

# Cheltenham Plan (Part One) 2011 to 2031

## Preferred Options Consultation



**CHEL TENHAM**  
BOROUGH COUNCIL

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## **FOREWORD**

Foreword text...

DRAFT

## EXECUTIVE SUMMARY

The following bullet points represent a brief summary of each chapter of the document. Please read each chapter in full before making a comment.

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### INTRODUCTION

- The Cheltenham Plan: Part 1 will, when adopted form part of the statutory development plan for the borough.
- The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy will contain overarching, strategic level policies which the Cheltenham Plan will complement in providing a more local level of detail.
- This consultation sets out the Council's preferred options for Part 1 for the Cheltenham Plan and not final decisions.
- The consultation is an opportunity for everyone to input and have their say on what the Council think is the best way forward for the borough.
- It is a relatively early stage consultation and there will be more opportunities for people to have their say in future.

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### VISION AND OBJECTIVES

- The vision and objectives have been through two sets of consultation and have been shaped by local communities and businesses.
- The Cheltenham Plan vision and objectives should also be viewed within the context of those of the JCS as well as the Council's own corporate vision and emerging place strategy.

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### THE ECONOMY

- Cheltenham has a diverse economy with a very strong retail offer.
- The Borough's rate of economic growth has been below average but the number of jobs has been increasing strongly.
- Cheltenham supports a significant number of jobs and provides work for many living outside the district.
- Cheltenham has a large amount of office space but some of it is not the right size or type for modern business requirements. There is a high demand for more contemporary office space.
- The Cheltenham Plan will play a key role delivering the aspirations of the Joint Core Strategy.
- There are opportunities for expanding activities in the cyber-security and associated sectors.





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## THE ECONOMIC STRATEGY OF THE PLAN

- The Cheltenham Plan is part of a coordinated approach to deliver economic growth with a range of organisations.
- This part of the Cheltenham Plan is focused on the traditional employment uses (office, industrial, warehousing etc.) as these remain an important part of the economy.
- The Plan will introduce a special designation for key employment sites which will protect them from changing to other uses.
- Other employment land will still have strong protection but will have some flexibility for changing to other uses.
- A small number of sites not currently used for employment will be allocated for job generating use.
- A policy to promote the cyber-security industry is proposed.
- The former Honeybourne Rail line will continue to be safeguarded for sustainable transport.

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## LOCAL GREEN SPACE

- The NPPF makes provision for local communities to identify green areas of particular importance where development will not be permitted except in very special circumstances.
- Local Green Space (LGS) is an exceptional designation and is not suitable for most green spaces.
- Evidence provided by the community has been assessed by a panel of officers using criteria derived from national policy and guidance.
- LGS at Leckhampton is not part of this consultation because it currently remains part of JCS discussions. It will be included in the next stage of the Cheltenham Plan.
- The preferred option sets out five sites to be designated as LGS at this stage.

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## DEVELOPMENT PROPOSALS

- One of the aims of the Cheltenham Plan is to ensure that the Council maintains a healthy supply of land for housing.
- The JCS sets a housing requirement for Cheltenham of 10,915 dwellings between 2011-2031.
- The urban area of Cheltenham has a target to provide 557 additional dwellings.
- The preferred option is to allocate six sites for housing and six sites for mixed-use development to help meet the housing requirements.
- Two sites outside the current urban area (Leckhampton and Arle Nurseries / Old Gloucester Road) are also proposed, although Leckhampton is indicative only at this stage.



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## AMENDMENTS TO THE PRINCIPAL URBAN AREA

- The boundary of the Principal Urban Area (PUA) is an important part of Cheltenham planning policy.
- It is reasonable that the PUA is reviewed to ensure it is consistent and that any anomalies are removed.
- A review has been undertaken and the preferred option is that proposed changes are accepted.

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## PERMITTED DEVELOPMENT RIGHTS AND THE USE OF ARTICLE 4 DIRECTIONS

- The Council is aware that the density of Houses in Multiple Occupation (HMO) in the St Pauls and All Saints area has caused issues for residents.
- Currently no planning permission is required for the conversion of a dwelling into an HMO for up to six residents.
- The Council can issue an Article 4 direction which would mean that planning permission would be required but this can have negative effects.
- The consultation seeks responses on whether restricting HMOs is favoured.
- It also seeks responses on whether other specific types of development should be restricted in other parts of the borough.

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## CONSERVATION AREA REVIEW 2016-2018

- The Council is undertaking a two year review of conservation areas.
- Feedback on the project is not required at this point but officers will engage with local communities directly.





## I INTRODUCTION

- 1.0.1 The Cheltenham Plan, together with the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, the Gloucestershire Minerals and Waste Local Plans and any neighbourhood plans made in the future will, when adopted, comprise the statutory development plan for Cheltenham up to 2031.
- 1.0.2 In a plan-led system, the development plan and neighbourhood plans set out the overarching context and specific policies that are used to manage and guide development through the decisions the Council makes on planning applications. The development plan also sets out higher-level objectives and aspirations that aim both to conserve what is valued and cherished within Cheltenham and to encourage development in spatial and policy areas the Council wishes to promote in the public interest.
- 1.0.3 Whilst the development plan is primarily concerned with land-use planning, it is a shared project that will support delivery of many of the Council's outcomes set out in its Corporate Strategy.

### 1.1 Policy context

- 1.1.2 Since the adoption of the Cheltenham Borough Local Plan Second Review (2006) national planning policy has been rewritten and condensed into a more streamlined and accessible format. The emergence of a National Planning Policy Framework (NPPF) has also been complemented by the publication of extensive national Planning Practice Guidance (nPPG). Alongside these changes, the Government has also abolished regional and county strategic level planning and, as a result, the Council has entered collaborative working on the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), now at an advanced public examination stage.
- 1.1.3 The above changes have meant that many of the requirements set out in regulations concerning the contents of a local plan have already been met. For example, the JCS identifies objectively assessed development need for the area and sets out requirements for strategic sites. The JCS also contains a suite of strategic development management policies on issues such as design, heritage and the provision of infrastructure.
- 1.1.4 The NPPF and nPPG provide detailed planning policy direction which is explicit in stating that this guidance should not be duplicated at a local level.
- 1.1.5 The JCS picks up the strategic elements of policy, but does not always provide local detail. This is why there is a need for Cheltenham Plan policy to follow closely on from the adoption of the JCS. This is particularly around the areas of:

- Site allocations within the Borough (outside of the strategic allocations identified within the JCS) to demonstrate how Cheltenham will meet its development needs up to 2031;
- A clear local economic strategy which will inform employment, retail and town centre uses provision in the Plan;
- Provision for local infrastructure (particularly local green space).

1.1.6 Policies contained in the Cheltenham Borough Local Plan Second Review (2006) which are not replaced by the JCS or Cheltenham Plan: Part 1 will remain in force. Part 2 of the Cheltenham Plan (which will start to be produced in 2017) will review these policies.

## 1.2 The Cheltenham Plan approach

1.2.1 The new Cheltenham Plan is divided into two main parts. Part 1 considers the 3 primary issues set out above and is represented by this document. Part 2 will consider topics of a less strategic nature and will contain a suite of detailed development management policies to help shape the way in which Cheltenham develops up to 2031. The Part 2 document will be produced in 2017.

1.2.2 Owing to the fact that policies in the 2006 adopted Local Plan have been saved, we can continue to use policies not superseded by the JCS into the future (providing they accord with the JCS and NPPF). These policies will then be replaced in stages as each phase of the new Cheltenham Plan is produced until the whole of the 2006 local plan is superseded.

1.2.3 The overall approach is one of replacing and updating the policy framework as it becomes necessary in order to most efficiently use the Council's resources and ensure continuity of planning policy cover on these issues. This is reflected in the reuse of policy numbering. The approach has the advantage of flexibility in terms of revision and review in response to changing circumstances which is an inherent feature of the Government's current planning regime, particularly in relation to the nPPG. It also means that changes in local policy will not necessarily require changes to the JCS, because the JCS will only contain the 'hooks' on which Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) will be based.

## 1.3 Preparation timetable for Part 1

|  |           |                        |
|--|-----------|------------------------|
| <b>Cheltenham Plan Scope Consultation (regulation. 18)</b> | Completed | July to September 2013 |
| <b>Draft Vision and Objectives published</b>               | Completed | February 2014          |
| <b>Issues and Options consultation</b>                     | Completed | June 2015              |
| <b>Preferred Options consultation</b>                      | Ongoing   | Early 2017             |
| <b>Evidence base work in Winter 2016/17</b>                | Future    | Winter 2016/17         |

|  |        |                    |
|--|--------|--------------------|
| <b>Pre-submission consultation</b>                 | Future | Spring/Summer 2017 |
| <b>Submission to the Secretary of State</b>        | Future | Summer/Autumn 2017 |
| <b>Examination: projected to be in Autumn 2017</b> | Future | Winter 2017        |
| <b>Adoption of Part 1</b>                          | Future | Early 2018         |

#### 1.4 The story so far

- 1.4.1 Work on the preparation of the Cheltenham Plan began in 2012. During that time we engaged with the community and stakeholders to establish what the future contents of the Cheltenham Plan should be and how it should be progressed. This is part of a process known as scoping and is one step in meeting the statutory requirements for the preparation of a development plan document.
- 1.4.2 The vision and objectives set out in the scope of the Cheltenham Plan were developed by the Planning and Liaison Member Working Group - a member group that is guiding the preparation of the Plan. The scoping document was subject to an eight week public consultation, ending 2 September 2013.
- 1.4.3 Scoping and development of the Plan's vision and objectives was followed by publication and consultation on the Issues and Options Report in June 2015. This stage in the process identified what the Council considered to be the main planning issues and policy options available to help deliver both the vision and objectives of the Plan and the Council's own corporate vision.
- 1.4.4 The stage of the process that is currently being consulted on is the Preferred Options whereby the results of the previous Issues and Options consultation have helped the Council to 'narrow down' the alternatives available in meeting the Plan's strategy. Having considered the relevant evidence, including sustainability appraisal and the findings of the ongoing JCS process, the Plan has become more focussed than before and whilst it still remains quite broad in its approach, clear spatial priorities have begun to emerge.
- 1.4.5 This Preferred Options consultation is 'non-statutory'. This means that Government regulations do not say that it is required as part of the plan making process. The Council, however, believe that it is vital that the Cheltenham Plan is as transparent and backed by the community as much as possible. This consultation will allow respondents to have their say on specific options whilst also allowing the Council enough time to take feedback into account before the plan reaches its final version.

#### 1.5 Supporting evidence base

- 1.5.1 Gathering evidence is critical part of the plan-making process. The Cheltenham Plan is supported by a wealth of supporting information, including the sustainability appraisal, habitats regulations assessment, equalities impact assessments and flooding, landscape and transport studies. The sustainability appraisal and associated assessments are an integral part of the whole process and help inform

the contents of the Plan as it evolves over time. At each stage they will have influenced the content of the document by testing the policy options and potential site allocations for their contribution towards each of the sustainability objectives that were defined as part of the aforementioned scoping stage. We are currently seeking comments on the latest version of the sustainability appraisal. The document is available on the consultation website.

- 1.5.2 Throughout the Plan preparation process the evidence base will be kept under review so that policies and proposals are informed by the most up to date information. All development plans are required to be supported and justified by robust evidence which, given the timescales involved, will likely evolve as the Plan progresses through its various stages. It will therefore be important to ensure that emerging policy is not compromised or undermined by changes in the evidence base which underpin it.

## **1.6 Document layout**

- 1.6.1 The first section of this report details the vision themes and objectives of the Cheltenham Plan. This provides a broad steer for the remainder of the document and sets out some of the main parameters within which the Plan will be required to work.
- 1.6.2 Where preferred options are presented there has been an appraisal of all the reasonable options. The best and most sustainable have been selected based on the evidence available.
- 1.6.3 The second section of the report details the economic strategy for the Plan and opens with an overview of some of the key economic characteristics and trends at play in Cheltenham. It goes on to consider the results of previous public consultation exercises on the Plan and why some previously suggested options for dealing with identified economic challenges have been discounted from the plan-making process, before offering a preferred policy response to some of the main economy-related challenges that are currently being experienced.
- 1.6.4 The third section considers local green space and with reference to recommended policy, explains what the plan is trying to achieve and why.
- 1.6.5 The fourth section comprises a series of local sites and designations. It sets out the preferred stance on site allocations for housing having regard to objectively assessed needs and the policies and proposals of the emerging JCS.
- 1.6.6 Following each policy, links are provided to local evidence as well as cross references to other relevant strategies and plans. Supporting evidence is also provided by way of appendices at the rear of the document.

## 2 VISION AND OBJECTIVES

- 2.0.1 Following the scoping consultation in 2013, the Council published a draft vision and objectives for the Cheltenham Plan in February 2014. The draft vision and objectives were subject to consultation as part of Issues and Options Consultation on the Cheltenham Plan in June 2015 and are included in their latest form below.
- 2.0.2 Local communities, businesses and visitors have all helped to shape what the Cheltenham Plan should deliver (the Vision) and how it should be achieved (the Objectives). Wide ranging consultation has given the Plan a firm direction in which to move forward and this Preferred Options Report provides further detail on how the vision and objectives will be realised whilst aiming to reflect stakeholder involvement in the process thus far.
- 2.0.3 It should be noted that the Cheltenham Plan vision and objectives should also be viewed within the context of the JCS's visions and objectives as well as the Council's own corporate vision. The Cheltenham Plan is also being developed alongside an emerging Place Strategy for the Borough. The objective of the Place Strategy is to draw together the strands which impact on defining Cheltenham as a place and to act as a leadership and influencing tool to support economic growth and the wider well-being of our communities. The chosen way forward will therefore need to ensure that the Plan remains consistent and continues to support the wider aims and objectives of the Council.

### 2.1 Vision Theme A

***Cheltenham is a place where people live in strong, safe, healthy, well-served and well-connected communities.***

#### **Theme A Objectives**

- a) Recognise the local distinctiveness of Cheltenham's various neighbourhoods and deliver regeneration where appropriate;
- b) Ensure provision of sufficient housing land and other opportunities for residential development that meets the needs of the current and future population of the Borough;
- c) Understand what people need from the places where they live and work to help create socially sustainable communities using locally specific models;
- d) Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation;
- e) Enable investment in schools, healthcare and other community facilities and meeting places in order to support new and existing communities;
- f) Increase opportunities for sport and active leisure, particularly in areas of under-provision;
- g) Ensure that places are designed in a way that is accessible to all and promotes walking, cycling and use of public transport;
- h) Support a network of neighbourhood centres that provide an appropriate range of local amenities to support sustainable communities; and
- i) Ensure that new development protects public safety and amenity and creates environments that contribute to reducing crime and fear of crime.

