- Planning history:** N/A
- Site character:** Urban edge / undeveloped
- Designations:** AONB



Description and analysis

This is a greenfield site, near to residential properties but outside of the urban area and within the AONB where it plays an important part in the setting of the escarpment.

The site has good accessibility by car to all facilities and good access by bus and walking to all facilities except a primary and secondary school and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which take longer at between 15 - 30 minutes.

The SALA assesses the site as available for housing.

Land off Leckhampton Road

Site Reference: CP031

STATUS: G

Site area: 2.5 ha

Ward: Leckhampton

Land use: Greenfield

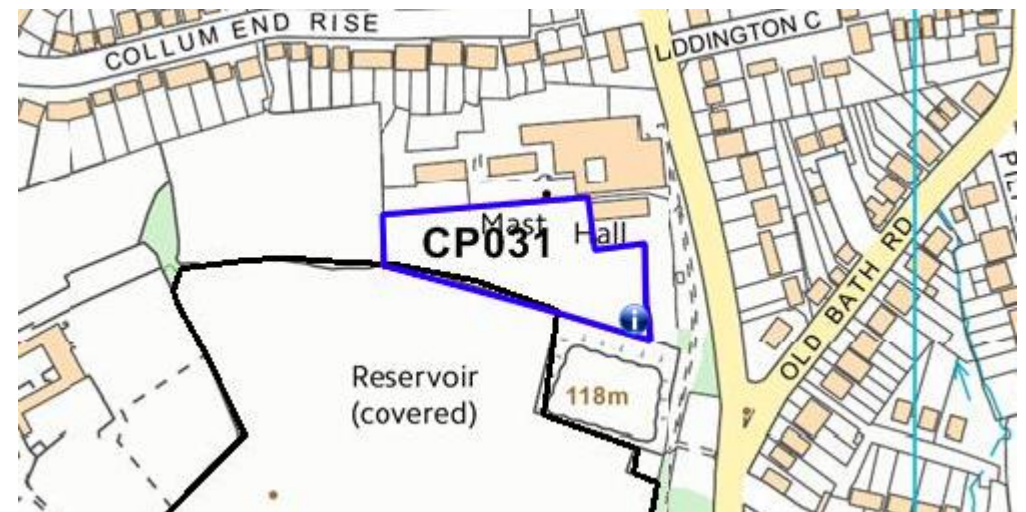
Current use: Fields / agriculture

Site identification: Officer identified

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: None



Description and analysis

This is a greenfield site on the southern edge of the borough and is bordered to the north by existing residential development and adjacent to a previous industrial site which has permission for residential development, to the east is a Scout Hut and to the south is open land. The site slopes and is adjacent to AONB.

Access to the site would need to be obtained. More generally, the site is in an accessible location with the majority of local services being within a 5 minute drive and 15 minute walk or bus journey, with the exception of access to a post office, primary school, pharmacy and A&E which would all be between 15 and 30 minutes by foot or bus and poor access to a Secondary school which would be over 30 minutes by foot or bus.

The SALA assesses the site as suitable, available and achievable for housing within 6 - 10 years and as being suitable and available for economic use.

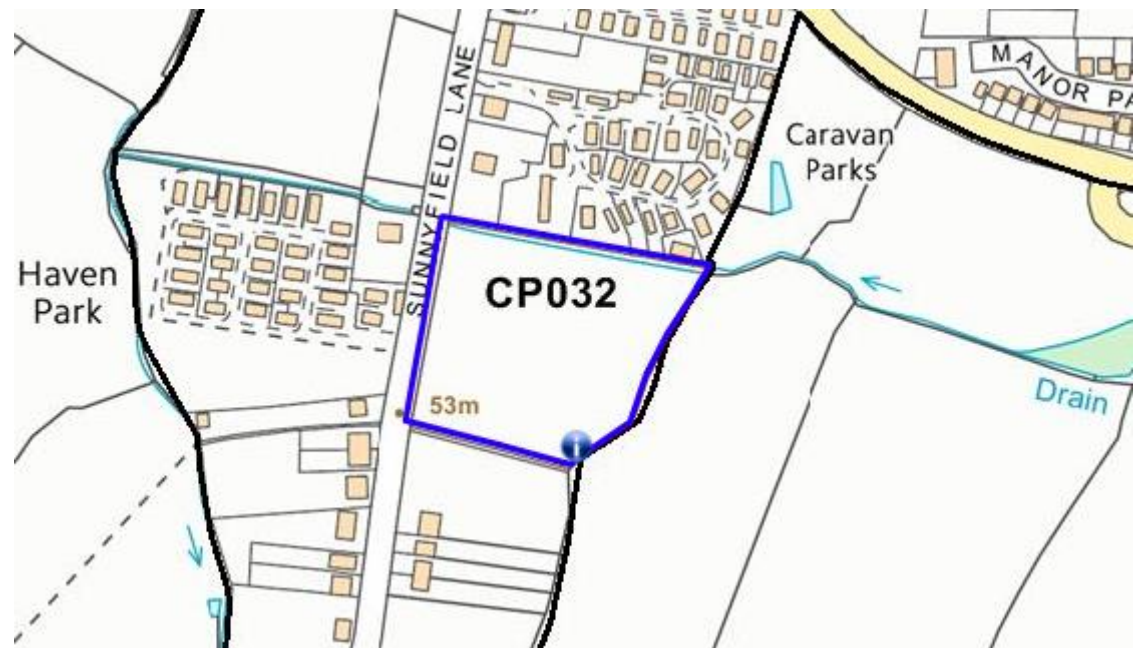
Land at Sunnyfield Lane (south), Up Hatherley Way

STATUS: R

Site Reference: CP032

- Site area:** 1.5 ha
- Ward:** Up Hatherley
- Land use:** Greenfield
- Current use:** Fields / agriculture
- Site identification:** Submitted
- Planning history:** N/A
- Site character:** Urban edge / undeveloped

- Designations:** Green Belt JCS



Description and analysis

Flat, parcels of greenfield land divided by a park home site. Site is adjacent to existing residential and park homes, however is outside of the urban area. Site has narrow access along Sunnyfield Lane. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review).

The site has a mix of good and fair access to the majority of facilities by car, bus and walking with facilities being accessed under 15 minutes by car and under 30 minutes by bus or walking with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor taking over 30 minutes.

The SALA assesses the site as available for housing.

Land at Sunnyfield Lane (north), Up Hatherley Way

STATUS: R

Site Reference: CP033

Site area: 1.1 ha

Ward: Up Hatherley

Land use: Greenfield

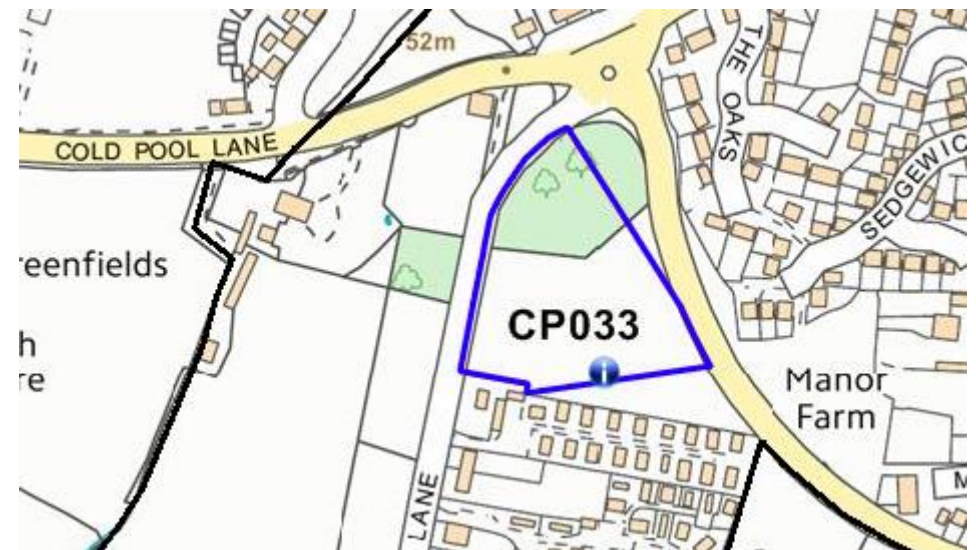
Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

Flat, parcels of greenfield land divided by a park home site. Site is adjacent to existing residential and park homes, however is outside of the urban area. Site has narrow access along Sunnyfield Lane. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review).

The site has a mix of good and fair access to the majority of facilities by car, bus and walking with facilities being accessed under 15 minutes by car and under 30 minutes by bus or walking with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor taking over 30 minutes.

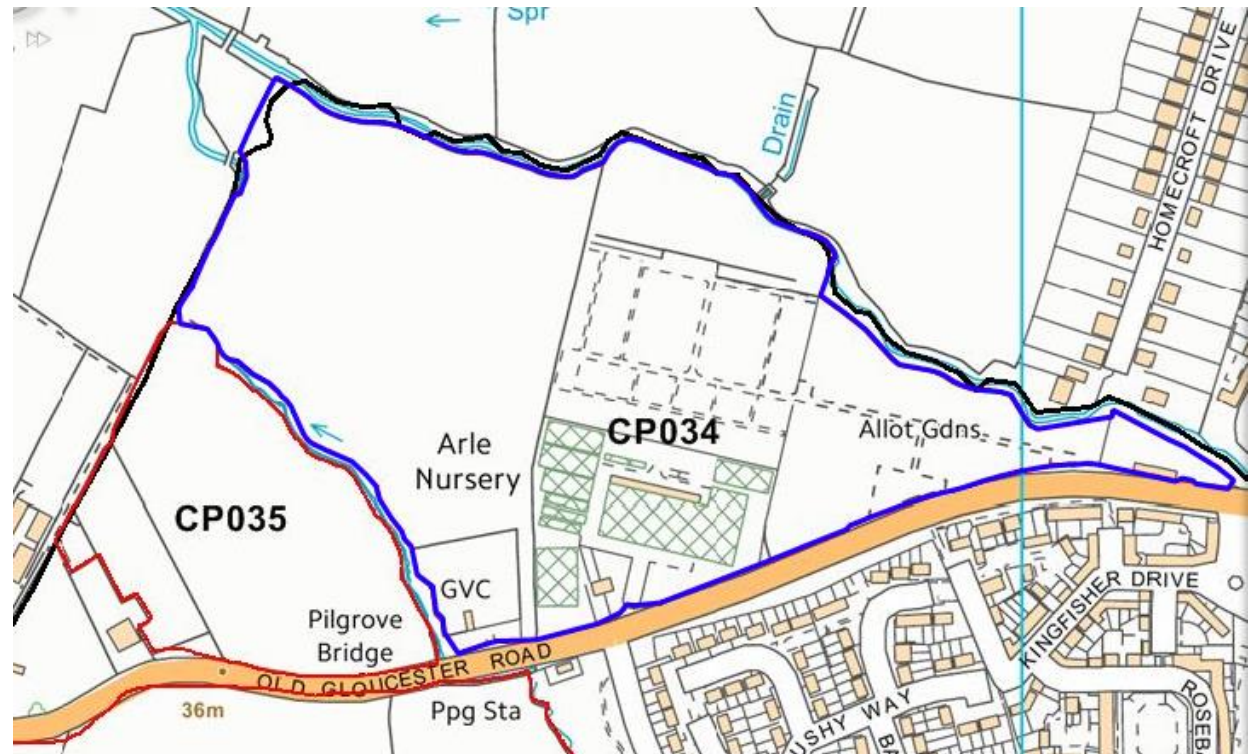
The SALA assesses the site as available for housing.