## 2.2 Vision Theme B

***Cheltenham is a place with a prosperous and enterprising economy where education and employment opportunities are increasing and diversifying, where businesses choose to invest and where the benefits are felt by all.***

### **Theme B Objectives**

- a) Ensure provision of sufficient employment land and other opportunities for economic development to attract new businesses and to enable existing businesses to grow and develop within Cheltenham;
- b) Promote the development of adaptable and flexible employment space within Cheltenham so that sites and buildings can be re-used with minimal environmental impact;
- c) Assist in developing and maintaining an attractive retail offer in the town centre and other designated centres;
- d) Encourage the delivery of sustainable transport infrastructure, a range of transport options and better links across the Borough including parking provision and public transport;
- e) Encourage knowledge-intensive services businesses in high value sectors; and
- f) Support development of Cheltenham's educational facilities to ensure that the young people have access to a wide range of opportunities.

## 2.3 Vision Theme C

***Cheltenham is a place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally and tourists choose to visit and return to.***

### **Theme C Objectives**

- a) Conserve and enhance Cheltenham's architectural, townscape and landscape heritage, particularly within the town's conservation areas;
- b) Conserve, manage and enhance Cheltenham's natural environment and biodiversity;
- c) Support development of Cheltenham's sporting, cultural, arts and tourism infrastructure (including public art) to ensure that the Borough maintains its reputation as a cultural destination and continues to be an attractive place to visit;
- d) Address the challenge of climate change, ensuring that development meets high design and sustainability standards and is built to be adaptable over the long term;
- e) Create a walkable network of interconnected, multifunctional green spaces that link with the wider countryside;
- f) Support provision, maintenance and continued investment in a high quality public and private realm, including formal and informal green spaces and private gardens that contribute to local amenity and wildlife biodiversity; and
- g) Manage and reduce the risk of flooding within the Borough.

- 2.3.1 During the course of the plan period, the Cheltenham Plan will seek to ensure that all the above objectives are realised through the implementation of the policies and proposals that follow.



## 3 THE ECONOMY

### Background

#### 3.1 Overview

- 3.1.1 Cheltenham's Economy supports approximately 72,000 jobs. The town has a diverse economic market including sectors such as light industry, food processing, aerospace, electronics and tourism. The UK Government Communications Headquarters – GCHQ is also located in Cheltenham.
- 3.1.2 Cheltenham is home to a number of sporting and cultural events. It is the home of the flagship race of British steeplechase horse racing calendar, the Gold Cup, the main event of the Cheltenham Festival held every March. The town hosts several nationally significant annual festivals of culture often featuring nationally and internationally famous contributors and attendees.
- 3.1.3 Cheltenham is also a regional shopping centre, home to department stores such as House of Fraser and John Lewis and retail centres including the Regent Arcade and the Brewery, together with a number of independent and local retailers. Kingsditch out of town retail park also features a number of national retailers and has expanded over time to now comprise 161, 500 sq m of industrial and warehouse space. As such, Cheltenham is second only to Bristol in the South West in terms of shopping choice on offer.

#### 3.2 Economic Performance and Outlook

- 3.2.1 Whilst Gloucestershire's annual rate of economic growth is in line with the national average (1.8% between 1997 and 2011), Cheltenham has lagged significantly behind (0.7% for the same period). However, the rate of jobs growth has exceeded the national average and both economic growth and jobs growth are forecast to be strong over the next 20 years (projected 2.4% increase).
- 3.2.2 Approximately 22 per cent of all Gloucestershire's jobs are located in Cheltenham. The town remains a significant employment centre within the County of Gloucestershire and this status is forecast to continue.
- 3.2.3 Productivity rates in Gloucestershire as a whole are below average and are declining relative to the national average. In 2012, workers in Gloucestershire produced £26.00 of Gross Value Added (GVA) for every hour worked. This was below the English average of £28.30. Between 2004 and 2012, GVA per hour worked rose by 16.3% which was lower than across England at 23.4%. This is a particular issue in Cheltenham where retail and service sector employment has increased whilst higher value jobs have declined. It will be challenging to turn this trend around and increase the proportion of high value employment.
- 3.2.4 The decline in high value employment has partly occurred due to a loss of employment land to other uses and lack of modernisation of commercial office space. There has been a shift in user requirements over the past few years towards more modern offices space and larger office facilities.



### 3.3 Enterprise and Innovation

- 3.3.1 Cheltenham has a strong and growing business base with stronger than average long-term growth in the number of enterprises (11.7% growth between 2004 and 2012) and a higher than average number of enterprises per head of the working age population (68 per 1000 people of working age in Cheltenham compared to a national average of 60 per 1000).
- 3.3.2 Long-term growth in the business base has been driven by strong business survival rates relative to the number of start-ups which are close to the national average.
- 3.3.3 Business was badly hit by the recent recession but has begun to recover. Between 2007 and 2010, the percentage of businesses surviving for 1 year fell from 97.5% to 88.2%. However, survival increased significantly in 2011 to 93.2%.
- 3.3.4 Businesses in Cheltenham are more likely to compete on quality, design and innovation compared to nationally, and the rate of patenting is higher than the national average (11.1 patents per 100,000 residents as opposed to 9.4 patents per 100,000 residents nationally).
- 3.3.5 Whilst science and engineering occupations are less prevalent in Cheltenham compared to the national average, ICT roles account for a higher share of jobs undertaken by residents than in comparison with the average across England. However, neighbouring authorities are performing well in science and engineering employment so with the creation of new opportunities in Cheltenham there is a prospect of strengthening in these areas.

### 3.4 Industrial Trends

- 3.4.1 The industry profile and prospects for Cheltenham have changed over the last 15 years and are expected to continue to change in future.
- 3.4.2 *Public Administration, Education and Health* are the joint largest contributor to economic output and one of the fastest growing sectors in that regard. The third largest increase in the number of business units taken up across the Borough since 2000 relates to the health sector and a continuing increase in health employment is forecast.
- 3.4.3 There is a large concentration of employment in *Defence* and the strongest employment growth has occurred in this sector. There is likely to be a continuing demand for subcontracting and supplier arrangements focussing in and around Cheltenham over the next 5-7 years. In this regard, GCHQ runs a small business innovation programme, which is a mechanism for procuring innovative new solutions from technology and innovation-based Small and Medium Enterprises (SMEs). Similarly, there is interest in developing specialist business incubation facilities for the cyber security industry.
- 3.4.4 *Business Services* have grown strongly in terms of economic output (at between 4% and 5% a year since 1997) and are projected to grow further in future. The Professional, Scientific and Technical sub sector occupies the largest number of business services units in Cheltenham.
- 3.4.5 The *Information and Communication* sector has experienced strong growth in economic output and this is forecast to continue. It has the second highest increase

in number of business units in the Borough although there has been a significant fall in employment in telecommunications and printing/ reproduction of recorded media.

3.4.6 *Production* (which includes manufacturing) is an important contributor to economic output, but there has been decline in output in the sector and total business units over recent years. The highest concentrations of production employment in the town are found in the manufacture of machinery for metallurgy and manufacture of taps and valves. A further decline in employment forecast.

3.4.7 There has been a shift to self-employment or contract-based work in many business service roles. The role of finance and insurance, whilst important in the past, has declined in terms of output and jobs. This is also true of the real estate sector.

### **3.5 People**

3.5.1 Cheltenham supports a significant number of jobs and provides work for many living outside the district. The town provides a lower share of higher-skilled jobs, and a higher share of lower-skilled jobs compared to the national average. Cheltenham supports a large number of administrative and secretarial jobs, many of which are taken by in-commuters.

3.5.2 Those working in Cheltenham have a high qualifications profile although this is not fully reflected in the skills levels of the types of jobs undertaken or workplace earnings. In-commuting appears to highest among people with low to intermediate qualification levels.

3.5.3 The levels of unemployment and incidence of benefits claimants are low in Cheltenham, coupled with high rates of economic participation and employment amongst the working-age population.

3.5.4 As with many other parts of the country the population of Cheltenham is forecast to get older. So there will be a higher proportion of people over retirement age and therefore less likely to be in employment.

### **3.6 Place**

3.6.1 Cheltenham's housing market has witnessed significant increases in the prices since the turn of the century and this has been slightly ahead of the national average. Average house prices are now at least seven times average earnings in the Borough.

3.6.2 The economic recession experienced in the wider economy in 2008 did not affect the local housing market significantly. Residential property prices have for the most part remained buoyant and continue to rise. One of the effects of this trend has been to destabilise the local economy and, particularly, to place further pressures on employment land and premises for changes of use to residential.

3.6.3 For example, since 2010, there has been a distinct and clear loss of B1a (office) floor space including sites that were categorised as 'very good quality' in previous employment land studies. There are also demonstrated losses in A2 professional services to residential uses in areas such as the town's historic core where stakeholders had suggested there is a strong market demand for professional services office accommodation. This demonstrates the strength of the residential values relative to commercial values.

3.6.4 Rateable values of retail properties are higher in Cheltenham than other Gloucestershire districts and the major cities of Birmingham and Bristol, but below other urban centres such as Bath, Cardiff and Oxford. Office rateable values are below many other centres outside of Gloucestershire.

3.6.5 A large share of workers in Cheltenham travel less than 5km from their home to workplace. Whilst traffic congestion on average across the district is no worse than the national average, a number of roads signal evidence of significant increases in congestion over recent years; A4013 northbound; A40 eastbound; A435 southbound; and A46 northbound.

### **3.7 Employment land and premises**

3.7.1 Evidence compiled as part of the background work to the Cheltenham Plan largely reflects the results of previous economic / site studies undertaken in Cheltenham since 2007. Together they have presented a consistent view on the existing portfolio of sites and premises re-iterating market strengths but also key factors that need to be addressed. The issues identified by the reports and the new site analysis can be summarised as follows:

- Cheltenham has a large quantum of office space but is not enough to meet demand nor necessarily fit for purpose;
- The offer is mostly concentrated in small size office space in regency and older buildings (80 per cent are less than 500 sq. m);
- There is a continued lack of quality, A-grade office space, particularly in the Town Centre;
- The ongoing loss of B1 and A2 sites and premises to residential use has increased pressure on the remaining employment stock. This pressure will continue if regency stock proves to be equally attractive to the residential market in future;
- A number of structural weaknesses in the portfolio of available premises exist, particularly in terms of a lack of business / enterprise parks;
- There is limited business start-up space, particularly serviced and supported space for incubator or innovation development;
- Many existing industrial sites need upgrading to improve market attractiveness and offer. Upgraded sites will be likely to improve the Gross Value Added (GVA) performance and attractiveness to higher value manufacturing and engineering, finance and business services;
- There are a number of significant and important businesses on single occupier sites where there are constraints to the potential expansion of those businesses at that location;
- There are relatively low vacancy rates within industrial sites even though some developments are of average or poor quality. This could reflect the lack of availability of alternative premises;
- There is a significant proportion of ageing stock, particularly those premises that no longer meet modern business needs and single occupier sites that are adversely affected by amenity or access constraints;
- Older commercial sites with buildings that have been vacant for many years and with amenity and access constraints are not proving attractive to the market and will continue to be considered as potential residential sites instead;
- Those employment-related planning consents being implemented invariably involve losses of B1a land within the Town Centre whilst commitments to increase B1 space remain unimplemented;

- Policy needs to maximise the employment benefits of existing sites while other strategic sites are brought to the market over time.

### **Key issues arising**

#### **3.8 Overview**

3.8.1 As part of the evaluation of the characteristics and trends affecting the economy in Cheltenham, it has been possible to draw certain conclusions which will influence the Cheltenham Plan's stance towards such matters moving forward. Many of these matters were summarised in the Issues and Options Report in 2015 and took account of consultation on the Local Plan Scoping Report in 2013, the finding of the Economic Strategy in 2015, and more recent engagement with local business leaders.

3.8.2 Whilst it is not intended to repeat all the information as part of this document, four key issues have emerged as requiring an appropriate response:

#### **3.9 The need to achieve ambitions for growth**

3.9.1 The Strategic Economic Plan (SEP) was submitted to the Government by the Gloucestershire Local Enterprise Partnership in 2014. It sets an ambitious growth target of 33,900 new jobs to be provided across Gloucestershire between 2015 and 2021. The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) is similarly ambitious setting out a growth target of 39,500 new jobs to be provided in the JCS area between 2011 and 2031.

3.9.2 If the aspirations of the JCS and the SEP are to be fully realised, they will require significant uplift in economic performance and interventions which deliver the transformational change required. Both identify the need to market the attractiveness of Cheltenham and the excellent quality of life it offers. There are several factors and processes that could lead to economic growth and improved productivity. To achieve growth ambitions (with low productivity as the starting base), the economy will need to:

- i. employ more people (and have the capacity for more jobs); and/or
- ii. enhance productivity with investments in innovation, skills and capital; and /or
- iii. develop new markets / activities that are high value added.

#### **3.10 The need to improve the profile of business within Cheltenham**

3.10.1 There is a need to improve the profile of businesses and business issues within Cheltenham and the Council recognises the potential benefits in working with local businesses in this regard. There is currently a false perception that Cheltenham has very limited land available for employment so, in consequence, opportunities for the regeneration, conversion and re-purposing of existing sites and premises need to be promoted.

#### **3.11 The strategic management of land, property and premises**

3.11.1 Providing opportunity for growth and maintaining the quality of life and quality of place that make Cheltenham unique requires the strategic management of infrastructure and land assets. This will involve the active consideration of expansion needs of existing businesses and employers such as the need for specific types of sites and accommodation as well as consideration of business life cycle needs with respect to premises (such as space for business start-ups and premises for growing enterprises).

3.11.2 With the quality of Cheltenham's existing employment sites and premises needing to be improved, appropriate support for relocation of existing businesses to new, higher quality locations will sometimes include consideration of supporting uplift on values of existing sites to residential in order to release investment. However, it is also recognised that there is also a market for older and less valuable employment land as this will often be cheaper to rent.

### **3.12 Opportunities presented by the Cyber Security industry**

3.12.1 Public and private sector cyber security activities are significant for Cheltenham and present unique opportunities in terms of high value jobs and activities. In particular, GCHQ presents opportunities to attract new private sector technology jobs and activities.

3.12.2 The area in and around Cheltenham, Great Malvern and Hereford is already recognised as a growing centre in the UK for the research, development and commercialisation of cyber security products and services. There are real opportunities from expanding activities in the cyber-security sector but also in any spin-off or associated ICT, digital and technology activities that may have a complementary use for the skills, specialisms and market contacts of the existing cyber security sector. The challenge will be to use the planning system to help nurture and support this potential.

### **3.13 Implications for the Cheltenham Plan**

3.13.1 In terms of tackling the above issues, the Cheltenham Plan has a key role to play. For instance, whilst in strategic land use terms, the JCS is the lead strategy and has identified new sites to cater for some 39,500 jobs between 2011 and 2031, the Cheltenham Plan can complement those ambitions by helping to manage the need for further new allocations in future. The protection of existing land and premises from inappropriate changes of use is fundamental in this process.

3.13.2 The Plan is an important facilitator of change and is an integral component in raising awareness of the opportunities that are available for business in Cheltenham. Whilst it will achieve little on its own, by engaging with the private, public and community sectors and inviting input from a wide range of stakeholders as part of the plan preparation process, the Plan's strategy will complement relevant partner initiatives. Furthermore, it will help realise the land use implications of those initiatives with the aim of improving the business profile and economic wellbeing of the town.