Arle Nursery and allotments, Old Gloucester Road

STATUS: R

Site Reference: CP034

- Site area:** 11.2 ha
Ward: Springbank
Land use: Greenfield
Current use: Nursery / allotments
Site identification: Submitted
Planning history: N/A
Site character: Urban edge / undeveloped
- Designations:** Green Belt JCS, Flood Zone 2 (Part),
Flood Zone 3 (Part),



Description and analysis

The site is currently in use as open/agricultural land, allotments/nursery. Near to residential development to the south however largely surrounded by fields. It is outside of the urban area, within green belt and partially within Flood Zones 2 and 3. The site makes significant contribution towards green belt purposes (JCS Green Belt Review).

The site has good car access to the majority of facilities except to the library, GP and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes. Access by bus or walking is fair to the majority of facilities taking between 15 and 30 minutes with the exception of access to a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor at over 30 minutes.

The SALA assesses the site as available for economic uses.

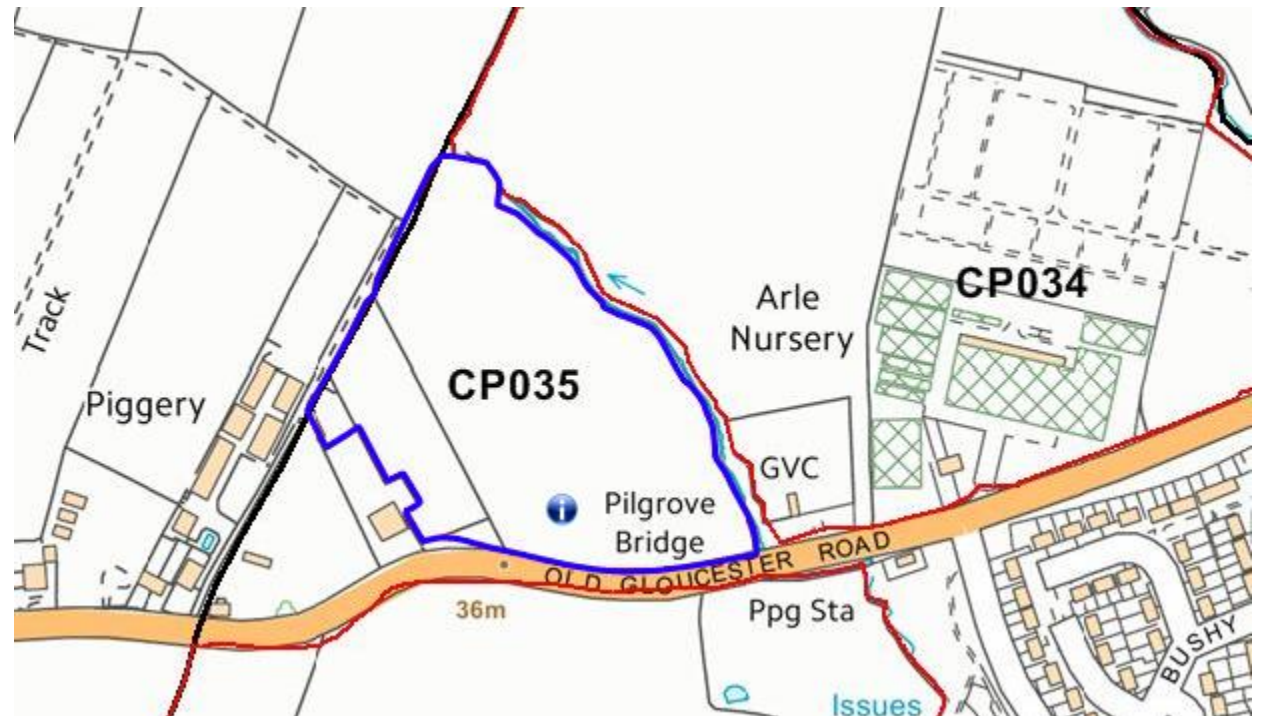
Land at Old Gloucester Road

STATUS: R

Site Reference: CP035

Site area: 3.1ha
Ward: Springbank
Land use: Greenfield
Current use: Fields / agriculture
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS



Description and analysis

This is a flat, greenfield site, outside of the urban area and within the green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site is bordered to the north and west by fields, the east by Arle Nursery and Allotments and housing to the south.

The site has good car access to the majority of facilities except to the library, GP and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes. Access by bus or walking is fair to the majority of facilities taking between 15 and 30 minutes with the exception of access to a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land at Fiddler's Green, Fiddler's Green Lane

Site Reference: CP036

STATUS: R

Site area: 61.8 ha

Ward: Hester's Way / Springbank

Land use: Greenfield

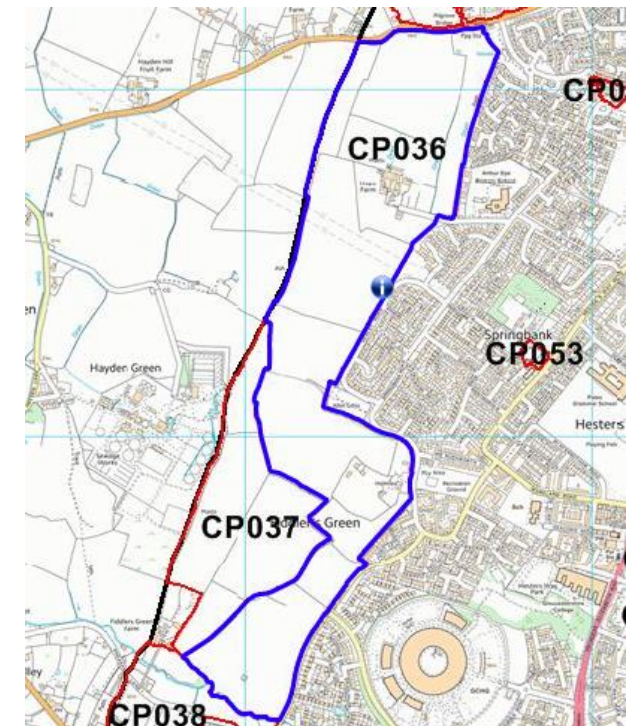
Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / part developed

Designations: Key Wildlife Site



Description and analysis

This is a flat, greenfield site to the west of Cheltenham, outside of the urban area. This site is adjacent to residential development to the east and open fields to all other boundaries. The majority of the site is covered by cordon sanitaire (Development Exclusion Zone) which may impact on the use of the land. The southern boundary of the site runs along Flood Zones 2&3. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review). However, the site has been removed from the green belt and falls within proposed JCS safeguarded area at Hayden Reclamation Works, therefore the land would not be developable until a JCS review deemed it necessary to release the land. Further evidence on Development Exclusion Zone is expected. Site contains a Key Wildlife site. The site scores medium - low/medium in the JCS Landscape sensitivity study.

The site has good car access to the majority of facilities being under 5 minutes with car access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT being fair, at between 5 - 15 minutes. The majority of facilities can be accessed by bus or foot in between 5 - 15 minutes with access to a post office, supermarket or children's centre taking between 15 - 30 minutes and access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT being poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land at Fiddler's Green, adjacent to Hayden

STATUS: R

Site Reference: CP037

Site area: 18.3 ha

Ward: Hester's Way / Springbank

Land use: Greenfield

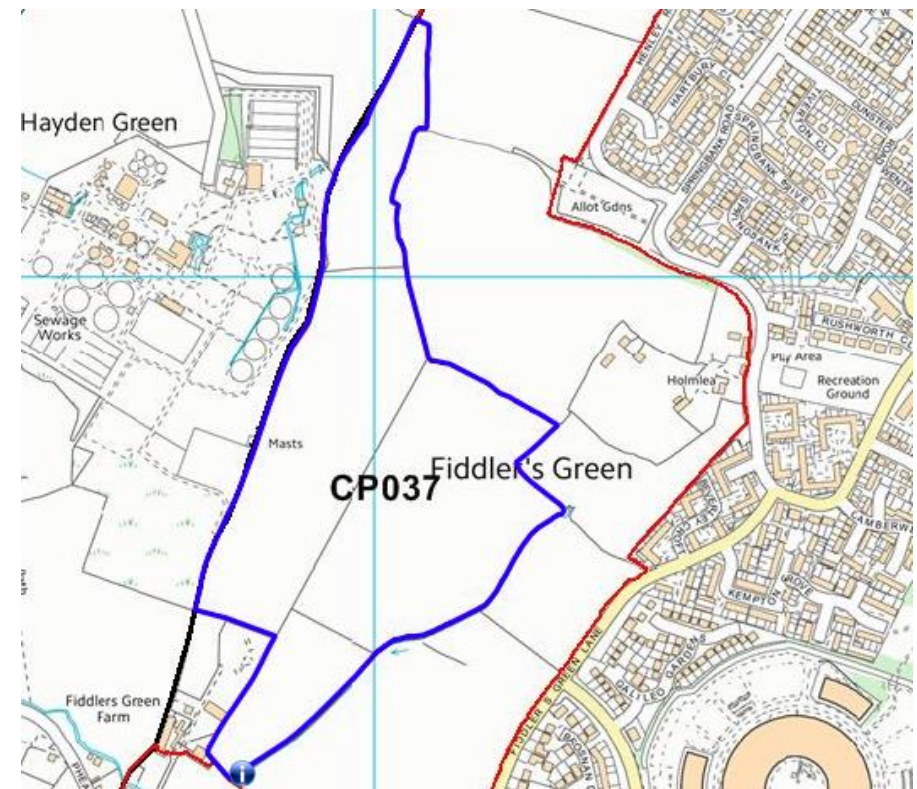
Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Rural / open

Designations: None



Description and analysis

This is a flat, greenfield site outside of urban area to the west of Cheltenham. It is bordered by fields on all sides except the west where it is adjacent to Hayden Sewage works. All of the site is covered by a cordon sanitaire (Development Exclusion Zone) which may impact on the use of the land. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review). However, the site has been removed from the green belt and falls within proposed JCS safeguarded area at Hayden Reclamation Works, therefore the land would not be developable until a JCS review deemed it necessary to release the land. Further evidence on Development Exclusion Zone is expected. The site scores as medium - low in the JCS Landscape Sensitivity study.

The site has good car access to the majority of facilities being under 5 minutes with car access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT being fair, at between 5 - 15 minutes. The majority of facilities can be accessed by bus or foot in between 5 - 15 minutes with access to a post office, supermarket or children's centre taking between 15 - 30 minutes and access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT being poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses

Land at Golden Valley, Pheasant Lane

Site Reference: CP038

STATUS: A

Site area: 11.2 ha
Ward: Hester's Way
Land use: Greenfield
Current use: Fields / agriculture / residential
Site identification: Submitted
Planning history: N/A
Site character: Rural / open

Designations: Green Belt JCS, Contamination (Northern tip), Flood Zone 2 (Part), Flood Zone 3 (Part),



Description and analysis

This is a greenfield site, outside of the urban area to the west of Cheltenham. The northern part of the site is included within the JCS safeguarded land and is to be removed from the green belt via the JCS. Part of the site within Flood Zone 2 & 3.

The site has good access to all services by car with the exception of access to A&E. The site has fair access to the majority of services by bus or walking.

The SALA assesses the site as suitable and available in part for housing and economic uses.

Land north of Bamfurlong Lane

Site Reference: CP039

STATUS: R

Site area: 7.1 ha

Ward: Hester's Way

Land use: Brownfield

Current use: Agriculture / industry / residential

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS, Contamination (part)



Description and analysis

This is a flat site, part greenfield and part developed, including a scrapyards and agriculture. It is located to the west of Cheltenham, with open land/agriculture and residential to the north and south and a camping and caravan park to the east. It is within the green belt and outside of urban area. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study.

The site has good car access to the majority of facilities with the exception of ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes longer at 5 - 15 minutes. Access to the majority of facilities by bus or walking is fair, taking between 15 - 30 minutes, with access to a supermarket, GP and fitness facility being good at under 15 minutes.

The SALA assesses the site as available for housing and economic uses.

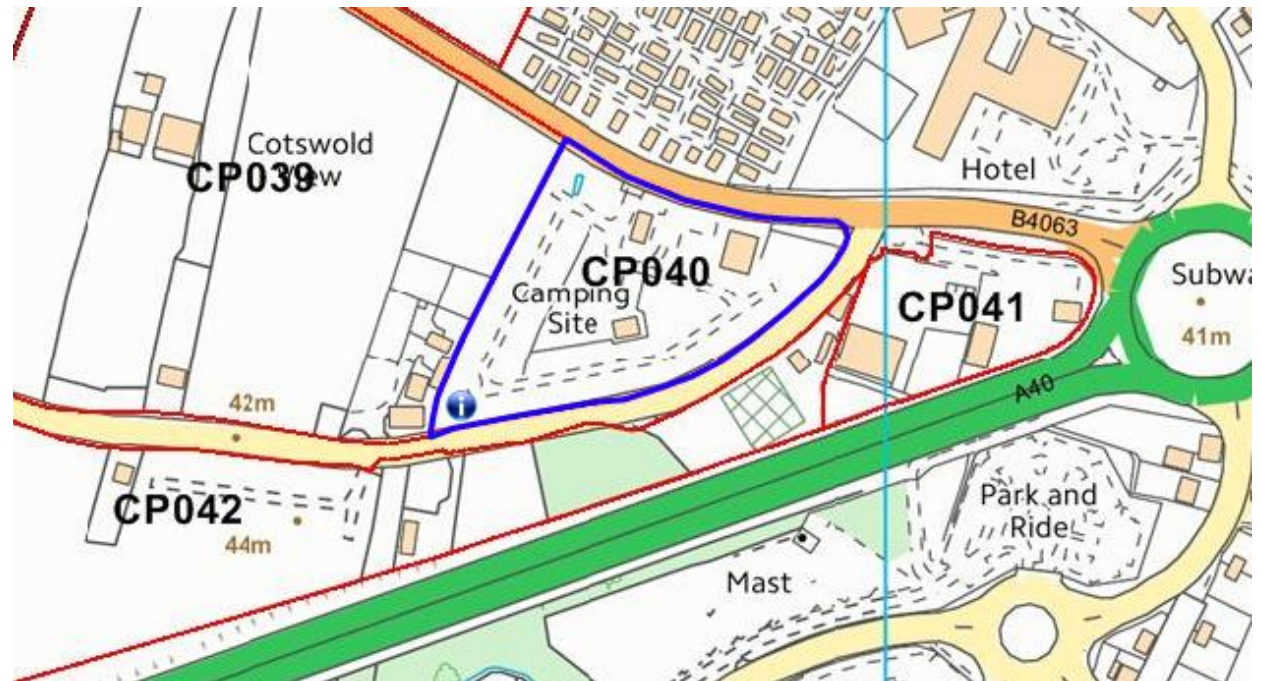
Briarfields Motel and Touring Park, Bamfurlong Lane

STATUS: R

Site Reference: CP040

Site area: 1.9 ha
Ward: Hester's Way
Land use: Brownfield
Current use: Caravan site
Site identification: Submitted
Planning history: N/A
Site character: Urban edge / developed

Designations: Green Belt JCS



Description and analysis

This is a flat site, developed as a Motel and Touring Park. It is located to the west of Cheltenham and is adjacent to a mix of uses, including residential, hotel and employment, however it is within green belt and outside of urban area. The site makes significant contribution towards Green belt purposes (JCS Green Belt Review).

This site has good car access with the majority of facilities being within 5 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes. Access from the site to the majority of facilities by bus or walking is fair taking between 15 - 30 minutes with the exception of access to a fitness facility which is under 15 minutes.

The SALA assesses the site as available for housing and economic uses.

Land between A40 and Bamfurlong Lane (east)

STATUS: R

Site Reference: CP041

Site area: 0.9 ha

Ward: Hester's Way

Land use: Brownfield

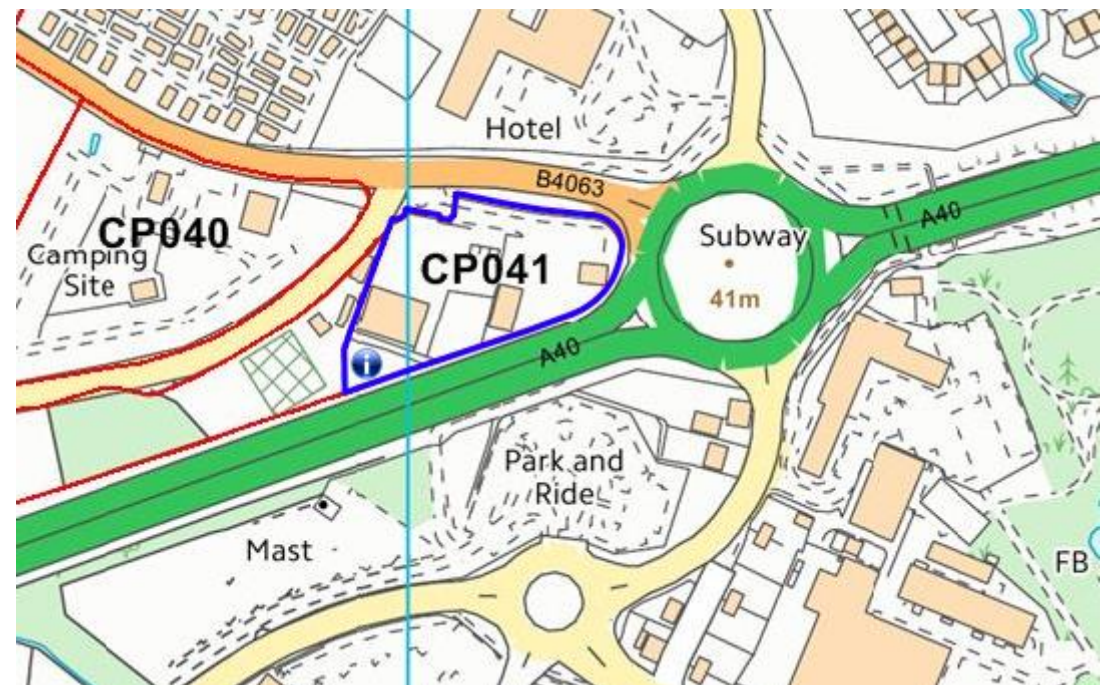
Current use: Industry

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / developed

Designations: Green Belt JCS, Contamination (small part)



Description and analysis

This is a flat, brownfield site in current industrial use. It is located to the west of Cheltenham, it is outside of the urban area and within the green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site is adjacent to a mix of uses, including residential, hotel and camping and caravan park and is bordered to the south by the A40.

This site has good car access with the majority of facilities being within 5 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes. Access from the site to the majority of facilities by bus or walking is fair taking between 15 - 30 minutes with the exception of access to a fitness facility which is under 15 minutes.

The SALA assesses the site as available for housing and economic uses.

Land between A40 and Bamfurlong Lane (west)

STATUS: R

Site Reference: CP042

Site area: 4.9 ha

Ward: Hester's Way

Land use: Brownfield

Current use: Fields / agriculture / nursery

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat site, part greenfield and part developed, including a mix of fields, agriculture and nursery uses. The site is located to the west of Cheltenham, outside of the urban area and within green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site is adjacent to a mix of uses including, residential, scrapyards and camping and caravan park and is bordered to the south by the A40.

This site has good car access with the majority of facilities being within 5 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which takes between 5 - 15 minutes. Access from the site to the majority of facilities by bus or walking is fair taking between 15 - 30 minutes with the exception of access to a fitness facility which is under 15 minutes.

The SALA assesses the site as available for housing and economic uses.