3.13.3 By helping to ensure a good choice of land and premises is available to meet the demands of the market, the Plan can help ensure that more people are employed locally and that economic growth is facilitated. In addition, by targeting particular sectors that are considered high value added, it can further enhance opportunities for wealth generation.

3.13.4 These matters are considered in more detail as part of the economic strategy set out later in this document. However, they also informed the alternatives put forward as part of the Issues and Options consultation in June 2015. A summary of the responses to the Issues and Options are set out below together with the Council's assessment of the best way forward in each case.



## Results Arising From Public Consultation on the Cheltenham Local Plan Issues & Options Report (June 2015)

### 3.14 You said

- 3.14.1 As part of the consultation on the Issues and Options Report in June 2015, a total of 3 policy approaches were advanced with each approach containing a number of policy options.
- 3.14.2 The first policy approach entailed **safeguarding existing and future employment land**. The majority of respondents who expressed a preference considered that **Option 3** represented the best way forward. This would entail protecting the best sites whilst recognising opportunities to re-use and redevelop sites that no longer meet the needs of business.
- 3.14.3 The second policy approach entailed **promoting one type of industry over another**. The majority of respondents who expressed a preference considered that **Option 4** represented the best solution. This would involve introducing the selective management of Cheltenham's economy and would take the form of policy intervention in the market to kick-start a cyber-security initiative by reserving employment land for those uses that have an essential need to locate close to GCHQ and other high technology ICT businesses.
- 3.14.4 The third policy approach entailed **promoting a cyber-security cluster** within the context of the area's growing importance as a centre for the research, development and commercialisation of cyber-security products and services. The majority of respondents who expressed a preference considered that **Option 6** represented the best way forward and that there would be benefits of following this approach in continuing to help diversify the local economy whilst taking advantage of one of the area's identified strengths. The views expressed in relation to this option also offer consistency with the opinions made in relation to the second policy approach above.

### 3.15 We've done

- 3.15.1 In taking the views of respondents into account, the Council has undertaken an evaluation of all existing business land in Cheltenham. This has included all active / functioning employment sites together with those sites which are currently unoccupied but where the last use was for employment purposes. As a result of this evaluation exercise and in conjunction with the evidence resulting from a variety of previous employment-related studies, particularly the 'Sites Typology' from the Cheltenham Employment Sites Review (2015), it has been possible to identify which sites should be protected for employment purposes and which sites can be considered for alternative uses, principally housing.
- 3.15.2 Arising from this, the Cheltenham local plan is putting forward a spatial strategy with associated land-use planning policies which reflect the intention to better manage the use of employment land in future whilst having regard to aspirations for growth and the inherent strengths that the Borough possesses. The strategy is founded on market analysis which has identified a strong requirement for town centre employment sites as well as edge of town opportunities for business.
- 3.15.3 The need to safeguard sites and premises in the identified areas partly arises from the fact that in recent years a considerable number of employment uses have been lost owing to changes of use. The changes that have occurred are mostly to residential use and have been justified on the grounds that sustainable housing

development is much needed in the Borough. However, the cumulative effect of these changes has been to reduce the overall amount of employment land available to the extent that greater efforts to facilitate the process of safeguarding have now become paramount.

3.15.4 Cheltenham still maintains a considerable amount of employment land overall but it is important that the land and premises available are suitable to meet the various needs of the market in terms of quantity, quality, deliverability and spatial distribution / location.

3.15.5 Following on from the above, the Council has further explored the possibility of land-use policy intervention that might help facilitate the selective management of the economy in order to create a cyber-security cluster. A specific policy has been formulated to reflect this and is set out below. The policy positively promotes the type of development the Council would like to see in Cheltenham and gives clear support to cyber security activities. This approach is similar to the approach that safeguards land for one use over another although it specifically recognises the importance of cyber security as business activity in the town and is aimed at taking advantage of the immediate opportunities that exist in fostering and further developing the knowledge and technology-based economy.

### **The Preferred Options**

#### **3.16 Safeguarding existing employment land**

**3.16.1 *We will introduce a land use strategy that appropriately safeguards existing employment land and buildings, and promotes cyber-security.***

3.16.2 The areas identified as containing key employment assets are shown on the Proposals Map. The sites contained within these areas are all considered to have realistic potential to make a significant contribution to delivering new jobs and increasing GVA / productivity over the plan period to 2031. As such, they are to be specifically safeguarded from changes to other forms of development with the associated policy taking a criteria-based approach to safeguarding key sites (see Policy EM1 below).

3.16.3 Those employment sites that were not considered to be key sites and which are therefore not delineated on the Proposals Map will be treated in one of two ways:

- Some will continue to be safeguarded for employment through a policy that embodies greater flexibility than that which applies to the areas containing key employment assets (see Policy EM2 below).
- A very small number have been considered for alternative uses and are being advanced with more appropriate / deliverable allocations as part of the Preferred Options.

#### **3.17 Promoting cyber-security**

3.17.1 The National Planning Policy Framework supports local authorities to plan positively for the location, promotion and expansion of cluster networks of knowledge driven, creative or high technology industries. Within this context, and given the significant opportunities presented by the cyber-security sector in Cheltenham, it is considered imperative that the Council should look to support a growing and high technology global industry in the area. Whilst a successful approach will require intervention and coordination across a number of policy areas, appropriate land-use planning will be



integral to the success of any coherent strategy. In this way, planning can be used as one of the primary vehicles for facilitating the positive change that is required and, specifically, it would help steer the implementation of a wider cyber-security business initiative.

- 3.17.2 Consequently, it is proposed to introduce a policy (see Policy EM4 below) which positively promotes the location of appropriate businesses to Cheltenham. The policy is designed to take advantage of the immediate opportunities that are known to exist in terms of GCHQ and its supply chain, but also to provide suitable sites and premises for new and expanding suppliers or new or existing SMEs in this cluster.

### **3.18 Discounted Options**

- 3.18.1 The following options from the Cheltenham Local Plan Issues and Options Report (June 2015) have been discounted from the remainder of the plan preparation process for the reasons identified under each of the headings below.

#### **Option 1 – Continue with general protection of office, industrial and storage space (B uses only) as established by adopted Local Plan Policy EM2.**

- 3.18.2 Existing policy sets out to prevent the loss of office, industrial and storage space on existing sites using a range of criteria. These criteria currently restrict the change of use of land and buildings in existing employment use to a use outside B1, B2 or B8 use class except where the continuation of the use is undesirable on traffic, amenity or environmental grounds, or where there is a demonstrable lack of demand for employment use currently or in the future.

- 3.18.3 Whilst the policy has been partially successful in achieving what was intended back in 2006, there has been a change in the structure of the economy since that time and evidence suggests that there is now a disconnect between the loss of traditional employment land and the supply of local jobs. The Council is aware that whilst the number of jobs has increased in Cheltenham over the last 10 years, there have been losses of employment sites over that time, and that if this trend is allowed to continue, it could pose a significant problem in future. Continued protection of office, industrial and storage space remains essential but a more targeted approach is seen as the way forward to increase the effectiveness of policy overall. Two policies, both based on previous adopted Local Plan Policy EM2, are now being advanced.

#### **Option 2 – Amend the approach to the protection of office, industrial and storage space (B uses only) as established by adopted Local Plan Policy EM2.**

- 3.18.4 As outlined above, a review of existing policy is both timely and necessary; therefore, this document introduces two policies for the way in which employment land should be managed depending on where in the Borough each site or property is located. In each case, the principal structure of the original Policy EM2 is maintained but the wording is amended with a particular emphasis being introduced according to the sites and locations concerned.

- 3.18.5 Key employment assets have been identified and a tighter policy has been introduced to provide greater safeguards to traditional B1, B2 and B8 land, reducing the number of circumstances that may allow a change of use to occur. Aside from the key sites, employment land is still considered important and will continue to be safeguarded for employment uses in future. However there is a greater degree of flexibility on these sites and changes away from traditional employment uses will be allowed in certain circumstances.

3.18.6 In essence, Option 2 has not been entirely discounted and the policies that have evolved in this Preferred Options document owe much to the principles embodied in the policy approach of the 2006 Plan. Nevertheless, a more radical approach has been necessary to help address some of the key employment-related trends that have been identified so that Cheltenham's planning policy approach remains fit for purpose in years to come.

**Option 5 – Do not use policy for the selective management of the economy.**

3.18.7 The Preferred Options for the Cheltenham Local Plan entails putting in place a land use strategy that helps facilitate the selective management of the economy in order to:

- address the incremental loss of employment land and premises to other uses; and
- promote land for the use of key sectors that already have a strong foothold in the area and which, with further encouragement, will likely deliver additional economic growth and wealth creation for the town and its inhabitants.

3.18.8 The policy approach is clearly designed to intervene in the market, and in terms of the promotion of land for key sectors, offers a departure from previous employment policies in Cheltenham in order to help achieve the Council's aspirations for GVA growth. Without such selective management of the economy, it is considered that the incremental loss of employment land to other uses may continue and the potential value / opportunities presented by key sectors will be forfeited to other geographical areas nearby.

3.18.9 Land supply in Cheltenham is limited and without a new policy approach to help steer economic growth, there is a risk that there would be insufficient land available for all employment types in the area in future. By retaining the existing framework, specialist companies might be priced out of the market by more generic and potentially higher value uses instead.

3.18.10 There was little support for this option during public consultation on the Issues and Options. The Council considers there is sufficient evidence to demonstrate a reasonable prospect of sites being used for their intended purpose and that the suite of proposed employment policies combined offers a good degree of flexibility as well as a more creative approach to the way in which employment land is managed.

**Option 7 - Do not promote a cyber-security cluster.**

3.18.11 The option not to promote a cyber-security cluster received little support during public consultation on the Issues and Options. This potentially reflects the fact that without this form of intervention, Cheltenham could miss out on the wealth and productivity that is often generated by such industries with these desirable characteristics passing to neighbouring areas, particularly Great Malvern and Worcestershire.

3.18.12 There is a risk that if the cluster area is inappropriately drawn or if the proposed policy is poorly applied it might hinder other industries from locating and expanding in Cheltenham. However, the Local Plan is making concerted efforts to ensure a ready and consistent supply of suitable employment land which caters for the needs of all business sectors over the plan period. The promotion of a cyber-security cluster is seen as an integral part of that overall approach and the policy and designation are intended as enabling tools that build on some of the town's most significant strengths and opportunities.

## 4 THE ECONOMIC STRATEGY OF THE PLAN

### Background

#### 4.1 A joint approach

- 4.1.1 It is vital to ensure that Cheltenham has sufficient capacity to support economic growth in future and to ensure that local residents have access to a good supply of jobs.
- 4.1.2 The overall Economic Strategy for the area depends on a variety of sub-strategies coming together and a number of parties working together to achieve common goals. The Local Plan, though at the centre of the drive to realise the wider economic aims for Cheltenham cannot achieve all those aims on its own. Success will very much depend on a consistent and coordinated approach to delivery from a range of organisations. To this end, the Council will actively engage with the private, public and community sectors including the Cheltenham Business Improvement District, Cheltenham Development Taskforce, Cheltenham Chamber of Commerce, Gloucestershire County Council and Gloucestershire Local Enterprise Partnership to promote and improve the economic well-being of the town and Borough. This will be supported by the emerging place strategy, currently being prepared by the Council in partnership with stakeholders and the wider communities of the Borough.

#### 4.2 The need to secure employment land

- 4.2.1 Employment is now considered in a wider sense than traditional office (B1), industrial (B2) and warehousing (B8) use classes. Uses such as retail, hotels, tourism, leisure facilities, education, health services and residential care can also be large employment providers.
- 4.2.2 Indeed, the Cheltenham Economic Strategy (2015) suggests that approximately two thirds of new jobs in the JCS area will be created in sectors not normally associated with traditional employment land use. The economy will therefore need a flexible supply of land that is responsive to the changing needs of the market.
- 4.2.3 Nevertheless, whilst 'non-B employment uses' are now an important contributor to the economy, it should be made clear that they do not fall to be considered in Part 1 of the Cheltenham Plan but will be addressed in Part 2 of the Plan instead. Additionally, an immediate review of retail policies across the JCS authorities will be carried out once the JCS is formally adopted.
- 4.2.4 The consideration of employment land requirements undertaken as part of the Assessment of Updated Economic Forecasts for the Gloucester, Cheltenham and Tewkesbury JCS in 2014 concluded that between 34ha and 60ha of B class employment land would be required across the JCS-wide area between 2011 and 2031 to meet anticipated employment requirements.
- 4.2.5 Figures advanced by the Gloucestershire Local Enterprise Partnership through the Strategic Economic Plan in 2014 set an ambitious job growth target of 33,900 new jobs to be provided between 2015 and 2021 for Gloucestershire.
- 4.2.6 By way of Policy SP1, the JCS makes provision to support 39,500 new jobs between 2011 and 2031 across three neighbouring authorities. This level of provision is

beyond the most ambitious growth targets and whilst challenging will help to provide choice and a degree of flexibility to the market in future. JCS strategic allocations through urban extensions at West Cheltenham and North West Cheltenham make significant contributions to overall provision both in terms of housing and employment land.

4.2.7 In considering the need to secure new employment land, the Cheltenham Plan has had regard to the aforementioned progress made through the JCS process and the results of the latest Strategic Assessment of Land Availability which considered the capacity for new development within the Principal Urban Area (PUA) of Cheltenham.

4.2.8 As a result, it is proposed only to make a small number of allocations for employment in the Cheltenham Plan. The emphasis of the economic strategy of the Plan is to look at protecting existing sites and premises instead. Such sites will significantly assist in providing the land supply necessary to help support economic growth and secure the continuing presence of valuable employment assets. By protecting the existing employment land resource, the need to allocate additional employment land is reduced and the value of previous infrastructure investment is retained.

### **4.3 Strategy elements**

4.3.1 The Cheltenham Local Plan is putting forward a strategy which is intended to better manage the use of employment land in future whilst having regard to the aspirations for growth and the identified strengths that have been identified to exist within the Borough. In land use terms, two primary strands have emerged from the key issues identified as having implications for Cheltenham, these are:

- the need to appropriately manage the use of land and premises, and
- the need to maximise the opportunities presented by the Cyber Security industry.

4.3.2 Through a variety of consultation mechanisms these primary strands reflect the findings of various economic studies, the opinions of local business leaders, and the views of the general public. Each strategy element is considered further below:

### **4.4 Appropriately managing land and premises through safeguarding existing employment land and buildings**

4.4.1 The Employment Land review undertaken as part of the development of the Economic Strategy indicates that there continues to be a finite land resource available for the development of new employment sites in the Principal Urban Area. In order to help achieve the Strategic Economic Plan and Joint Core Strategy ambitions for job provision, the Cheltenham Plan must try to address this whilst also considering the needs of competing land uses, principally residential.