Land at The Reddings, north of Branch Road

STATUS: R

Site Reference: CP043

Site area: 8 ha

Ward: Benhall and the Reddings

Land use: Greenfield

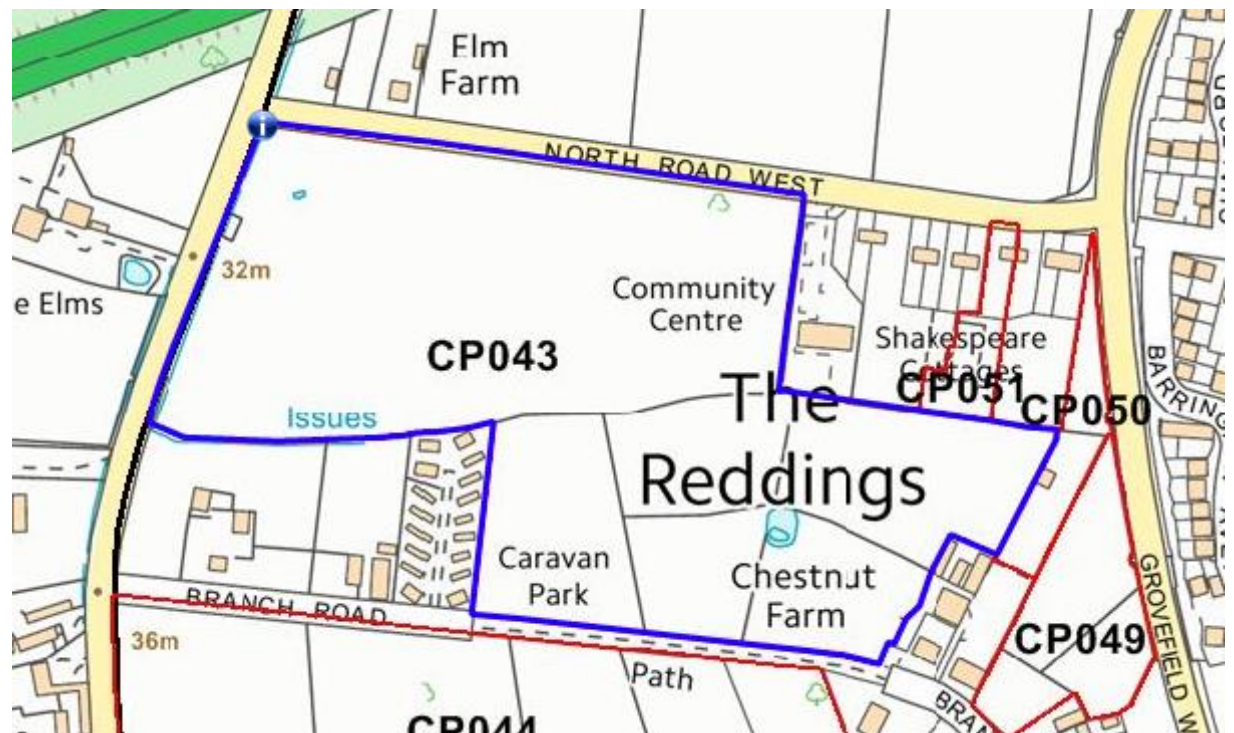
Current use: Fields / agriculture

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat greenfield site adjacent to some limited residential development to the north east and south west of the site, however it is outside of the urban area. To the immediate north of the site a new commercial development is underway comprising of offices and a car showrooms. The site is within the green belt and makes a significant contribution towards green belt purposes (JCS Green Belt Review).

The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and access to a GP which takes longer.

The SALA assesses the site as available for housing and economic uses.

Land at The Reddings, south of Branch Road

STATUS: R

Site Reference: CP044

Site area: 6.7 ha

Ward: Benhall and the Reddings

Land use: Greenfield

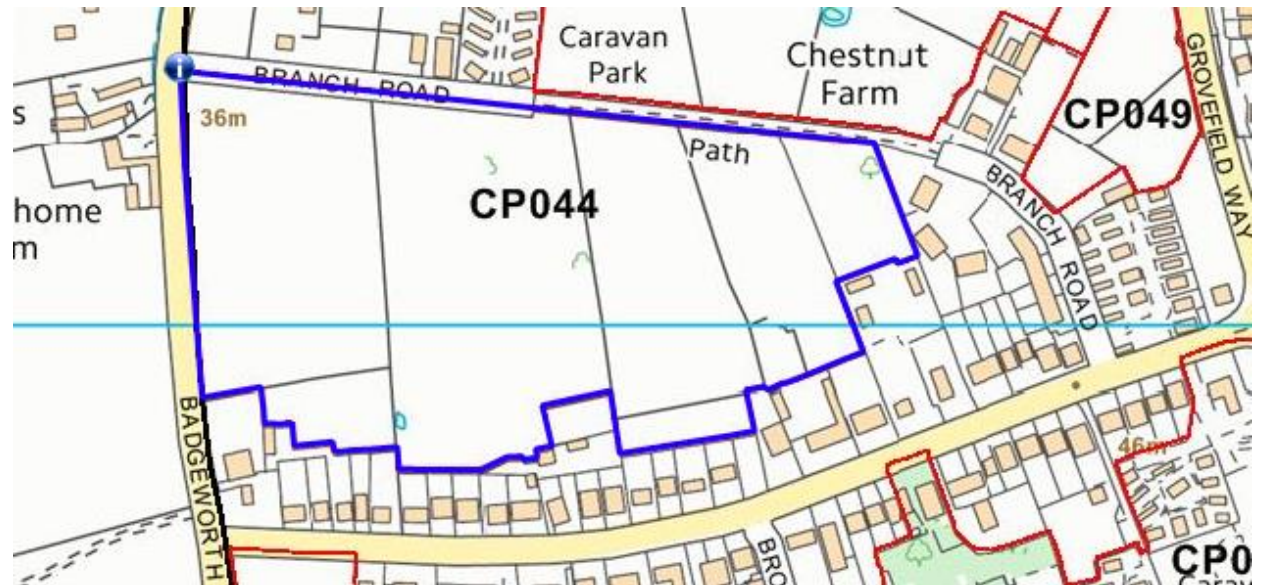
Current use: Fields / agriculture

Site identification: Officer identified

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat greenfield site, bordered by residential development to the south and fields to the north and west. The site is to the west of Cheltenham and is outside of the urban area. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review).

The site has good access by car, bus and walking to the majority of facilities being under 15 minutes, with the exception of access by all modes to a secondary school, a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and access to a GP which takes longer.

The SALA assesses the site as not suitable, available or achievable for housing or economic uses

Land at the Hayloft (west), The Reddings / Badgeworth Road

STATUS: R

Site Reference: CP045

Site area: 1.8 ha

Ward: Benhall and the Reddings

Land use: Greenfield

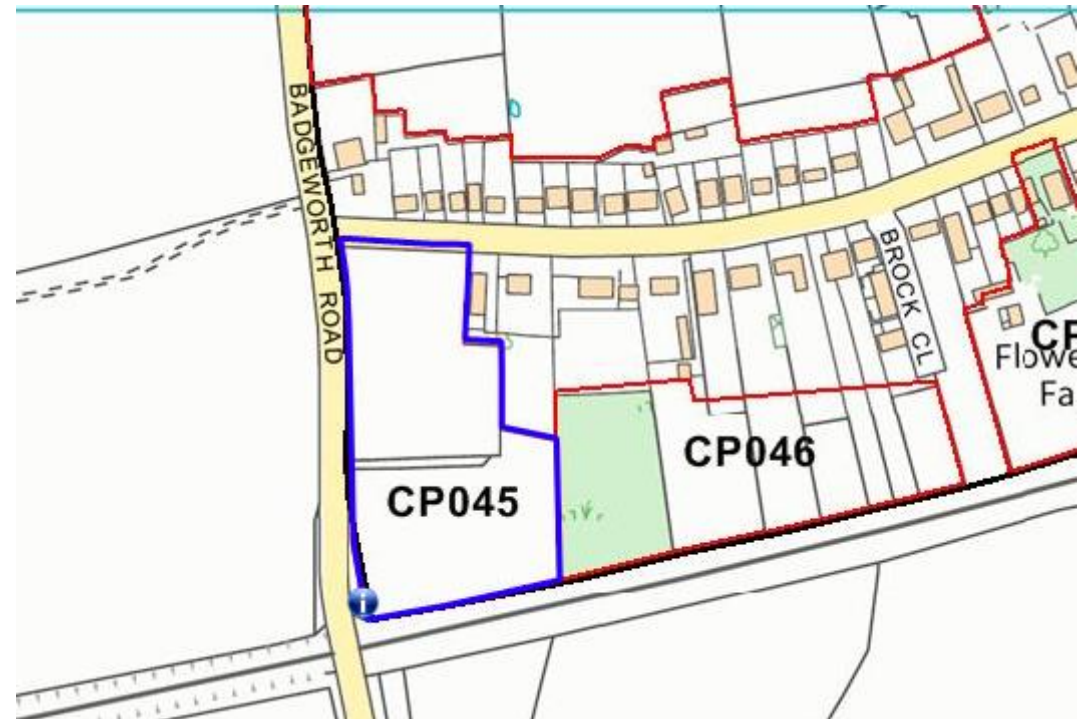
Current use: Fields / agriculture

Site identification: Submitted

Planning history: 09/00656/COU & 12/00318/TIME

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat part greenfield/part garden land outside of the urban area to the west of Cheltenham and within Green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape sensitivity study. The site is bordered to the north by residential properties, to the west by a road and to the south by a railway line. Planning permission has been granted for Elderly Care provision, 09/00656/COU & 12/00318/TIME

The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land at the Hayloft (east), south of The Reddings

Site Reference: CP046

STATUS: R

Site area: 1.7 ha

Ward: Benhall and the Reddings

Land use: Greenfield

Current use: Open land

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat part greenfield/part garden land outside of the urban area to the west of Cheltenham and within Green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape sensitivity study. The site is bordered to the north by residential properties, to the west by fields/garden land and to the south by a railway line.

The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Flowerdale Farm, The Reddings

Site Reference: CP047

STATUS: R

Site area: 1.5 ha

Ward: Benhall and the Reddings

Land use: Greenfield

Current use: Open land

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat greenfield site, outside of urban area to the west of Cheltenham and within greenbelt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The sites scores medium - low on the JCS Landscape Sensitivity Study. The site is adjacent to fields/gardenland to the east and a caravan park to the west, residential to the north and the railway line to the south.