4.4.2 The historical incremental loss of business land and premises to other uses in the PUA though legitimate and allowed by previous adopted local plan policy has been accelerated by Permitted Development Rights which give the Council less control over the changes of use that can legally occur without the need to gain consent.

4.4.3 Estimates covering the last two decades consider that between 750,000 and 1,000,000 sq. ft. of office space have been lost from Cheltenham. Whilst this is not a problem unique to the town, and may owe much to globalisation and the downgrading of the regional HQ market, it remains a significant issue that the Borough needs to respond to.

- 4.4.4 A situation is now presented whereby a more radical policy approach is required if sufficient and appropriate land is to be available for employment purposes and Cheltenham's growth aspirations are to be realised in future.

### **Preferred Options**

## **4.5 Key Employment Land**

- 4.5.1 The Council will seek to ensure that the best, most versatile employment land, defined as Key Employment Land on the Local Plan Proposals Map, will remain available for B1, B2 and B8 employment uses and not eroded for other uses.
- 4.5.2 These sites are recognised as having the potential to make a significant contribution to the aim of delivering new jobs and increasing GVA / productivity in Cheltenham over the Plan Period and would assist in meeting the aspirations for growth set out in the Strategic Economic Plan. The list of sites is included in Policy EM1 and its supporting text, the latter also includes a summary analysis of each site's characteristics. The site assessments that led to key employment land being identified are included at Appendix 1.
- 4.5.3 A site's designation as a key site is based on one or more of a variety of factors and, to this end, identified sites can exhibit a range of differing characteristics. The following have considered first and foremost:
- Whether the character of the site is predominantly traditional employment-based (use classes B1/B2/B8);
  - The location of the site in terms of its strategic and local accessibility;
  - Access to the site by public transport;
  - The proximity of community facilities to help support the workforce;
  - The size of the site and its capacity for expansion in future;
  - Whether there is currently a limited supply of such premises / accommodation across the Borough;
  - Whether there is market demand / requirements for such locations;
  - The lack of constraints (physical or otherwise) to unhindered continued use, or future expansion.
- 4.5.4 By identifying key sites in this way, it is intended that the Cheltenham Plan will provide a more refined and focussed approach to facilitating economic growth than before, and that by protecting such sites, the Plan will help ensure a more balanced economic strategy which simultaneously helps to capitalise on key areas such as the recent rapid growth in demand for serviced office accommodation.
- 4.5.5 To not follow such an approach would risk causing further loss of high quality business and enterprise parks and premium grade offices and would delay the Plan's ability to meet the needs of business. The resulting lack of employment space in sustainable locations could result in increased car use as businesses are forced to locate to offices outside the town, thus negatively impacting the local economy.

## **4.6 Spatial characteristics**

- 4.6.1 It will be noted that the distribution pattern of key employment sites possesses a strong spatial dimension whereby there is a greater concentration of sites towards the west of Cheltenham, particularly along the A4019 and the A40. The area benefits



from very good strategic access, being close to the M5 motorway and with good connections to Junctions 10 and 11. Whilst Junction 10 is still constrained through being two-way rather than four-way, sites in the west of Cheltenham would stand to benefit further should investment be forthcoming to facilitate junction improvement works in future. The Council is committed to keep the pressure of lobbying to influence an all movement M5 junction 10. The economic strategy as set out in this plan will support that activity.

- 4.6.2 The strategic position of these sites, their good accessibility, and their attractiveness to the market have all been influential in determining their identification as containing key employment land. The resulting spatial dimension dovetails with the vision and associated land-use strategy of the JCS whereby there is a clear preference for capitalising on development opportunities in the west through strategic land allocations in proximity to appropriate infrastructure and employers offering high value jobs and services.
- 4.6.3 On Key Employment Land, a change of use will be permitted for sui generis uses exhibiting characteristics of traditional employment uses (B1, B2, B8) or for uses that provide new, highly skilled jobs or high value added activities such as research and education.
- 4.6.4 The following policy reflects the approach to safeguarding key existing employment land in Cheltenham. In addition to the existing employment sites identified, it is intended that key employment land includes a small number of new employment allocations being made under Policy EM3 of the Cheltenham Plan together with those strategic employment allocations at West Cheltenham and North West Cheltenham being made as part of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy when development at each of those locations is completed.

**Proposed Policy EM1  
SAFEGUARDING KEY EXISTING EMPLOYMENT LAND AND BUILDINGS**

The following sites which are delineated on the Local Plan Proposals Map have been identified as containing key employment land to be safeguarded for employment purposes:

1. Runnings Road (Kingsditch Trading Estate, Block 1 & Blocks 5-7)
2. Gloucester Road, Benhall (GCHQ)
3. Jessop Avenue / St. James Square
4. New Barn Lane (UCAS)
5. Tewkesbury Road (Block 1)
6. Cheltenham Trade Park
7. Hatherley Lane (The Reddings)

Development proposals for a change of use of land and buildings currently or last in employment use (note 1) on key existing employment sites will not be permitted except where:

- a) The proposed use is Sui Generis but exhibits characteristics of traditional B1, B2 or B8 employment uses (note 2); or
- b) The proposed use provides new high-skilled jobs such as those associated with knowledge-based service and technology industries.

New employment allocations made under Policy EM3 of the Cheltenham Local Plan and new strategic employment allocations made as part of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, namely, land at West Cheltenham and land at North West Cheltenham will also be safeguarded by Policy EM1 on completion of development.

Note 1: Employment use means B class employment uses together with those Sui Generis uses that exhibit characteristics of traditional B1, B2, B8 uses such as car sales, a builder’s yard, or a vehicle or tool hire business. The list is not exhaustive.

Note 2: Sui generis uses which may require an employment location are the same as those listed at note 1, although the list is not exhaustive.

**TABLE 1: SITES DESIGNATED AS KEY EMPLOYMENT SITES**

| Site ref.                      | Site name / address  | Key characteristics   | Predominant character | Size (ha) |
|--------------------------------|--|---|-----------------------|-----------|
| ES1<br>(Survey refs. 8, 12-14) | Runnings Road - Kingsditch Trading Estate Block 1 & Blocks 5-7 | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Wholesale; light industrial; engineering; manufacturing.</li> <li>• Mixed quality buildings with investment reqd. in certain buildings to ensure continued fitness for purpose.</li> <li>• Some poor public realm.</li> <li>• Some sites at low density with opportunities for redevelopment / investment.</li> </ul> | Industrial Estate     | 28.4      |



**TABLE 1: SITES DESIGNATED AS KEY EMPLOYMENT SITES**

| Site ref.                     | Site name / address  | Key characteristics  | Predominant character             | Size (ha) |
|-------------------------------|--|--|-----------------------------------|-----------|
|                               |  | <ul style="list-style-type: none"> <li>High profile development where any vacancies on key gateway plots would cause the profile of the estate to deteriorate.</li> </ul>  |                                   |           |
| ES2<br>(Survey ref. 75)       | Gloucester Road, Benhall – GCHQ  | <ul style="list-style-type: none"> <li>Located to the west of town</li> <li>Excellent strategic location off A40 / close to M5 J11</li> <li>Good local access off Gloucester Rd. / Hatherley Lane</li> <li>Good level of parking</li> <li>Very high quality office accommodation with excellent surroundings</li> <li>Bespoke buildings occupied by a specific user since 2004.</li> <li>Large employer and important contributor to local economy</li> <li>Considered a key business in Borough which needs to be retained to avoid vacating the whole site.</li> </ul> | Large Site / Single Occupier      | 19.5      |
| ES3<br>(Survey refs. 44 & 67) | Jessop Avenue / St James Square  | <ul style="list-style-type: none"> <li>Substantial prime office space in Cheltenham Town Centre.</li> <li>Refurbished buildings suitable for blue chip companies.</li> <li>Expansion opportunities to implement extant planning consent on adjacent car park at Honeybourne Place.</li> <li>Good access by public transport</li> <li>Close to many local facilities for workforce.</li> </ul>  | High Quality Office (Town Centre) | 2.6       |
| ES4<br>(Survey ref. 65)       | UCAS – New Barn Lane   | <ul style="list-style-type: none"> <li>Located in northern Cheltenham</li> <li>Good strategic access off A435</li> <li>Good local access to / from Evesham Road</li> <li>Buildings of excellent quality</li> <li>Situated in a high quality landscaped environment.</li> <li>Some buildings given over to student accommodation in recent times.</li> <li>Still considered an important business in Borough which needs to be retained to avoid vacating the whole site.</li> </ul>  | Large Site / Single Occupier      | 2.7       |
| ES5<br>(Survey ref. 29)       | Tewkesbury Road (Block 1), Neptune Business Centre & Space Business Centre | <ul style="list-style-type: none"> <li>Located on north-western edge of Town Centre</li> <li>Good strategic access off A4019, 3 miles from M5</li> <li>Good local access, well served by public transport.</li> <li>Adequate parking</li> <li>Good, modern office space, warehouse and trade counter</li> <li>Offers a flexible range of unit sizes along with bespoke packages to support occupiers' requirements.</li> <li>Supports 26 businesses including start-ups and small businesses</li> <li>Facilities nearby for workforce</li> </ul>                         | Business Park / small businesses  | 2.6       |
| ES6<br>(Survey ref. 4)        | Cheltenham Trade Park  | <ul style="list-style-type: none"> <li>Located on north-western edge of Town Centre</li> <li>Good strategic access off A4019, 3 miles from M5</li> <li>Acceptable local access via residential roads (e.g. Arle Avenue)</li> <li>Well served by public transport</li> </ul>  | Business Park                     | 4.4       |

**TABLE 1: SITES DESIGNATED AS KEY EMPLOYMENT SITES**

| Site ref.               | Site name / address           | Key characteristics  | Predominant character | Size (ha) |
|-------------------------|-------------------------------|--|-----------------------|-----------|
|                         |                               | <ul style="list-style-type: none"> <li>• Adequate parking</li> <li>• Office and light industrial location providing a range of units and two office buildings.</li> <li>• Some vacant units available.</li> </ul>  |                       |           |
| ES7<br>(Survey ref. 22) | Hatherley Lane - The Reddings | <ul style="list-style-type: none"> <li>• 2 sites located to the west of the town</li> <li>• Excellent strategic location off A40 / close to M5 J11</li> <li>• Good local access off Gloucester Rd. / Hatherley Lane</li> <li>• Good level of parking</li> <li>• Good quality / modern properties</li> <li>• Adequate public transport</li> <li>• Some nearby facilities for workforce</li> <li>• Expansion opportunities available south and west of Pure office building</li> <li>• Limited public transport</li> </ul> | Business Estate       | 2.8       |

- *The policy contributes to Vision Theme B – objectives a, b and e.*
- *Relevant JCS policies: SD1; SD2*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: EM2*

Links to key local evidence:

- Cheltenham Economic Strategy (2015)
- Strategic Assessment of Land Availability (2015)
- Annual Employment Land Monitoring Report (2015)
- Gloucestershire Growth Deal (2014)
- Gfirst Strategic Economic Plan (2013)
- NLP Assessment of updated economic forecasts (2014)
- JCS Review of Business Parks (2011)
- Employment Land Review (2007 and 2011)

#### 4.7 Employment outside of key existing employment sites

4.7.1 Land and purpose-built premises currently or last in employment use but not identified as Key Existing Employment Sites will also be safeguarded for a range of employment and job-generating uses such as offices, industrial, warehousing, leisure, education, research, health services, and tourism facilities. The list is not exhaustive and where an applicant can demonstrate another use is job generating this will be assessed on its own individual merits.

4.7.2 Where the use falls outside B1/B2/B8, the proposed job generating use should be the primary activity and proposals will need to demonstrate how the redevelopment contributes to net increase in jobs available or adds value to the local economy. Proposals for retail will need to comply with relevant retail policies.

4.7.3 A sequential approach is taken to the redevelopment of non-designated employment sites. Re-development of the site for non-employment development will only be

allowed if it can be demonstrated that, firstly, employment or job generating based redevelopment, and secondly, mixed-use development generating some employment is not viable.

- 4.7.4 Exceptions to the policy may be permitted where continuation of the existing use is undesirable on traffic, amenity or environmental grounds, or there is a demonstrable lack of demand for employment use, currently or in future.
- 4.7.5 The following policy reflects the approach to safeguarding non-designated employment sites in Cheltenham.

**Proposed Policy EM2**

***SAFEGUARDING NON-DESIGNATED EXISTING EMPLOYMENT LAND AND BUILDINGS***

Development proposals for a change of use of land and buildings currently or last in employment use (note 1) will only be permitted where the loss of part of the site to other uses does not have a detrimental impact on the continuing operation of existing businesses and;

- a) The proposed use is job generating (note 2) with any loss of existing provision being offset by a net gain in the quality (note 3) and / or the number of jobs provided on the site; or
- b) Development of the site will ensure the relocation of an existing firm to a more suitable location within the Borough (note 4); or
- c) There has been a sustained and long-term absence of economic activity on the land with no reasonable prospect of the land being used for employment (note 5);

or

- d) The applicant for planning permission can demonstrate that employment use creates unacceptable environmental or traffic problems which cannot be satisfactorily resolved.

Proposals for the redevelopment of non-designated employment sites will need to consider matters of viability in demonstrating adherence to the following sequential approach in order of preference:

- 1) Traditional B class employment-based redevelopment
- 2) Job generating redevelopment (note 2)
- 3) Mixed use redevelopment including traditional B class employment uses
- 4) Mixed use redevelopment including job generating uses (note 2)
- 5) Non-employment redevelopment

Note 1: Employment use means B class employment uses together with those Sui Generis uses that exhibit characteristics of traditional B1, B2, B8 uses such as car sales, a builder's yard, or a vehicle or tool hire business. The list is not exhaustive.

Note 2: Job generating uses include retail, leisure facilities, education, health services, residential care and tourism. This list is not exhaustive and other uses may also be relevant. Proposals for retail uses will also need to comply with the sequential

test and the Plan's retail policies. Short term jobs generated through the construction or maintenance of buildings as part of a planning permission do not constitute job generating uses for the purposes of this policy.

Note 3: Quality jobs may include knowledge-based service and technology jobs such as cyber-security and ICT / digital industries; manufacturing and engineering; jobs in professional services such as insurance; and visitor economy jobs that help increase spend in Cheltenham. This list is not exhaustive and other uses may also be relevant.

Note 4: Evidence will be required to demonstrate why the existing site is unsuitable for the current use, why the alternative site is more suitable and why other uses are considered necessary in order to facilitate the relocation of the current user elsewhere within the Borough.

Note 5: Evidence will be required to demonstrate the lack of demand and consider the need for employment land currently or in future. At the heart of the criterion is the need to undertake an active advertising and marketing campaign that has been sustained over an appropriate period of time and has had regard to market characteristics. The campaign should cover both sale and rent/lease of the site and should be targeted at the resumption of the previous employment use or another B class or job generating use. The amount of time that a campaign should be carried out is likely to vary depending on the scale of the redevelopment proposed and the amount of employment land that will potentially be lost. A period of not less than 1 year provides a reasonable benchmark.

- *The policy contributes to objectives Vision Theme B – objectives a, b, and e.*
- *Relevant JCS policies: SD1; SD2*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: EM2*

Links to key local evidence:

- Cheltenham Economic Strategy (2015)
- Strategic Assessment of Land Availability (2015)
- Annual Employment Land Monitoring Report (2015)
- Gloucestershire Growth Deal (2014)
- Gfirst Strategic Economic Plan (2013)
- NLP Assessment of updated economic forecasts (2014)
- JCS Review of Business Parks (2011)
- Employment Land Review (2007 and 2011)

## 4.8 New employment development

- 4.8.1 Though the emphasis of the Cheltenham Plan's employment strategy is to safeguard relevant sites and premises from inappropriate changes of use, the Plan is also making a small number of employment allocations within the Principal Urban Area. In this way, it is intended to provide further certainty on where traditional B class employment activities will be concentrated whilst also providing a greater degree of choice and flexibility to the market.

- 4.8.2 Each of these employment allocations is considered to be a key employment site and upon completion of built development will be safeguarded from inappropriate changes of use by Policy EM1. It is also intended that land within Cheltenham Borough that is subject to the strategic employment allocations made through the emerging Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, namely, land at West Cheltenham and land at North West Cheltenham will be safeguarded by Policy EM1 on completion of development.

#### **Jessop Avenue (E1)**

- 4.8.3 The site comprises a flat parcel of land located to the south of Jessop Avenue on the western edge of Cheltenham Town Centre. The allocation occupies a cleared area of approximately 0.34 ha which is currently used as a temporary private car park to adjacent offices; it can therefore be considered as brownfield land. The site benefited from the granting of planning consent for office and ancillary uses in 2012 but the development stalled. A further application for a bespoke office development is currently under consideration by the Council at the time of writing.

#### **Hatherley Lane (E2)**

- 4.8.4 The site is a flat parcel of land located to the south of Hatherley Lane, The Reddings on the western periphery of Cheltenham. It lies to the west of the existing Pure Offices serviced business accommodation and is extremely well connected to the strategic highway network via the A40 and J11 of the M5. Measuring approximately 0.4 ha, the allocation offers an ideal opportunity for the expansion of contemporary business activities. An adjoining site has recently been granted planning permission at appeal for 27 dwellings (APP/B1605/W/16/3152390). The allocation site can be categorised as brownfield land, has previously been used for employment purposes and gained planning permission for office use as part of a larger site in 2010.

#### **Grovefield Way (E3)**

- 4.8.5 The site occupies a flat parcel of land to the north-west of Grovefield Way, The Reddings on the western periphery of Cheltenham. It lies immediately west of the Gloucestershire County Council Park & Ride facility at Arle Court and is extremely well connected to the strategic highway network along the A40 and to J11 of the M5. Measuring approximately 6.4ha, the allocation provides an opportunity for the establishment of a modern business environment at an important gateway location. The site can be categorised as greenfield land and currently lies within the green belt. However, it also currently benefits from an extant planning consent for B1 employment uses and part of the site is already under construction to provide a flagship facility for a high profile car dealership. It is anticipated that the existing green belt designation will be removed by the ongoing JCS process.
- 4.8.6 The development or change of use of land for new employment uses at locations not specifically covered by the Cheltenham Plan will be permitted where the proposals

accord with Policies SD1 and SD2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2016).

**Proposed Policy EM3  
NEW EMPLOYMENT ALLOCATIONS**

The following sites which are delineated on the Local Plan Proposals Map have been identified as locations for new employment development:

- a) Land south of Jessop Avenue, Town Centre (E1)
- b) Land south of Hatherley Lane, The Reddings (E2)
- c) Land north-west of Grovefield Way, The Reddings (E3)

Proposals for traditional B class employment uses or Sui Generis uses that exhibit the characteristics of traditional B class employment will be supported at these locations subject to being in accord with other relevant policies within this Plan.

**TABLE 2: SITES ALLOCATED FOR EMPLOYMENT**

| Site ref. | Site name / address | Description   | Size (ha) |
|-----------|---------------------|---|-----------|
| E1        | Jessop Avenue       | <ul style="list-style-type: none"> <li>• Flat parcel of land located on the western edge of Cheltenham Town Centre.</li> <li>• Currently used as private car park.</li> <li>• Planning consent granted for office and ancillary uses in 2012.</li> <li>• A further application for office development is currently under consideration by the Council at the time of writing.</li> </ul>  | 0.34      |
| E2        | Hatherley Lane      | <ul style="list-style-type: none"> <li>• Flat parcel of land located on the western periphery of Cheltenham.</li> <li>• Adjacent to existing offices.</li> <li>• Well connected to the strategic highway network via the A40 and J11 of the M5.</li> <li>• The site is brownfield land has previously been used for employment purposes.</li> <li>• Planning permission was granted for office use as part of a larger site.</li> </ul>   | 0.4       |
| E3        | Grovefield Way      | <ul style="list-style-type: none"> <li>• Flat parcel of land on the western periphery of Cheltenham.</li> <li>• Well connected to the strategic highway network along the A40 and to J11 of the M5.</li> <li>• The site provides an opportunity for the establishment of a modern business environment at an important gateway location.</li> <li>• The site has an extant planning consent for B1 employment uses and part of the site is already under construction.</li> <li>• It is anticipated that the existing Green Belt designation will be removed by the ongoing JCS process.</li> </ul> | 6.40      |

- *The policy contributes to objectives Vision Theme B – objectives a, b, and e.*
- *Relevant JCS policies: SD1; SD2*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: EM2*



Links to key local evidence:

- Cheltenham Economic Strategy (2015)
- Strategic Assessment of Land Availability (2015)
- Annual Employment Land Monitoring Report (2015)
- Gloucestershire Growth Deal (2014)
- Gfirst Strategic Economic Plan (2013)
- NLP Assessment of updated economic forecasts (2014)
- JCS Review of Business Parks (2011)
- Employment Land Review (2007 and 2011)

#### **4.9 Maximising opportunities presented by the cyber security industry**

- 4.9.1 Public and private sector cyber security activities are significant for Cheltenham and present unique opportunities in terms of high value jobs and activities.
- 4.9.2 The area is recognised as a growing centre in the UK for research, development and commercialisation of cyber security products and services. The Council recognises there are real opportunities from expanding the cyber security sector, but also in any spin-off or associated ICT, digital and technology activities that may have a complementary use for the skills, specialisms and market contacts of the sector.
- 4.9.3 The planning system has a role to play in helping to nurture and support this potential and the Cheltenham Plan includes a policy that is designed to look favourably on businesses wishing to locate or develop within the Borough. The policy represents a form of intervention in the market to encourage those uses that have an essential need to locate close to establishments such as GCHQ and represents a step forward from previous employment policy in that it should help focus Cheltenham's economy towards a specialist sector and therefore help achieve aspirations for GVA growth.
- 4.9.4 The policy is broad in its approach and does not set out to specifically allocate individual sites and premises; to do so may inadvertently prejudice other employment uses and may prevent existing, ageing, and sub-standard premises from being redeveloped. Rather, the approach is to support a growing high-technology global industry to locate to the town and to help brand Cheltenham as a premier location for cyber security innovation and business in the UK and to help provide a physical identity.
- 4.9.5 The success of any cyber-security initiative will require coordinated action between the Council, property developers and other sectors of the business community. However, through the following policy, the Cheltenham Plan aims to move the initiative forward being one of the primary facilitators of change.



**Proposed Policy EM4**  
**PROMOTING THE CYBER-SECURITY SECTOR**

In order to further develop and enhance Cheltenham's position as a premier location for cyber security, innovation and business in the UK, development proposals for businesses that support cyber security activities will be favoured subject to the proposal being appropriate to the location concerned and being in-accord with other relevant policies within this Plan.

- *The policy contributes to achieving objectives Vision Theme B – objectives a, b and e.*
- *Relevant JCS policies: SD1; SD2*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: EM2*

Links to key local evidence:

- Cheltenham Economic Strategy (2015)
- Strategic Assessment of Land Availability (2015)
- Annual Employment Land Monitoring Report (2015)
- Gloucestershire Growth Deal (2014)
- Gfirst Strategic Economic Plan (2013)
- NLP Assessment of updated economic forecasts (2014)
- JCS Review of Business Parks (2011)
- Employment Land Review (2007 and 2011)

**4.10 Safeguarding other land for the future: Route of the former Honeybourne Rail Line**

4.10.1 In addition to safeguarding the Borough's employment sites, the Cheltenham Plan has also considered the need to protect certain infrastructure where it has the potential to help deliver economic and other benefits in future. In this respect, the Plan will protect the route of the former Honeybourne rail line where it falls within the Borough boundary.

4.10.2 It has long been recognised that the route has potential for future use as a continuous sustainable transport corridor linking the population centres of Bishop's Cleeve, Cheltenham, Gloucester, and Quedgley. The aim of the following policy will therefore be to safeguard that part of the route that lies within the Cheltenham Borough boundary from development which might prejudice this potential.

4.10.3 Sections of the redundant railway have already been brought back into beneficial use as a footpath and cycleway, and some of the route is operated as a heritage attraction by the Gloucestershire & Warwickshire Railway. The safeguarding

designation as shown on the Proposals Map includes these sections as well as those sections where proposals have yet to be implemented.

- 4.10.4 It is anticipated that in the interests of long-term, coherent planning, neighbouring Councils will include similar safeguarding proposals for the route in their local plans. The result will be to provide a fully co-ordinated approach to strategic land management in order to secure economic and other benefits through improved access to key settlements.

**Proposed Policy EM5**

***PROTECTING THE ROUTE OF THE FORMER HONEYBOURNE RAIL LINE***

The route of the former Honeybourne Rail Line is delineated on the Local Plan Proposals Map. Development proposals which would prejudice the future use of the route as continuous sustainable transport corridor will not be permitted.

- *The policy contributes to achieving objectives Vision Theme A - objective f; Vision Theme B – objective d; Vision Theme C – objectives a and e.*
- *Relevant JCS policies: SD1; SD2*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: PR3 and RC9*

Links to key local evidence:

- Cheltenham Economic Strategy (2015)
- Strategic Assessment of Land Availability (2015)
- Annual Employment Land Monitoring Report (2015)
- Gloucestershire Growth Deal (2014)
- Gfirst Strategic Economic Plan (2013)
- NLP Assessment of updated economic forecasts (2014)
- JCS Review of Business Parks (2011)
- Employment Land Review (2007 and 2011)

## 5 LOCAL GREEN SPACE

### 5.1 Background

- 5.1.1 The NPPF (para 76-78) makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. These Local Green Spaces (LGS) can be designated through a local plan or through neighbourhood plans. The LGS designation will be an addition to the current protections for green spaces set out in the 2006 Local Plan and Development on Garden Land & Infill Sites Supplementary Planning Document (SPD). Existing policies which protect public and private green spaces will remain in place and will continue to be taken very seriously.
- 5.1.2 In response to the introduction of the new Local Green Space designation outlined in the NPPF, Cheltenham Borough Council commissioned Gloucestershire Rural Community Council (GRCC) to work with parishes and neighbourhood forums within the Borough on a Local Green Spaces Study. The aim of the work was to support communities to identify and analyse potential Local Green Spaces to be considered for designation through the emerging Cheltenham Plan.
- 5.1.3 GRCC visited Parish Councils and Neighbourhood and Community groups to get their feedback on green areas in their locality that are of particular importance to local communities. To facilitate this, the Council provided a toolkit that supported communities to evaluate the merits of proposing green areas for Local Green Space, and gave them a guide to relevant evidence they could submit.
- 5.1.4 Over 110 open spaces/sites were considered by the communities at initial assessment stage and 29 of these were taken forward to full toolkit application. Communities considered factors such as threat of development, current level of protection, usage and whether, in the time available, it would be possible to demonstrate that a site was special to the local community.
- 5.1.5 The 29 sites were included in the 2015 Issues and Options consultation and feedback from that consultation have been taken into account. Following the consultation the evidence provided by communities has been assessed further by officers. This included also assessing at the current development status of the sites (for example if the site was already allocated for development or had been included in the Strategic Assessment of Land Availability (SALA)) and their accordance with the criteria laid out in the NPPF. It was considered that 12 sites met the criteria for Local Green Space designation. These are listed in the policy below and are illustrated on the following maps. The potential Local Green Space sites at Swindon Village and Leckhampton have been considered through the JCS but also appear below because they will be part of the Cheltenham Plan.
- 5.1.6 It is important to note that sites which do not gain Local Green Space designation will continue to benefit from existing policies on the protection of open space. For

example, policy GE1 Public Green Space and GE2 Private Green Space in the 2006 Local Plan will remain in force. GE1 protects any area identified as Public Green Space from development. GE2 prevents development on all other green spaces that make a significant contribution towards townscape or the environment. There will be a review of Cheltenham's green spaces policies in Part 2 of the Cheltenham Plan (work on this is due to commence in summer 2017). At that point there will be a number of opportunities to comment on how green spaces in the town should be best protected and enhanced.

The NPPF provides the following criteria for Local Green Space designation. More details of how the criteria were applied can be found in Appendix B.

- The green space should be in reasonably close proximity to the community it serves.
- The green space should be demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
- The green space should be local in character and is not an extensive tract of land.
- The green space does not have planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.
- Designation of the Local Green Space is consistent with local planning for sustainable development in the area.
- If land is already protected by Green Belt policy or any other designation then the green space designation provides local benefit additional to that already provided by the existing designation (for example where the Green Belt in a certain location has been identified in the JCS as having potential for review in the future).

## 5.2 You said

5.2.1 The consultation on the 2015 Issues & Options Consultation proposed three potential policy approaches for Local Green Space:

- OPTION 8: Allocate all designated 'Public Green Spaces' as 'Local Green Spaces';
- OPTION 9: Maintain existing local 'Public Green Spaces' and only allocate 'Local Green Spaces' that meet the framework's criteria;
- OPTION 10: Maintain existing approach of designating 'Public Green Spaces';
- Other option;

5.2.2 Option nine was the clear favourite with 292 out of a total of 322 responses in favour. The majority of respondents commented on local green spaces issues. The Leckhampton Fields sites accounted for 43% of all LGS comments. Redthorn Way, Swindon Village, and the A40 corridor were all referenced over 100 times. The vast majority of comments relating to the 29 LGS sites (as identified in the consultation

document) were in support; although levels of support for individual sites varied. Those not in favour of a LGS designation only registered opposition to Leckhampton Fields, and Swindon Village. Several new LGS sites were also promoted.