The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land at Stansby Mobile Home and Touring Caravan Park, The Reddings

STATUS: R

Site Reference: CP048

Site area: 1.8 ha

Ward: Benhall and the Reddings

Land use: Brownfield

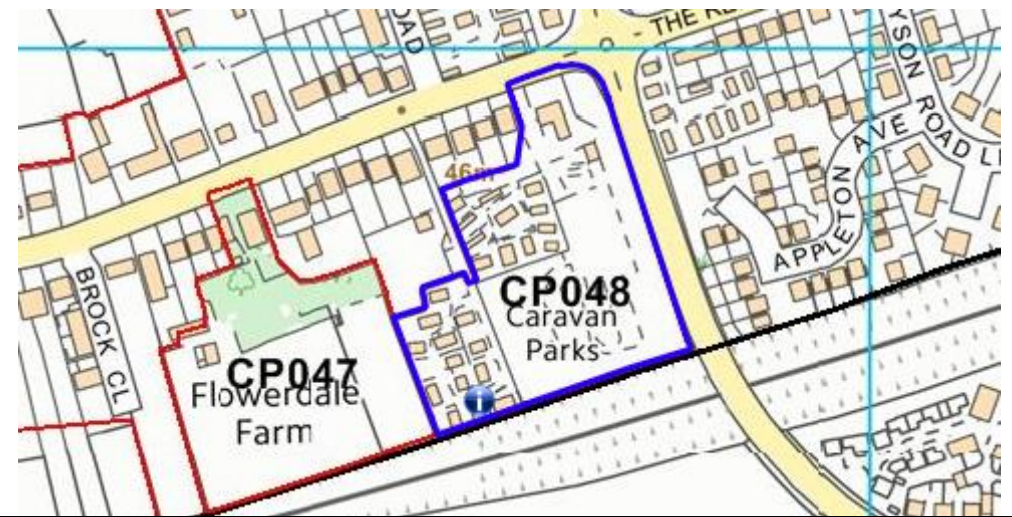
Current use: Caravan park

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat site outside of the urban area to the west of Cheltenham and within the green belt. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study. The site is in use as a caravan park, is bordered to the north by residential development, the east by Grovefield Way, the south by the railway line and the west by open greenfield/garden/agricultural land.

The site has fair access by car to the majority of facilities being under 15 minutes. Access to facilities by bus or walking from the site is mainly good being between 15 - 30 minutes with the exception of access to ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT which is poor at over 30 minutes.

The SALA assesses the site as available for housing and economic uses.

Land west of Grovefield Way, The Reddings

STATUS: R

Site Reference: CP049

Site area: 0.8 ha

Ward: Benhall and the Reddings

Land use: Greenfield

Current use: Open land

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat greenfield site, adjacent to residential areas to the north, east and south and within the urban area to the west of Cheltenham. The site is within the green belt which makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study.

The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and access to a GP which takes longer.

The SALA assesses the site as available as for housing and economic uses.

Land off Grovefield Way, The Reddings

STATUS: R

Site Reference: CP050

Site area: 0.3ha

Ward: Benhall and the Reddings

Land use: Greenfield

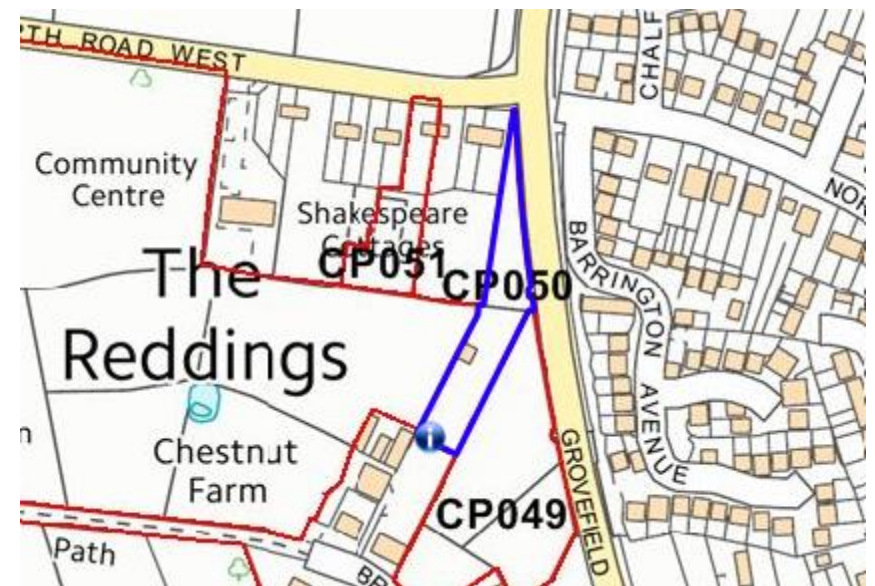
Current use: Open land

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat, greenfield site, within the urban area and the green belt site to the west of the Cheltenham. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). Site is accessed off Grovefield way and is a linear and relatively narrow strip of land. There is residential development to the east, separated by Grovefield Way and low density development to the north and far south of the site. The site is bordered by greenfield/agricultural land and is predominantly rural in character.

The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and access to a GP which takes longer.

The SALA assesses the site as available as for housing and economic uses.

Land r/o Shakespeare Cottages, The Reddings

STATUS: R

Site Reference: CP051

Site area: 0.3 ha

Ward: Benhall and the Reddings

Land use: Greenfield

Current use: Open land / residential

Site identification: Submitted

Planning history: N/A

Site character: Urban edge / undeveloped

Designations: Green Belt JCS



Description and analysis

This is a flat, greenfield site, within the urban area and the green belt. The site is ancillary to residential use to the north, site is separated from neighbouring residential estate by a main road, there are houses and a community centre to the north and west of the site and greenfield site to the south. The site makes significant contribution towards green belt purposes (JCS Green Belt Review). The site scores medium-low in the JCS Landscape Sensitivity Study

The site has good access by car, bus and walking to the majority of facilities, with the exception of access by all modes to a secondary school, a children's centre and ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT and access to a GP which takes longer.

The SALA assesses the site as available for housing and economic uses.

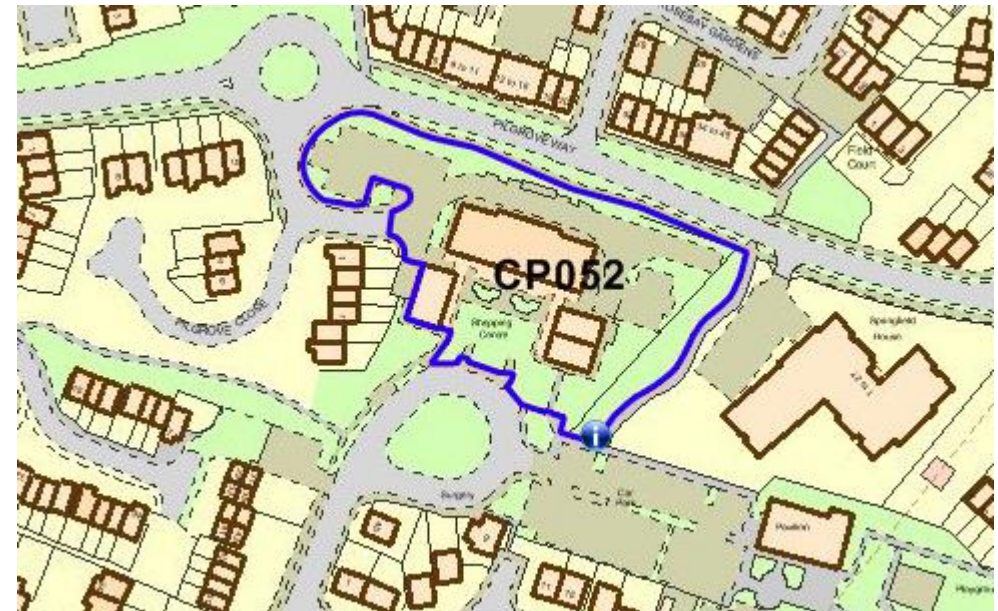
Springbank Shopping Centre

Site Reference: CP052

STATUS: G

Site area: 0.5 ha
Ward: Springbank
Land use: Brownfield
Current use: Vacant Shopping Centre
Site identification: Officer identified
Planning history: N/A
Site character: Urban / developed

Designations: Neighbourhood Centre



Description and analysis

This is a brownfield site within the urban area, surrounded by existing residential development. It was previously in use as a Neighbourhood Shopping centre, however all but one unit has been vacant for a number of years. The site remains designated as a Neighbourhood centre within the existing Local Plan.

The site is in an accessible location with good access to the majority of services within a 5 minute drive and 15 minute walk or bus journey, with the exception of a children's centre and A&E.

The site has had previous and current pre-application discussions relating to the redevelopment of the site for residential purposes.

The SALA assesses the site as suitable, available and achievable for housing or economic use within 11 - 15 years.

Land adjacent to former Goat and Bicycle Public House

STATUS: R

Site Reference: CP053

Site area: 0.4 ha

Ward: Springbank

Land use: Brownfield

Current use: Vacant Land / Brownfield

Site identification: Officer identified

Planning history: N/A

Site character: Urban / undeveloped

Designations: Contamination



Description and analysis

This is a flat, vacant plot of land within predominantly residential area, within the urban area. It is adjacent to a plot of land that has received permission for residential. There is an electricity substation and public open space to the north of the site.

The site has good access to all facilities except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.

The SALA assesses the site as suitable for housing or economic uses.

Land and buildings at Coronation Square

STATUS: A

Site Reference: CP054

Site area: 1.5 ha

Ward: St Marks

Land use: Brownfield

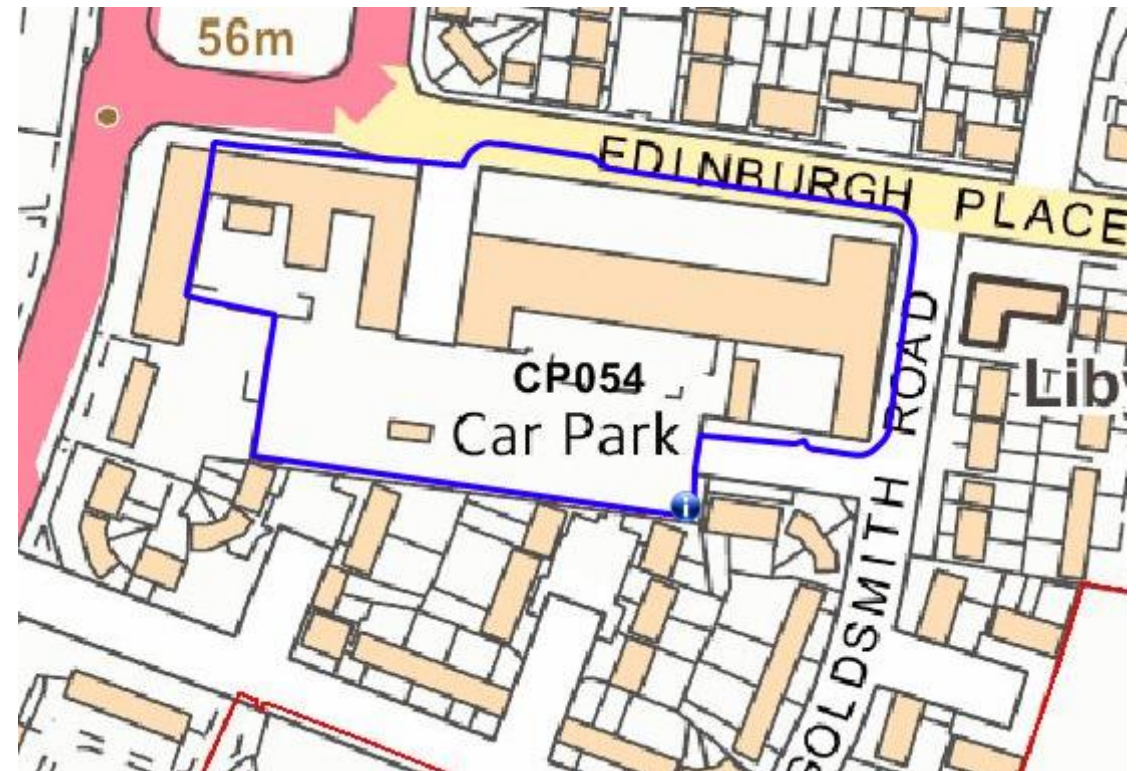
Current use: Car park / Shopping area

Site identification: Officer identified

Planning history: Various small scale

Site character: Urban / developed

Designations: District Centre



Description and analysis

This is a flat site within the urban area. Existing retail facilities are designated as a District Centre but are largely underused according to the Retail and Leisure Study. Opportunity for comprehensive redevelopment by including area of green space and improve transport circulation. Retail and Leisure Study recommends encouraging mixed use redevelopment of wider area to include residential and address potential loss of existing uses.

The site is an accessible location with good access to all services except A&E which has poor access by bus and walking.

The SALA assesses the site as suitable and available, in part, for both housing and economic use.

Community Centre & Scout Hut, Brooklyn Road

STATUS: R

Site Reference: CP055

Site area: 0.9ha

Ward: St Marks

Land use: Brownfield

Current use: Scout Hut

Site identification: Officer identified

Planning history: N/A

Site character: Urban / developed

Designations: None



Description and analysis

This is a flat site, currently in use as a community centre and scout hut, within a predominantly residential area. The site has also been submitted for consideration as a Local Green Space site.

The site has good access to all facilities, except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.

The SALA assesses the site as suitable for residential and economic uses.

Rowanfield Exchange, Devon Avenue

STATUS: G

Site Reference: CP056

Site area: 0.4ha

Ward: St Marks

Land use: Brownfield

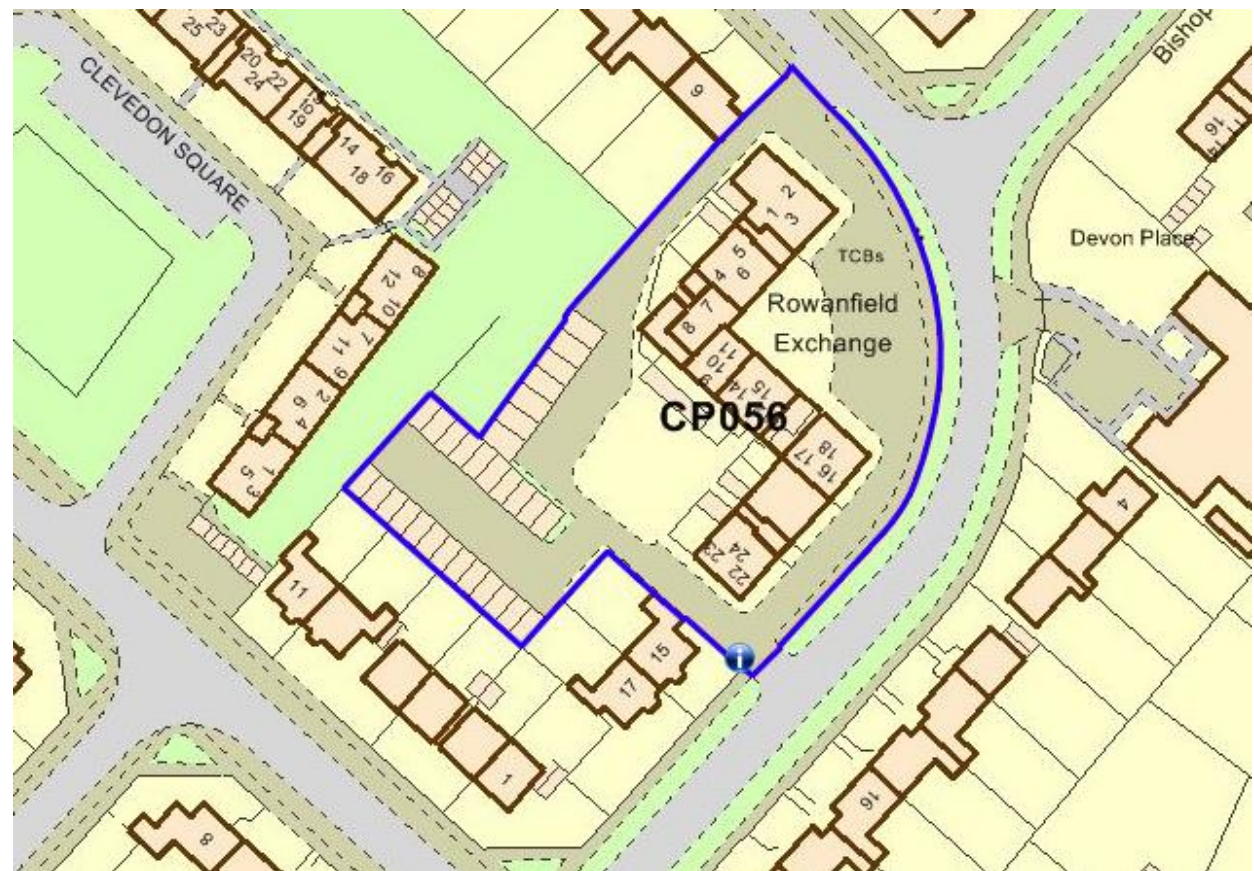
Current use: Employment / residential

Site identification: Officer identified

Planning history: N/A

Site character: Urban / developed

Designations: Neighbourhood Centre



Description and analysis

This is a brownfield site within the urban area. This site includes a neighbourhood centre, residential and associated garages. Cheltenham Borough Homes is expected to submit an application for the redevelopment of the garages on site. Any future redevelopment of the remainder of the site would not necessarily result in a net gain but could improve the existing stock.

The site is in an accessible location with good access to all services except A&E which would take between 5 & 15 minutes by car and over 30 minutes on foot or by bus.

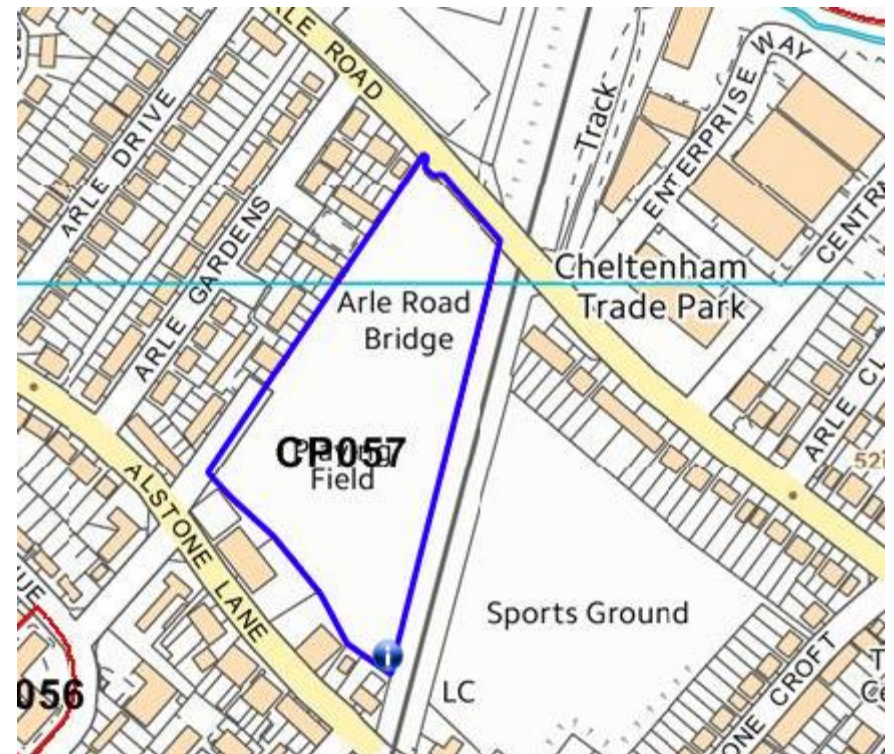
The SALA assesses the site as suitable, available and achievable for housing within 5 years and suitable for economic use.

Christ College Site B

Site Reference: CP057

STATUS: G

- Site area:** 2.1 ha
 - Ward:** St Peters
 - Land use:** Greenfield
 - Current use:** unused Playing field
 - Site identification:** Submitted
 - Planning history:** N/A
 - Site character:** Urban / undeveloped
-
- Designations:** Landfill (whole site / Landfill), Contamination



Description and analysis

This is a greenfield site, previously used as school playing pitches within the urban area.

The site has good access to all facilities except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.

The SALA assesses the site as suitable, available and achievable for housing within 5 years and suitable for economic uses.