### 5.3 We've done

- 5.3.1 Evidence provided by the community has been assessed by a panel of officers. This included investigating the current development status of the sites (for example if the site was already allocated for development or had been included in the SALA) and their accordance with the criteria laid out in the NPPF. More information about the criteria used can be found in Appendix C.
- 5.3.2 It was considered that eleven sites were demonstrably very special to the local community and suitable for Local Green Space designation. These sites are listed in the draft policy GE8A below and are illustrated on the Proposals Maps. A table showing reasoning for the decisions taken on each potential LGS site can be found in Appendix D.
- 5.3.3 Land currently designated as Public Green Space will continue to benefit from strong policy protection. Six sites included in the preferred option currently benefit from planning protection as Public Green Space. These sites would not usually gain any additional planning protections from LGS designation so an alternative option (GE8B) has been included which omits those six sites. One of these six sites, Pilgrove Way, was found by the panel to not meet all of the LGS criteria. It has been included in the consultation, however, as it is a special site to the local community and will form part of a larger open space as part of the JCS Strategic Allocation.
- 5.3.4 The North West Cheltenham Strategic Allocation adjacent to Swindon Village is also part of the JCS. The JCS has provided an indicative plan where LGS should be designated in this area as part of a green buffer around Swindon Village.
- 5.3.5 Local Green Space designation at Leckhampton has not been considered by the Cheltenham Plan LGS officer panel at this stage. This is because this area has been part of the JCS process. The Leckhampton site is now no longer a Strategic Allocation and any development at that site will be part of the Cheltenham Plan rather than the JCS. As a result the development and Local Green Space proposals at Leckhampton are not as far advanced as at Swindon Village.
- 5.3.6 It would be premature at this stage for the Cheltenham Plan to have a preferred option about LGS at Leckhampton. Due to the site recently being taken out of the JCS process the development and green space plans for the area are not as defined as those adjacent to Swindon Village. This is why it appears as an indicative area only on the policy maps. The indicative area shown on the map is based on the JCS Inspector's comments in her Note of Recommendations from 21 July 2016<sup>1</sup>. LGS in this area, and any others submitted during this consultation, will be assessed over

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<sup>1</sup> <http://www.gct-jcs.org/PublicConsultation/Examination-Documents-234-onwards.aspx>

the coming months and be included in the next stage of public consultation on the Cheltenham Plan in Spring 2017.

- 5.3.7 Cheltenham Borough Council have agreed to conduct a review of the Local Green Space in relation to the West Cheltenham emerging Strategic Allocation. GRCC have been commissioned to work with the local community to produce a toolkit supporting their ideas for LGS in the Strategic Allocation. This will be included in the next stage of the JCS, which will provide an indicative area for LGS which the Cheltenham Plan will then to designate. The proposed area will be consulted on in the next Cheltenham Plan consultation in spring 2017.

#### 5.4 Preferred Option

##### **Proposed Policy GE8A LOCAL GREEN SPACE**

Development will not be permitted within a Local Green Space, designated either within the Cheltenham Plan, or an approved Neighbourhood Plan unless there are very special circumstances which outweigh the harm to the Local Green Space. Particular attention will be paid to the views of the local community in assessing any development proposals that affect a designated Local Green Space.

The following sites (as identified on the Proposals Maps) are proposed for designation as Local Green Spaces within the Cheltenham Plan:

- a) land at Hesters Way Community Centre;
- b) land at Lynworth Green;
- c) land at Albermarle Orchard;
- d) land at Colesbourne Road and Redgrove Park;
- e) land at Victoria Cricket Ground;
- f) land at Fairview Green;
- g) land at Newcourt Green;
- h) land at Henley Road and Triscombe Way;
- i) land at Chargrove Open Space;
- j) land at Redthorne Way;
- k) land at Caernarvon Park;
- l) land at Pilgrove;
- m) land at Swindon Village;
- n) land at Leckhampton (indicative area only).

- *The policy contributes to objectives Vision Theme C – objectives a, b and e.*
- *Relevant JCS policies: INF4; SA1*



Links to key local evidence:

- Local Green Space study report (2015)
- Local Green Space criteria document (Appendix B)
- Local Green Space site assessment table (Appendix C)

## 5.5 Alternative options

- 5.5.1 A number of sites submitted for consideration that were found to be very special to the local community are already Public Green Space sites and will continue to benefit from that protection. As designating these sites will provide little additional planning protection the below alternative option describes a policy which only includes special sites which are not already Public Green Space.

### **Proposed Policy GE8B LOCAL GREEN SPACE**

Development will not be permitted within a Local Green Space, designated either within the Cheltenham Plan, or an approved Neighbourhood Plan unless there are very special circumstances which outweigh the harm to the Local Green Space. Particular attention will be paid to the views of the local community in assessing any development proposals that affect a designated Local Green Space.

The following sites (as identified on the Proposals Maps) are proposed for designation as Local Green Spaces within the Cheltenham Plan:

- a) land at Hesters Way Community Centre;
- b) land at Lynworth Green;
- c) land at Albermarle Orchard;
- d) land at Colesbourne Road and Redgrove Park;
- e) land at Victoria Cricket Ground;
- f) land at Swindon Village;
- g) land at Leckhampton (indicative area only).

- *The policy contributes to objectives Vision Theme C – objectives a, b and e.*
- *Relevant JCS policies: INF4; SA1*

Links to key local evidence:

- Local Green Space study report (2015)
- Local Green Space criteria document (Appendix C)
- Local Green Space site assessment table (Appendix D)

## 5.6 Discounted Option

- 5.6.1 There are no other reasonable alternatives. The alternative to not take the LGS process forward would go against a clear community desire to protect important open spaces.

5.6.2 The process used to determine which sites should be designated as LGS complies with the NPPF and nPPG. Therefore the conclusions which came from this process are in conformity with national policy.

DRAFT

## 6 DEVELOPMENT PROPOSALS

### 6.1 The need for housing development

6.1.1 In seeking to achieve more sustainable forms of development, the Government has provided clear policy on the provision of new housing. Local authorities should:

- plan to meet the housing needs of the whole community
- provide wider housing opportunity and choice and a better mix in the size, type and location of housing
- place housing in locations which are accessible by public transport to jobs, shopping, leisure, education and health facilities
- give priority to using previously-developed land within urban areas
- make more efficient use of land
- promote good design in new housing development, placing the needs of people before the ease of traffic movement.

6.1.2 One of the aims of the Cheltenham Plan is to ensure that the Council maintains a healthy supply of land for housing. National planning policy also requires that Local Plans meet their objectively assessed need (OAN) for development.

6.1.3 In Cheltenham the demand for housing is high, but the scope for further residential development is constrained by the historic urban environment, the Green Belt, the Area of Outstanding Natural Beauty, and green spaces protected for the recreational and leisure needs of residents and visitors to the town and biodiversity.

6.1.4 The OAN for Cheltenham has been assessed as part of the 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 (<http://www.gct-jcs.org/>).

6.1.5 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.

6.1.6 Table 3 demonstrates the latest housing evidence figures for Cheltenham. It shows the supply of housing to be delivered between 2011-2031 and the total need for the same period.

**TABLE 3: HOUSING NUMBERS FOR CHELTENHAM**

|                                    |      |
|------------------------------------|------|
| Housing completions since 2011     | 1426 |
| Dwellings with planning permission | 1890 |
| Cheltenham Strategic Allocations   | 5385 |
| Urban Capacity Potential           | 557  |
| Urban Capacity Permissions         | 89   |
| Land at Farm Lane                  | 377  |
| Arle Nurseries/Old Gloucester Road | 200  |
| Leckhampton                        | 200  |
| Windfall                           | 865  |

|  |              |
|--|--------------|
| <b>Total Supply 2011-2031</b>            | <b>10989</b> |
| <b>Cheltenham Housing Need 2011-2031</b> | <b>10915</b> |

6.1.7 National policy requires Local Plans to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against the housing requirement. The housing trajectory will be updated annually through the Annual Monitoring Report. More information about monitoring and review can be found in Part 7 of the JCS.

6.1.8 The current Local Plan and the JCS include policies outlining a requirement for developments to deliver a wide choice of high quality homes and to create sustainable, inclusive and mixed communities. These policies will remain part of the development plan and will continue to be applied. The Cheltenham Plan: Part 1 will, when adopted, bring up-to-date a small number of crucial policies which require an update.

## **6.2 You said**

6.2.1 The 2015 Issues and Options consultation document presented 103 potential site allocations. 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).

## **6.3 We've done**

6.3.1 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.

6.3.2 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.

6.3.3 The site information was then merged with the Borough's information on Urban Capacity. The Urban Capacity sites were originally put together in 2013 as part of the JCS process. They represent a high level appraisal of all the sites which are likely to come forward for residential or mixed use development within the urban area over the course of the plan.

6.3.4 The process of integrating new site information into the Urban Capacity led to a revised figure. This is the result of some sites being built out and others having their capacity reduced or increased as a result of new evidence. Six new sites were also identified within the Borough which increases the Urban Capacity to 557 dwellings.

6.3.5 An assessment of whether each site would benefit from an allocation for either housing development or mixed use. The justification for what type of allocation is appropriate is included in the Urban Capacity Update table in Appendix D.

## **Housing Allocations**

### **6.4 Preferred Option**

6.4.1 The existing built up area of Cheltenham is tightly constrained by Green Belt and AONB with very little undesignated land in which to expand. It is therefore logical to make the most of previously developed and underused land within the existing urban area. This approach is also in line with JCS policy SP1 which aims to see development delivered within existing urban areas and Strategic Allocations.

6.4.2 The Preferred sites set out below have been carefully assessed. The reasons for each site's inclusion/exclusion from the Preferred Options are set out in Appendix E. Site specific policies have not been proposed at this stage but an indication of housing capacity has been provided. More detailed site policies will develop following this consultation.

### **6.5 Urban sites**

#### **Reeves Field**

6.5.1 This is a flat, greenfield site within the urban area. The area is predominantly residential, with public green space to the north and East Gloucestershire sports club to the south.

6.5.2 The site is used by Cheltenham College as private sports pitches and is now being promoted for development. Development of the site would require a detailed masterplan which takes into account the site's location within the Central Conservation Area and the identified key views to the scarp across the site, which limit the potentially developable area. The potential loss of sport pitches would also need to be justified.

6.5.3 It is estimated that the site has capacity for around 80 dwellings, assuming that around half of the site is retained as green space.

#### **Monkscroft Primary School**

6.5.4 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. It is estimated that the site has capacity for around 60 dwellings.

#### **Springbank Shopping Centre**

6.5.5 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 it has been vacant for a number of years. It is estimated that the site has capacity for around 36 dwellings.

#### **Christ College Site B**

6.5.6 This is a greenfield site within the urban area, previously used as school playing pitches. It is now disused. It is estimated that the site has capacity for around 70 dwellings.

#### **Rivershill House**

- 6.5.7 This is a flat site of vacant office buildings in a central urban location, predominantly surrounded by residential uses. A Prior Approval application for change of use from office to residential in 2013 was successful. A planning application for the demolition of the current building and erection of 45 apartments has been submitted and is pending a decision.

#### **Premiere Products**

- 6.5.8 This represents a vacant single occupier employment site in the east of the town. The site is set within a residential area and borders Cheltenham Cemetery to the east. A number of attributes contribute towards allowing it to change from employment to residential use. For example, it is a large, single occupier site, distant from the strategic highway network and has been vacant for some time. It is estimated that the site has capacity for around 70 dwellings.

#### **Lansdown Road**

- 6.5.9 This is a brownfield site within a predominately residential area adjacent to Gloucestershire Constabulary headquarters. It is a flat site containing vacant office buildings. A concept statement produced in 2008 outlined potential for residential use on the site, including the adjacent area which is has subsequently been renovated as office use. The remaining area will be residential with approximately 45 units.

### **6.6 Sites outside of urban area**

- 6.6.1 Although the Cheltenham Plan concentrates on focusing development within existing urban areas, the JCS process has indicated two areas outside of the existing urban area of Cheltenham which should be allocated for development in order to meet JCS housing requirements. The precise numbers and layout of both sites will need further work before plans can progress for their allocation:

#### **Leckhampton**

- 6.6.2 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 of around 200 units 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. Despite this, the Leckhampton site remains part of the discussions within the JCS and it would be inappropriate at this stage for consultation on the Cheltenham Plan to make any firm proposals for this particular area.
- 6.6.3 An indicative figure of 200 dwellings has been used for potential development; however, this is based on basic density assumptions so it is likely to change as masterplanning progresses. 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 for this site will be provided in the next stage of consultation. Indicative boundaries are included on the relevant maps. These are



based on the JCS Inspector’s comments in her Note of Recommendations from 21 July 2016<sup>2</sup>.

**Arle Nurseries / Old Gloucester Road**

6.6.4 The site at Arle Nurseries / Old Gloucester Road has also arisen from the JCS. At present the site is within the Green Belt but the JCS Inspector has recommended that it be removed. She said that because areas to the north and south of the site will be developed it will no longer make a significant contribution to the Green Belt. The site will require masterplanning, flood assessments and a resolution on the future of the nurseries so the site boundaries and capacity are indicative only at this stage. It is estimated that the site has capacity for around 200 dwellings and will include elements of green space.

**POLICY PR1**  
**LAND ALLOCATED FOR HOUSING DEVELOPMENT**

The following sites are allocated for residential development:

- a) land at Reeves Field;
- b) land at former Monkscroft Primary School;
- c) land at Springbank Shopping Centre;
- d) land at Christ College Site B;
- e) land at Rivershill House;
- f) land at Premiere Products;
- g) land at Lansdown Road;
- h) land at Leckhampton (indicative plan only);
- i) land at Arle Nurseries / Old Gloucester Road (indicative plan only).

Note: The sites are specified in table 4 and shown on the Proposals Map

| <b>TABLE 4: SITES ALLOCATED FOR HOUSING DEVELOPMENT</b> |                  |                           |   |                              |
|---|------------------|---------------------------|---|------------------------------|
| <b>Site</b>   | <b>Area (ha)</b> | <b>Current land use</b>   | <b>Proposed land use</b>  | <b>Anticipated Timescale</b> |
| 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                 |

<sup>2</sup> <http://www.gct-jcs.org/Documents/Examination-Documents-Library-7/EXAM-259---Inspectors-Note-of-Recommendations-from-21-July-2016.pdf>

**TABLE 4: SITES ALLOCATED FOR HOUSING DEVELOPMENT**

| Site   | Area (ha) | Current land use            | Proposed land use  | Anticipated Timescale |
|--|-----------|-----------------------------|--|-----------------------|
| Land at Premiere Products                    | 2.17      | Vacant Employment Buildings | Market housing (approximately 70 units including affordable housing).  | 0 – 10 years          |
| 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          |

- *The policy contributes to objectives Vision Theme A – objective b; Theme C – objectives a and b.*
- *Relevant JCS policies: SP2, SD11; SD12*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: PR1*

Links to key local evidence:

- Strategic Assessment of Land Availability (2015)
- Housing Needs Assessment (2009)
- Strategic Housing Market Assessment (2009)
- Strategic Housing Market Assessment for Gloucestershire (2014)

**6.7 Alternative Options**

6.7.1 All sites have been assessed and compared against the same criteria and the most sustainable have been selected. A lower limit of 40 dwellings was chosen as smaller sites would not benefit from allocation. Details on sites included within the urban area can be found in Appendix D and details on all sites can be found in Appendix E.