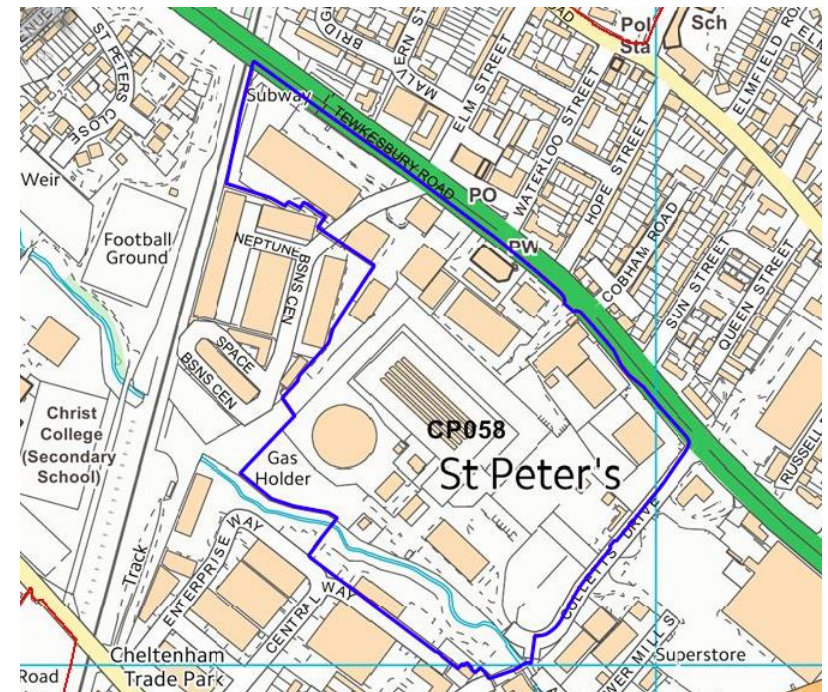
Outer West, Land at Tewkesbury Road

Site Reference: CP058

STATUS: R

Site area: 11.4 ha
Ward: St Peters
Land use: Brownfield
Current use: Industry
Site identification: Submitted
Planning history: N/A
Site character: Urban / developed

Designations: Landfill (large amount of site / General fill), Contamination, Flood Zone 2 (Part), Flood Zone 3 (Part)



Description and analysis

This is a flat, mixed use developed site close to the town centre, within the urban area. There is a Development Brief, dating back to 2000, for the site which discusses the opportunity to comprehensively develop the large site. Site contains an operational gas works and mix of retail and employment. Redevelopment of site could bring forward the Outer West Road which is a safeguarded route within the existing Local Plan. However, there are no short to medium term plans by the operator to cease operations on site.

The site has good access to all facilities, except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.

The SALA assesses the site as suitable for economic uses.

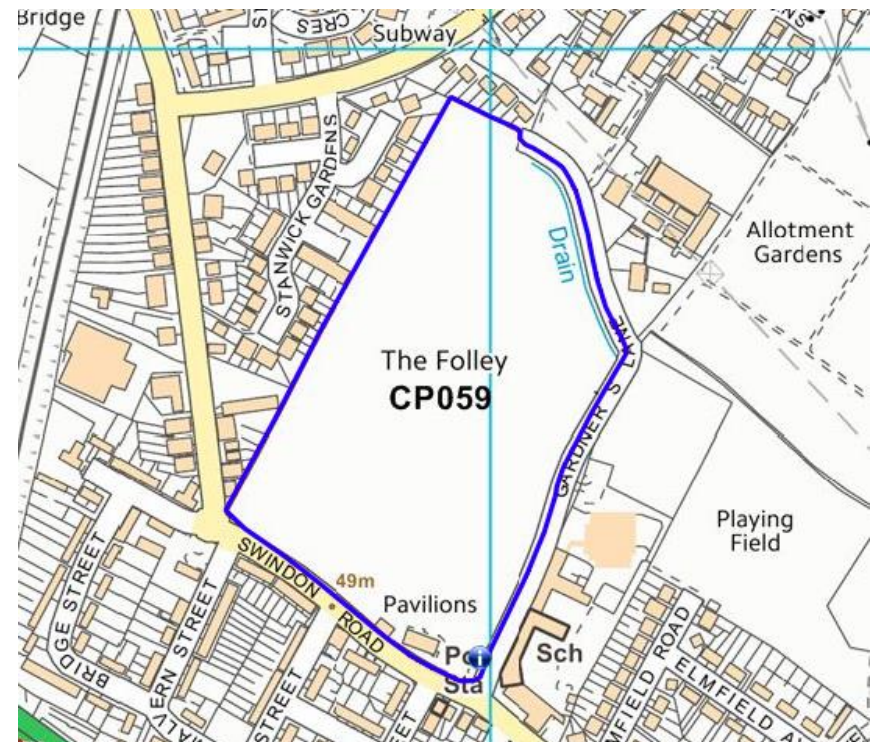
The Folley, Gardner's Lane

Site Reference: CP059

STATUS: R

- Site area:** 6.3 ha
- Ward:** Swindon Village
- Land use:** Greenfield
- Current use:** Sports Ground
- Site identification:** Submitted
- Planning history:** N/A
- Site character:** Urban / undeveloped

- Designations:** Flood Zone 2 (Part)



Description and analysis

This is a flat greenfield site within urban area, currently in use as a private playing field. It is bounded by trees and surrounded by residential development.

The site has good access to all facilities except ACCIDENT AND EMERGENCY / MINOR INJURIES UNIT by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.

The SALA assesses the site as suitable for housing and economic uses.

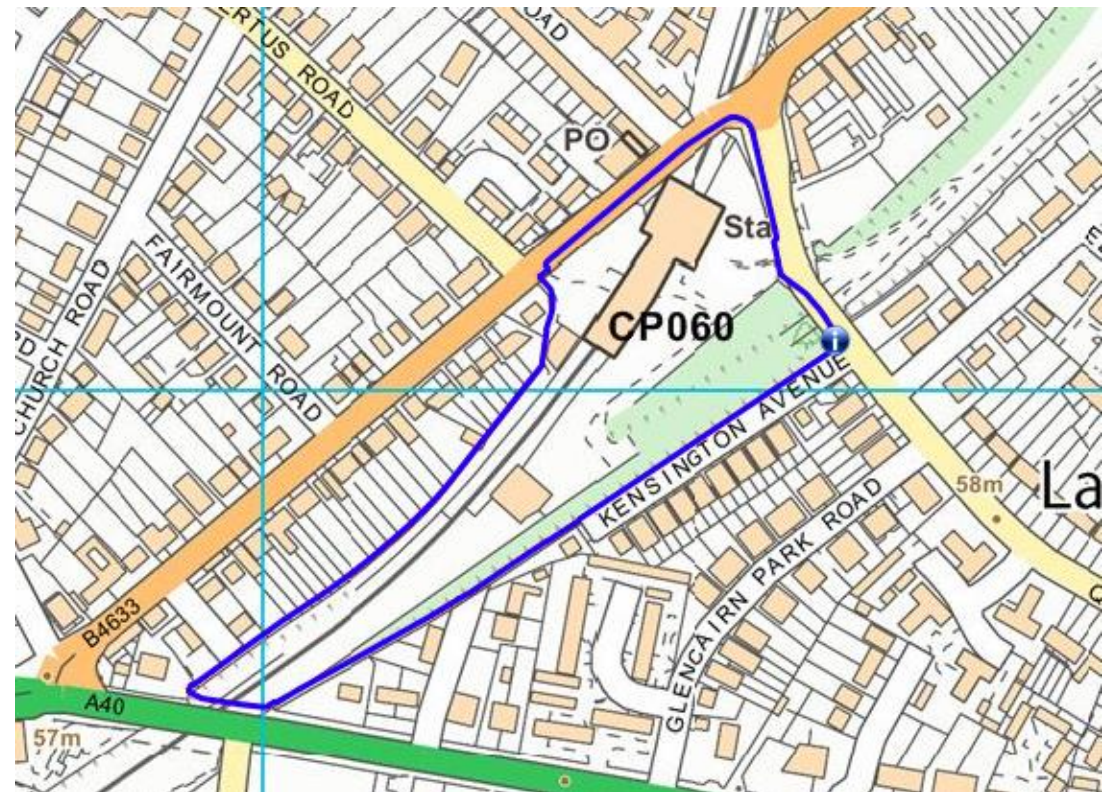
Cheltenham Spa Railway Station

Site Reference: CP060

STATUS: G

- Site area:** 3.3ha
- Ward:** St Peters
- Land use:** Brownfield
- Current use:** Railway Station / Car Park
- Site identification:** Submitted
- Planning history:**
- Site character:** Urban / developed

- Designations:** Existing Local Plan Allocation, Contamination



Description and analysis

This site incorporates Cheltenham Railway Station, car parking area and existing commercial units. This is a brownfield site within the urban area and is currently allocated for mixed used development within the adopted Local Plan, a development brief and a concept statement also exist for the site. The site is in a predominantly residential area within the urban area. The site is constrained by the operational requirements of the station, the old railway embankment to the south and proximity both to the railway, and associated noise, and surrounding residential properties.

Network Rail has advised the Council that the intention is to improve the offer of the railway station and therefore the opportunity to redevelop the remaining site is limited.

The site is in an accessible location with good access to the majority of services with the exception of a Children's centre and A&E which take longer to access by bus and walking.

The SALA assesses the site as suitable for housing and suitable, available and achievable for economic uses.

Land at Lansdown Road (Gloucestershire Constabulary Headquarters)

STATUS: G

Site Reference: CP061

Site area: 1.3 ha

Ward: Park

Land use: Brownfield

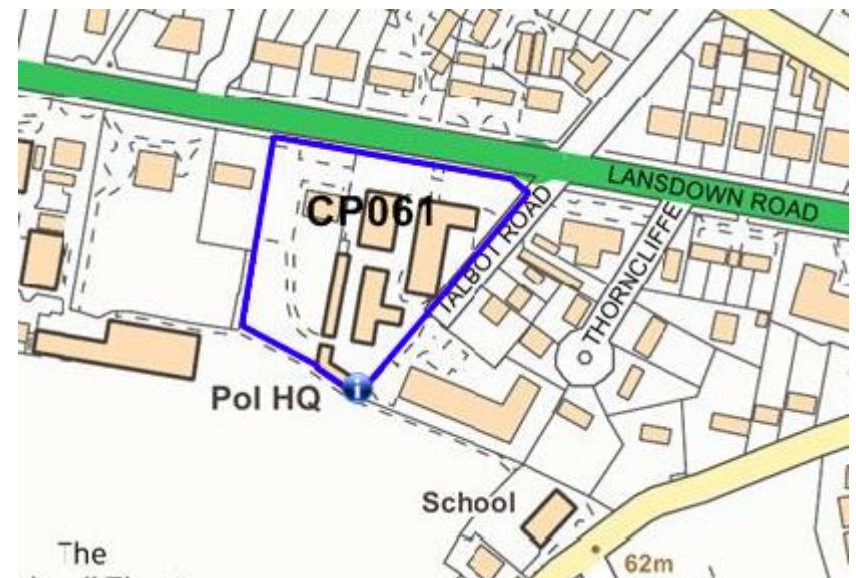
Current use: Police Headquarters

Site identification: Allocation in existing Cheltenham Plan

Planning history:

Site character: Urban / developed

Designations: Existing Local Plan Allocation



Description and analysis

This is a brownfield site within a predominately residential area which incorporates Gloucestershire Constabulary headquarters. It is a flat site containing existing buildings. The previously proposed scheme would involve conversion of the existing locally listed building on the Index of buildings of local interest. A number of technical surveys and reports have been carried out on site to support a proposed planning application, including a Concept statement. There remains uncertainty as to when the site may become available linked to the operational requirements of the Constabulary. Redevelopment of the site would need to consider the Locally listed building and setting within the Central Conservation Area.