## **Mixed Use Allocations**

### **6.8 Preferred Option**

- 6.8.1 In order to improve facilities and employment opportunities in the Borough and to make best use of land in sustainable locations the Council has recognised the scope for mixed use development on five sites which have a clear prospect of development within the plan period. These are listed in draft policy PR2 below.

#### **Priors Farm Fields**

- 6.8.2 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. 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). Based on developing only a limited part of the site, it is estimated there is capacity for around 25 dwellings.

#### **Coronation Square**

- 6.8.3 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 Cheltenham Retail and Leisure Study (2006). There is an opportunity for comprehensive redevelopment by including an area of green space and improving transport circulation. 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. It is estimated that redevelopment of the site could provide a net increase of around 17 dwellings.

#### **Royal Well and Municipal Offices**

- 6.8.4 This is a flat, developed site within the town centre, currently in use as council offices, bus station, car park and area of open space. 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. It is estimated that redevelopment of the site could provide around 36 dwellings.

#### **196 – 102 Prestbury Road**

- 6.8.5 This is a flat, brownfield site within a predominantly residential area, currently in use for industrial / employment uses. It is a large site which already benefits from an informal concept statement for mixed use development. It is estimated that redevelopment of the site could provide around 40 dwellings and retain 0.5ha of employment land.

### **North Place and Portland Street**

- 6.8.6 The North Place and Portland Street area was formerly used as the main Coach and Bus station in Cheltenham. The site currently provides 813 parking spaces. It will be important to ensure the site is not seen in isolation of other town centre schemes such as Boots Corner, the Brewery link and obtaining rights over the parking area of St Margaret's Terrace which could all provide cumulative benefits.
- 6.8.7 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.
- 6.8.8 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 a new scheme may be required in order for development to take place. It is estimated that a new scheme would provide a similar number of dwellings to the existing planning permission. Please note that this site is not included in the Urban Capacity table because it has an extant permission and is included in our records as a 'commitment'.
- 6.8.9 In addition to the five sites listed above, land at St. George's Place / St. James' Square has also been identified by the Joint Core Strategy. The site was originally allocated for mixed use development as part of the Cheltenham Borough Local Plan but redevelopment relied upon on changes to town centre car parking arrangements. These changes have not taken place to date and the site remains in use as a public car park. Nevertheless, it is considered that the site may still have potential to make a contribution towards residential provision towards the end of the plan period. At this stage the potential for housing units is uncertain so whilst no allocation has been made, the principle of redevelopment is accepted.

#### **POLICY PR2**

#### ***LAND ALLOCATED FOR MIXED USE DEVELOPMENT***

The following sites are allocated for mixed use development:

- (a) land at Priors Farm Fields;
- (b) land at Coronation Square;
- (c) land at Royal Well and Municipal Offices;
- (d) land at 196 – 102 Prestbury Road;
- (e) North Place and Portland Place.

Note: The sites are specified in table 5 and shown on the Proposals Map

**TABLE 5: 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 approximately 40 dwellings).   | 11 – 16 years         |
| 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          |

- *The policy contributes to objectives Theme A – b. Theme B – a and b. Theme C – a and b*
- *Relevant JCS policies: SP2, SD11 and SD12*
- *The policy is designed to replace the following saved policy from the Cheltenham Borough Local Plan Second Review 2006: PR1*

|   |
|---|
| <p>Links to key local evidence:</p> <ul style="list-style-type: none"> <li>• Strategic Assessment of Land Availability (2015)</li> <li>• Housing Needs Assessment (2009)</li> <li>• Strategic Housing Market Assessment (2009)</li> <li>• Strategic Housing Market Assessment for Gloucestershire (2014)</li> <li>• Cheltenham Retail and Leisure Study (2006)</li> </ul> |
|---|

## 6.9 Alternative Options

6.9.1 All sites have been assessed and compared against the same criteria and the most sustainable have been selected. A lower limit of 0.5ha was chosen as smaller sites would not benefit from allocation. Details on sites included within the urban area can be found in Appendix D and details on all sites can be found in Appendix E.

## 7 AMENDMENTS TO THE PRINCIPAL URBAN AREA

### 7.1 Background

7.1.1 The Principal Urban Area (PUA) marks the limits of Cheltenham town, being the dividing line between built-up/urban areas (the settlement) and non-urban or rural areas (the countryside), to define where planning policies apply.

7.1.2 A settlement boundary can serve a number of related, but separate, purposes such as:

- creating an edge to existing development thereby encouraging consolidation;
- helping to separate communities and therefore retain their individual identities; and
- defining the logical boundary between areas with different features and purposes, e.g. between areas with environmental or landscape designations and those suitable for development.

7.1.3 There are a number of advantages of settlement boundaries:

- They provide an easy to understand tool that gives certainty for landowners, developers and community over where development is likely to be acceptable and where is it not.
- They can direct development to the urban area and this can help increase the viability of local services, as well as encourage new ones to establish.
- They ensure a plan-led and more controlled approach to future development, providing a firm basis for protecting the countryside from unnecessary encroachment.
- They can allow a presumption in favour of development of sites that are too small to be identified as formal allocations in a local plan.

7.1.4 Disadvantages of settlement boundaries:

- By restricting development, settlement boundaries can artificially increase land values within the settlement compared with land outside, as the likelihood of successfully gaining planning permission differs.
- Where land directly adjoins a settlement boundary, landowners often give it 'hope value' because they are waiting for the possibility of the boundary being realigned at some point in the future to accommodate future growth of the settlement.
- The general presumption that development within settlement boundaries is acceptable can result in pressure for the development of valued open spaces within settlement boundaries.
- The use of settlement boundaries can lead to the perception that they result in cramming development into already well-developed settlements, e.g. within the gardens of houses.

### 7.2 Why review the PUA?

7.2.1 JCS Policy SP1 directs new development to existing urban areas and Strategic Allocations. In order to apply this policy in the best possible way it is necessary to have an up-to-date, accurate boundary for Cheltenham's urban area.



7.2.2 The Principal Urban Area (PUA) is an important designation which should be as up to date as possible if it is to remain as useful as possible. It is good practice to use the Cheltenham Plan process to undertake a review of anomalies. There are also some instances of recent edge of settlement developments which fit with the urban character of the town that should be included.

7.2.3 Boundaries have been redrawn to include sites where land has been developed or planning permission has been granted for development over the past few years. The circumstances of each development have been investigated to consider whether or not it is appropriate to include within a revised boundary.

### **7.3 We've done**

7.3.1 Officers undertook a desktop survey using GIS mapping and aerial photography together with information from the monitoring of planning applications, permissions and developments to locate any anomalies and areas where new development has taken place beyond the existing PUA. The circumstances of the each development have been investigated to consider whether or not it is appropriate to include within a revised boundary.

### **7.4 Preferred Option**

7.4.1 Each alteration is listed in Appendix F with a map and a brief justification. They are also included on the Proposals Map.

### **7.5 Alternative Options**

7.5.1 The PUA is an important policy designation because of the reasons described above. It is therefore prudent to update the boundary periodically and the alternative to not undertake a review is not considered reasonable.

## 8 PERMITTED DEVELOPMENT RIGHTS AND THE USE OF ARTICLE 4 DIRECTIONS

### 8.1 Background

- 8.1.1 This section of the consultation is slightly different to the previous sections because the Council do not yet have a Preferred Option for Article 4 directions. Instead this consultation provides an opportunity to gather feedback on whether any Article 4s would be supported and, if they are, which ones would be most beneficial.
- 8.1.2 Also, the legal mechanism for creating them is separate from the Cheltenham Plan. However, the Cheltenham Plan will contain references to any proposed Article 4s and would need to implement complementary policies.
- 8.1.3 The Council is aware that the density of Houses in Multiple Occupation (HMO) in the certain areas, primarily St Paul's and All Saints, has caused issues for residents. A separate project is underway to accurately survey HMOs to gather evidence regarding a potential licensing scheme and/or an Article 4 direction.

### 8.2 Article 4 directions

- 8.2.1 Certain works that would normally require planning permission are permitted by the General Permitted Development Order (GPDO) because the works are considered to be of a scale or type that is generally not likely to have an unacceptable impact. The GPDO sets out classes of development for which a grant of planning permission is automatically given. At present conversion of a residential dwelling to an HMO of between three and six residents is classed as permitted development.
- 8.2.2 An Article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an Article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development.
- 8.2.3 Government guidance on making Article 4 directions stipulates they should be used only in those exceptional circumstances where the exercise of permitted development rights would:
- harm local amenity,
  - harm the historic environment, or
  - prevent the proper planning of the area.
- 8.2.4 In Cheltenham, the Council considers that there are several cases for making Article 4 directions as, over a period of time, circumstances have cumulatively caused each of the above criteria to be fulfilled. The policy areas concerned relate to:

- Housing, specifically the number of houses that have been converted into multiple occupation;
- Conservation Areas, specifically the erosion of the special character in some of the Borough's conservation areas through householder development;
- Employment, specifically the loss of office accommodation to residential uses – a process which is likely to be exacerbated by further legislative changes involving light industrial uses in 2017.

8.2.5 A number of factors will need to be considered when exploring the suitability of introducing Article 4 directions, not least the advantages:

- It means changes that can currently be made without planning permission will be brought under a greater degree of control and protection.
- There is likely to be better public awareness and increased understanding of the reasons why development needs to be managed in a different way.
- Ultimately, the character, appearance and amenity of identified areas should be improved.

8.2.6 The disadvantages:

- An Article 4 direction only means that planning permission needs to be sought; it does not mean it will always be refused. So planning policy would need to be updated to reflect the new requirements and to explain when planning permission would be needed.
- The harm the direction is intended to address will need to be clearly identified so any changes that are proposed will need to be underpinned by sufficiently robust evidence. This will be especially important if the permitted development rights are intended to apply to a wide area such as the whole Borough.
- Once the intention to introduce an Article 4 direction is made, legislation requires that it should take a year for it to come into effect or the Council could be liable to pay compensation claims from those affected by the direction.
- The above timescale could perhaps provide a catalyst for immediate changes to start occurring; for example, there could be a drive to undertake permitted works once notification of the proposed changes is made, but before it comes into effect.
- An Article 4 direction which only covers part of an area may mean that the original problem is effectively pushed towards other areas nearby.
- There will be an increasing administrative burden on the Council to process applications for development which will not attract a revenue stream – there is no fee associated with these applications.

8.2.7 By considering the introduction of controls on certain types of development in the three key areas mentioned above, the Council does not necessarily wish to prohibit changes from taking place. Rather, it wishes to bring certain development under greater control so that Cheltenham is allowed to grow, change and adapt in a balanced and managed way.

### 8.3 Houses in Multiple Occupation

8.3.1 A house in multiple occupation (HMO) can be defined in simple terms as a shared residential property where a certain number of occupants are not related to each other and they share basic amenities such as kitchen areas and bathroom facilities.

8.3.2 For planning purposes, small HMOs fall within use class C4, which are defined as:

“small shared houses or flats occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.”

8.3.3 Larger HMOs, occupied by more than six unrelated individuals, fall within the sui generis use class (meaning of their own kind). Planning permission has always been required for proposals for large HMOs (sui generis use), whether this be purpose built accommodation or the change of use of an existing property.

8.3.4 Whilst HMOs are an important type of housing, high concentrations can have a negative impact on the town's communities. These negative impacts can include increased noise nuisance, anti-social behaviour or unkempt gardens. Some parts of the city, especially those close to the University, are becoming home to a high number of HMOs which are causing problems for other residents.

8.3.5 Article 4 directions and the resulting removal of permitted development rights is a separate process to the production of a development plan, but it can run alongside, and much of the evidence that is gathered as part of one process will be valuable in helping to inform the other. For example, should an Article 4 direction on HMOs in part of St Pauls be issued then a policy in the Cheltenham Plan will be required to deal with the planning applications that would have otherwise been permitted development. This policy could aim to ensure that the proportion of HMO dwellings does not exceed a certain percentage of all residential properties within a given metre radius of the application site. The evidence required to support such a policy would be similar to that needed to issue the Article 4 direction in the first place.

## 9 CONSERVATION AREA REVIEW 2016-2018

- 9.1 The Council embarked on project to review conservation areas within the Borough in April 2016. It is a statutory duty for local authorities to keep conservation areas up to date. Cheltenham's rich architectural heritage is an integral part of the character and appeal of the Borough so it is vital that policies which protect and enhance it are regularly reviewed.
- 9.2 The two year review aims to examine the current boundaries to ensure that the areas continue to be of a character and appearance which is desirable to preserve and enhance. Furthermore, where appropriate it will examine where any potential new designations could be made to ensure the protection of Cheltenham's heritage.
- 9.3 Conservation Areas are areas where the local planning authority identifies an area of special architectural or historic interest, which deserve careful management to protect that character. The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and can provide a point of reference in a rapidly changing world.
- 9.4 The conservation area review will produce an up to date character appraisal which will identify the character of the area, including key buildings, spaces and positive and negative features. It will involve conducting detailed surveys of each of the current conservation areas ensuring an accurate record of properties, boundary treatments, street furniture and key views, all of which play an important role in creating the character of conservation areas. It will also enable any extensions of conservation areas to be explored, possibly where the boundary has been drawn too tightly in the past.
- 9.5 It is important that these documents are updated on a regular basis, as development within conservation areas is often judged against the character outlined in the appraisals. Updating of the documents will help highlight what is significant about each conservation area ranging from the original burgage plots of the Lower High Street to the Regency villas of Pittville, each important in their own right but very different and distinct in terms of their respective character.
- 9.6 The review will also produce management plans for each of the conservation areas which will explore potential enhancement schemes and how the character can best be preserved. Moreover, the potential introduction of additional enforcement powers through the introduction of Article 4 Directions may well be recommended for certain areas following public consultation.
- 9.7 New designations are likely to be explored over the coming 18 months, but the primary aim of the work is to ensure that the current appraisals and management plans are up to date and so this must take priority over new designations. The current timeframe for the projection estimates that all appraisals and management plans will be completed by April 2018.

- 9.8 Public consultation will form an important element in the creation of both the appraisals and management plans to ensure that residents' views are fairly represented and to explore any improvements or enhancement schemes for the area. Feedback on this project is not required at present. However, officers will be consulting separately with local communities over the course of the project through Parish Councils, Neighbourhood Community Groups, The Civic Society and other groups on the conservation areas relevant to them.