The site is in an accessible location with good access to the majority of services, with the exception of bus and walking access to a secondary school, children's centre and A&E which would take between 15 and 30 minutes.

The SALA assesses the site as suitable, available and achievable for housing within 6 - 10 years and for economic uses.

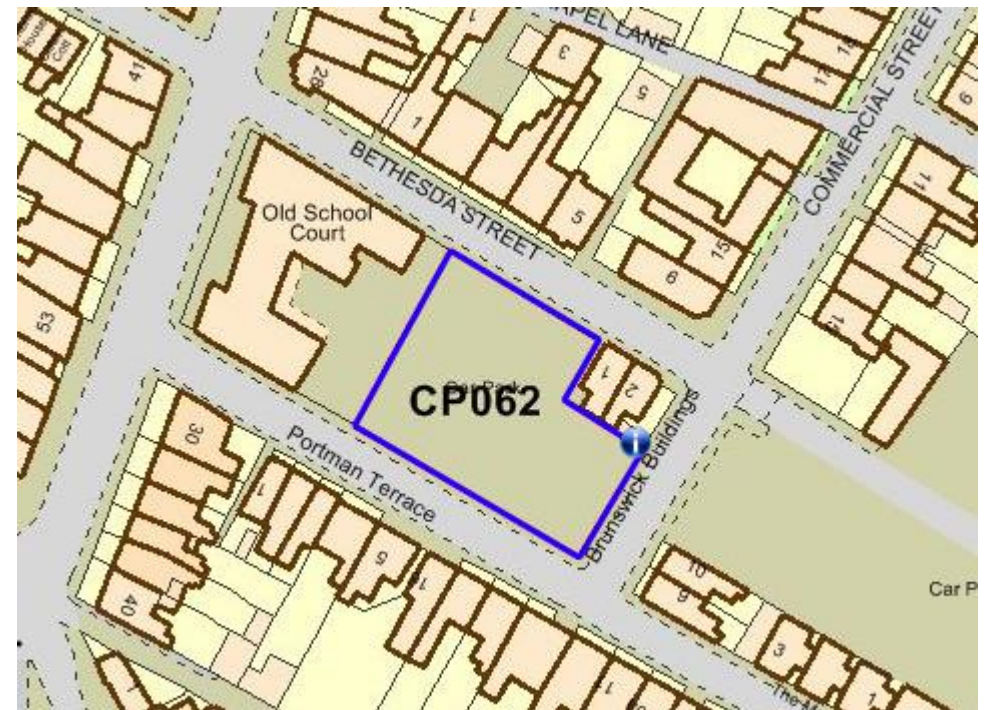
Commercial Street Car Park

Site Reference: CP062

STATUS: R

Site area: 0.1 ha
Ward: Park
Land use: Brownfield
Current use: Car park
Site identification: Officer identified
Planning history: N/A
Site character: Urban / undeveloped

Designations: None



Description and analysis

This is a flat previously developed site, currently in use as a car park that supports the adjacent District Centre. The site is within a predominantly residential area within the urban area and is situated within the Central Conservation Area.

The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus and walking (under 15 minutes)

The SALA assesses the site as suitable for housing and economic uses.

Reeves Field, Old Bath Road

Site Reference: CP063

STATUS: G

Site area: 4.5249586385000002 ha
Ward: Charlton Park
Land use: Greenfield
Current use: Sports Ground
Site identification: Submitted
Planning history: N/A
Site character: Urban / undeveloped

Designations: None



Description and analysis

This is a flat, greenfield site within the urban area. The site is owned by Cheltenham College and has been used as private sports pitches by the College and is now being promoted for development. Development of the site would need to consider its location within the Central Conservation Area and the identified key views to the scarp across the site, which limit the potentially developable area. The potential loss of sport pitches would need to be justified. The area is predominantly residential, with public green space to the north and East Gloucestershire sports club to the south.

The site is in an accessible location with good access to the majority of services with the exception of going by bus or walking to a primary school which takes between 15 and 30 minutes and and by all means to a secondary school.

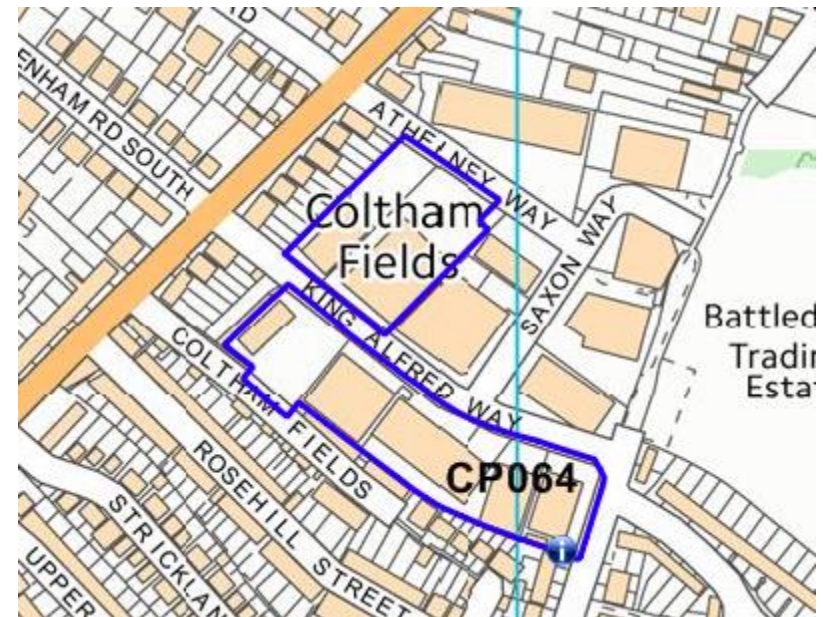
The SALA assesses the site as suitable, available and achievable for housing within 6 - 15 years and suitable for economic uses.

King Alfred Way 1 & 2

Site Reference: CP064

STATUS: G

- Site area:** 1.7 ha
- Ward:** Battledown
- Land use:** Brownfield
- Current use:** Industry
- Site identification:** Submitted
- Planning history:** 14/01125/FUL for 86 dwellings - pending consideration.
- Site character:** Urban / developed
- Designations:** Landfill (Northern part / Landfill), Contamination



Description and analysis

Flat brownfield site containing a mix of occupied and vacant buildings, in an established industrial site in an otherwise residential area, within the urban area. The site has land contamination issues and given the current use is accepted, further enhancement of employment use is acceptable and its loss would need to be justified.

The site is in an accessible location with good all to all services being within 15 minutes with the exception of access to a secondary school via bus or walking which would take between 15 and 30 minutes.

The SALA assesses the site as suitable, available and achievable for housing, within 6 - 10 years, and suitable, available and achievable for economic uses.

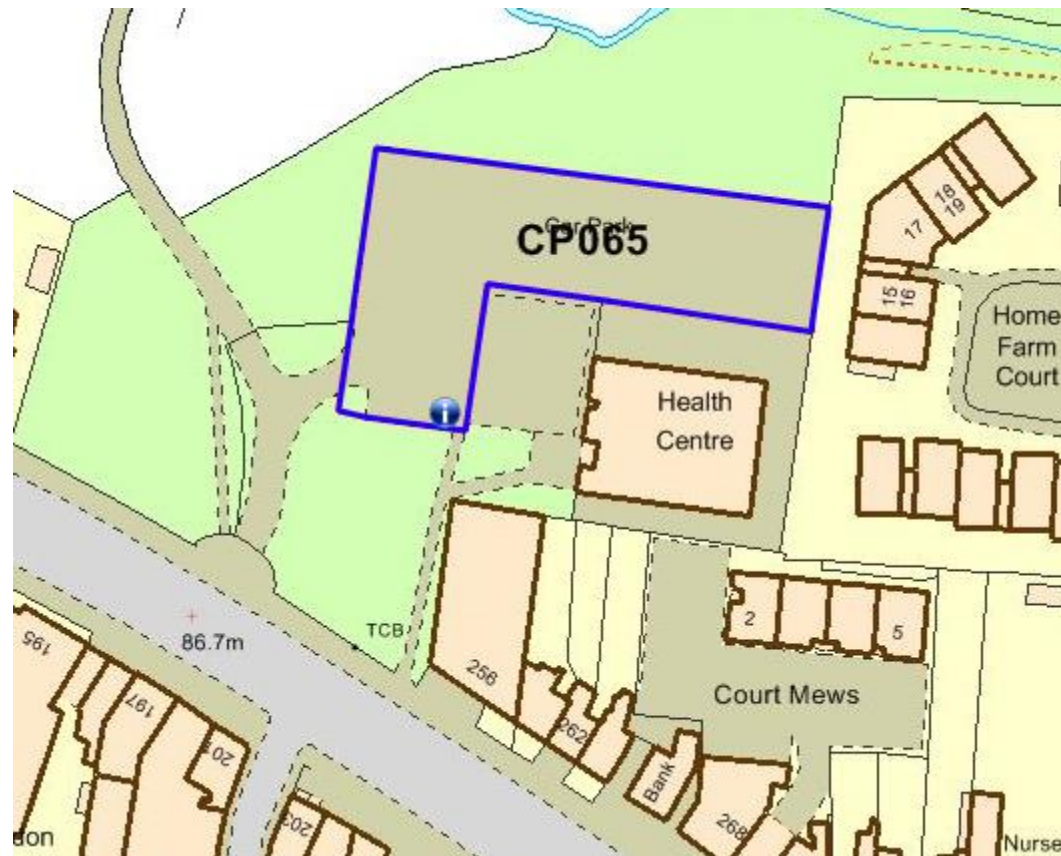
St Edwards Car Park, London Road

STATUS: R

Site Reference: CP065

Site area: 0.1 ha
Ward: Battledown
Land use: Brownfield
Current use: Car Park
Site identification: Officer identified
Planning history: N/A
Site character: Urban / undeveloped

Designations: None



Description and analysis

This is a flat brownfield site within urban area, currently used as a public car park which supports the local neighbourhood centre.

The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus and walking (under 15 minutes)

The SALA assesses the site as suitable for housing and economic uses.