DRAFT



# 10 APPENDIX A – ASSESSMENT OF EXISTING EMPLOYMENT SITES

| Survey ref | Address                                    | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|---|-------------------------------|
| 75         | Gloucester Road, Benhall - GCHQ            | B1 Office          | 16.99      | <b>72</b>                | <ul style="list-style-type: none"> <li>• Located to the west of town</li> <li>• Excellent strategic location on A40 and close to M5 J11</li> <li>• Good local access off Gloucester Road</li> <li>• Very high quality office accommodation with excellent surroundings</li> <li>• Large employer and key contributor to local economy</li> </ul>                                    | ✓                             |
| 47         | The Promenade - Cheltenham Borough Council | B1 Office          | 0.55       | <b>71</b>                | <ul style="list-style-type: none"> <li>• Regency style building in TC</li> <li>• Good public transport access</li> <li>• Facilities for the workforce nearby</li> <li>• Somewhat outdated office accommodation</li> <li>• Potential for mixed use redevelopment including adjacent area</li> </ul>  |                               |
| 43         | Montpellier Drive, Bath Road (Eagle Star)  | B1 Office          | 1.33       | <b>70</b>                | <ul style="list-style-type: none"> <li>• Good quality building on edge of Town Centre</li> <li>• Good public transport access</li> <li>• Facilities for the workforce nearby</li> <li>• Some parking</li> <li>• Poor internal layout</li> </ul>   |                               |
| 44         | Jessop Avenue                              | B1 Office          | 1.79       | <b>70</b>                | <ul style="list-style-type: none"> <li>• Substantial prime office space in Cheltenham Town Centre</li> <li>• Attractive, high quality environment.</li> <li>• Expansion opportunities to implement extant planning consent on adjacent car park at Honeybourne Place.</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce</li> </ul> | ✓                             |

| Survey ref | Address                              | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|--------------------------------------|--------------------|------------|--------------------------|--|-------------------------------|
| 74         | 121 - 133 Promenade                  | B1/A2/A1           | 0.33       | <b>70</b>                | <ul style="list-style-type: none"> <li>• Regency style building in Town Centre</li> <li>• Good public transport access</li> <li>• Facilities for the workforce nearby</li> <li>• Good quality buildings but outdated internal layout</li> <li>• No room for expansion unless as part of wider redevelopment</li> </ul> |                               |
| 48         | Royal Crescent and St George's Place | B1 Office          | 1.35       | <b>70</b>                | <ul style="list-style-type: none"> <li>• Regency style buildings in Town Centre</li> <li>• Good public transport access</li> <li>• Facilities for the workforce nearby</li> <li>• Good quality premises but outdated internal layout</li> <li>• No room for expansion unless as part of wider redevelopment</li> </ul> |                               |
| 66         | Bath Mews, Bath Parade               | B1                 | 0.09       | <b>69</b>                | <ul style="list-style-type: none"> <li>• Small building east of Town Centre</li> <li>• Good public transport access</li> <li>• Facilities for the workforce nearby</li> <li>• Good quality property but outdated internal layout</li> <li>• Very confined site with no scope for expansion</li> </ul>                  |                               |
| 56         | Old Bath Road and Thirlestaine Road  | B1 Office          | 2.93       | <b>69</b>                | <ul style="list-style-type: none"> <li>• Attractive, location on south-east edge of Town Centre</li> <li>• Good public transport access</li> <li>• Some facilities for the workforce nearby</li> <li>• High quality building but somewhat outdated</li> </ul>  |                               |
| 67         | St James's Square, St James's House  | B1                 | 1.10       | <b>69</b>                | <ul style="list-style-type: none"> <li>• Substantial prime office space in Cheltenham Town Centre</li> <li>• Modern, open plan accommodation</li> <li>• Attractive, high quality environment.</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce</li> </ul>            | ✓                             |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|---|-------------------------------|
| 49         | The Quadrangle, Promenade                                  | B1/A2              | 0.17       | <b>68</b>                | <ul style="list-style-type: none"> <li>• Reasonable quality building in attractive Town Centre location</li> <li>• Good public transport access</li> <li>• Facilities for the workforce nearby</li> <li>• Slightly outdated (1970s) office accommodation</li> </ul>   |                               |
| 52         | Vittoria House, Vittoria Walk                              | B1 Office          | 0.18       | <b>68</b>                | <ul style="list-style-type: none"> <li>• Regency style building in attractive location south of Town Centre</li> <li>• High quality and well maintained property</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce.</li> <li>• Constrained by building design/ layout</li> <li>• No opportunities for expansion</li> </ul> |                               |
| 53         | St Georges Road - Magistrates Court and Government Offices | B1 Office          | 0.75       | <b>67</b>                | <ul style="list-style-type: none"> <li>• Good location south of Town Centre</li> <li>• Adequate / reasonable quality buildings</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce.</li> <li>• Constrained by limited capacity for expansion</li> </ul>  |                               |
| 34         | Cirencester Road - Spirax Sarco                            | B1 Office          | 0.50       | <b>67</b>                | <ul style="list-style-type: none"> <li>• Located on south-eastern edge of town</li> <li>• Period house with more modern buildings in high quality grounds</li> <li>• All buildings of good quality</li> <li>• Edge of town location means that accessibility by public transport is poor</li> <li>• No facilities for the workforce nearby</li> </ul>                       |                               |
| 61         | Parker Court and Brailsford House, Knapp Lane              | B1                 | 0.05       | <b>67</b>                | <ul style="list-style-type: none"> <li>• Located to the west of the Town Centre</li> <li>• Good quality buildings</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce.</li> <li>• Small site confined by surrounding urban area</li> <li>• Internal layout only suits small business</li> </ul>                              |                               |
| 51         | Bayshill Road – former Kraft HQ                            | B1 Office          | 0.49       | <b>67</b>                | Redeveloped for housing   | <b>n/a</b>                    |

| Survey ref | Address   | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|---|--------------------|------------|--------------------------|---|-------------------------------|
| 70         | Lypiatt Road                                    | B1/A2              | 0.54       | <b>66</b>                | <ul style="list-style-type: none"> <li>• Good condition buildings located in south-western fringes of the Town Centre</li> <li>• Good access by public transport</li> <li>• Close to some local facilities for workforce.</li> <li>• Small site confined by neighbouring uses so little room to expand</li> </ul>   |                               |
| 55         | Lansdown Road / Lypiatt Lane                    | B1 Office          |            | <b>66</b>                | <ul style="list-style-type: none"> <li>• Located in south-western fringes of the Town Centre</li> <li>• Good access by public transport</li> <li>• Close to some local facilities for workforce.</li> <li>• Site is densely developed but buildings are of good quality and well maintained</li> <li>• Surrounding uses confine the site and mean there is very little opportunity to expand</li> </ul>   |                               |
| 42         | St Margaret's Road and North Place (Pate Court) | B1                 | 0.30       | <b>65</b>                | <ul style="list-style-type: none"> <li>• Located on north-eastern edge of Town Centre next to A4019</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce.</li> <li>• Adjacent to other employment uses but little room to expand</li> </ul>   |                               |
| 65         | New Barn Lane - UCAS                            | B1 Office          | 2.73       | <b>65</b>                | <ul style="list-style-type: none"> <li>• Located in northern Cheltenham</li> <li>• Good strategic access off A435</li> <li>• Good local access to / from Evesham Road</li> <li>• Sparse facilities nearby but frequent bus to TC</li> <li>• Buildings of excellent quality</li> <li>• Situated in a high quality landscaped environment.</li> <li>• Considered a key business in Borough which needs to be retained to avoid vacating the whole site</li> </ul> | ✓                             |

| Survey ref | Address                                       | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|---|--------------------|------------|--------------------------|--|-------------------------------|
| 20         | Princess Elizabeth Way                        | B8/SG              | 5.19       | <b>64</b>                | <ul style="list-style-type: none"> <li>• Located to the north-west of Cheltenham adjacent to the A4013</li> <li>• 2 units (storage unit car sales)</li> <li>• Good strategic access via A4013/A4019</li> <li>• Local access is reasonable</li> <li>• Few facilities nearby for workforce</li> </ul>  |                               |
| 22         | Hatherley Lane, The Redding's                 | B1/B2              |            | <b>64</b>                | <ul style="list-style-type: none"> <li>• 2 sites located to the west of the town</li> <li>• Excellent strategic location off A40 / close to M5 J11</li> <li>• Good local access off Gloucester Rd. / Hatherley Lane</li> <li>• Good level of parking</li> <li>• Good quality / modern properties</li> <li>• Adequate public transport</li> <li>• Some nearby facilities for workforce</li> <li>• Expansion opportunities available south and west of Pure office building</li> </ul> | ✓                             |
| 60         | Vittoria Walk / Oriel Road                    | B1/SG              | 0.84       | <b>64</b>                | <ul style="list-style-type: none"> <li>• Effectively 2 adjacent sites In Town Centre</li> <li>• Reasonable condition properties</li> <li>• Good access by public transport</li> <li>• Close to many local facilities for workforce</li> </ul>  |                               |
| 68         | Parabola Road – Former Inland Revenue offices | B1                 | 0.15       | <b>63</b>                | <ul style="list-style-type: none"> <li>• Located on western edge of Town Centre in a primarily residential area</li> <li>• Good access by public transport</li> <li>• Close to some local facilities for workforce.</li> <li>• Attractive location but dated accommodation</li> </ul>  |                               |

| Survey ref | Address                          | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|----------------------------------|--------------------|------------|--------------------------|---|-------------------------------|
| 4          | Cheltenham Trade Park, Arle Road | B1/SG              | 3.83       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Located on north-western edge of Town Centre</li> <li>• Good strategic access off A4019 / M5</li> <li>• Acceptable local access via residential roads</li> <li>• Well served by public transport</li> <li>• Adequate parking</li> <li>• Office and light industrial location providing a range of units and two office buildings.</li> <li>• Some vacant units available</li> </ul>      | ✓                             |
| 13         | Kingsditch, Block 6              | B2                 | 5.71       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Generally occupied by engineering and car parts companies</li> <li>• Primarily good quality buildings of a better quality than much of the rest of Kingsditch</li> <li>• Vacancies on key gateway plots would cause the profile of the estate to deteriorate</li> </ul> | ✓                             |
| 14         | Kingsditch, Block 7              | B2/SG/D2           | 5.54       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Generally light industrial uses</li> <li>• Primarily good quality buildings of a better quality than much of the rest of Kingsditch</li> <li>• Vacancies on key gateway plots would cause the profile of the estate to deteriorate</li> </ul>                           | ✓                             |



| Survey ref | Address   | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|---|--------------------|------------|--------------------------|---|-------------------------------|
| 73         | Tebbit Mews, Winchombe Street                           | B1                 | 0.12       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Located in northern part of Town Centre</li> <li>• Good quality office space</li> <li>• Reasonable strategic access</li> <li>• Poor local access / servicing</li> <li>• Good accessibility by public transport</li> <li>• Close to many local facilities for workforce</li> <li>• Limited space for expansion</li> </ul>   |                               |
| 1          | Gloucester Road-Travis Perkins                          | Sui Generis        | 3.39       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Western edge of Town Centre</li> <li>• Sui Generis uses only (Builders Merchants &amp; Car Dealerships)</li> <li>• Good strategic location with nearby bus and rail links to surrounding areas</li> <li>• Some nearby facilities for workforce</li> <li>• Potential conflict with surrounding residential uses</li> </ul>  |                               |
| 8          | Kingsditch Block 1 including Manor Park Business Centre | B1/B2/A1/SG        | 10.51      | <b>62</b>                | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Wholesale; light industrial; engineering; manufacturing.</li> <li>• Mixed quality buildings with investment required in certain properties to ensure continued fitness for purpose.</li> <li>• Vacancies on key gateway plots would cause the profile of the estate to deteriorate</li> </ul> | •                             |

| Survey ref | Address                            | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|------------------------------------|--------------------|------------|--------------------------|--|-------------------------------|
| 9          | Kingsditch, Block 2                | B2/A1/SG           | 7.72       | 62                       | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Retail; light industrial; manufacturing.</li> <li>• Mixed quality buildings with investment required in certain buildings to ensure continued fitness for purpose.</li> <li>• Retail units along Kingsditch Lane have begun to erode the traditional employment characteristics of the area</li> </ul> |                               |
| 10         | Kingsditch, Block 3                | B2/B8/SG           | 6.66       | 62                       | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham.</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Wholesale; light industrial; manufacturing.</li> <li>• Mixed quality buildings with investment required in certain buildings to ensure continued fitness for purpose.</li> <li>• Some large vacant units apparent</li> </ul>  |                               |
| 11         | Kingsditch, Block 4                | A1/A3/SG           | 9.65       | 62                       | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Recently redeveloped with large, purpose-built retail units</li> <li>• Employment character now significantly eroded</li> </ul>  |                               |
| 12         | Kingsditch, Block 5 (Spirax Sarco) | B2                 | 6.62       | 62                       | <ul style="list-style-type: none"> <li>• Principal industrial area to north-west of Cheltenham</li> <li>• Good access onto A4019 &amp; M5 J10.</li> <li>• Mixed quality buildings</li> <li>• Single user manufacturing site with scope to expand in future</li> <li>• Company needs to be retained to avoid vacating the whole site</li> </ul>   | ✓                             |

| Survey ref | Address                           | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|-----------------------------------|--------------------|------------|--------------------------|--|-------------------------------|
| 57         | Bath Road and Suffolk Road        | B1/A2              | 0.93       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Located to the south of the Town Centre</li> <li>• Good quality offices on 2 separate sites</li> <li>• Good location with some on-site parking</li> <li>• Good access by public transport</li> <li>• Close to some local facilities for workforce.</li> <li>• Little scope for expansion</li> </ul> |                               |
| 40         | Ambrose Street and Knapp Road     | B1/B2              | 0.21       | <b>62</b>                | <ul style="list-style-type: none"> <li>• Located in northern Town Centre</li> <li>• Effectively 2 different sites with reasonable quality offices</li> <li>• Limited space for expansion</li> <li>• But good location with good transport links</li> </ul>   |                               |
| 69         | Parabola Road/ Montpellier Street | B1                 | 0.15       | <b>61</b>                | <ul style="list-style-type: none"> <li>• Located on south edge of Town Centre</li> <li>• Good access to facilities and services</li> <li>• Good public transport linkages</li> <li>• Attractive regency property</li> </ul>  |                               |
| 19         | Charlton Kings Industrial Estate  | B1/B2              | 1.43       | <b>61</b>                | <ul style="list-style-type: none"> <li>• Located on south-eastern edge of Cheltenham</li> <li>• Some public transport but no facilities nearby</li> <li>• Contains traditional small-scale industrial units and Chelsea BS contact centre</li> </ul>   |                               |
| 37         | Blaisdon Way                      | SG                 | 3.13       | <b>61</b>                | <ul style="list-style-type: none"> <li>• Located on north-western edge of Cheltenham</li> <li>• Well located for A4019 and M5</li> <li>• Removal / storage / car sales</li> <li>• Not a B class site</li> </ul>  |                               |
| 80         | Kingsmead Industrial park         | B2/SG              | 3.36       | <b>60</b>                | <ul style="list-style-type: none"> <li>• Located on north-western edge of Cheltenham</li> <li>• Good strategic access</li> <li>• Car dealership (Sui Generis) &amp; Assa Abloy door solutions</li> <li>• Poor access by public transport and no local facilities</li> </ul>  |                               |
| 58         | Winchcombe Street - Sign Craft    | B1                 | 0.14       | <b>60</b>                | Redeveloped for housing  | <b>n/a</b>                    |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|---|-------------------------------|
| 59         | Wellington Street and Bath Road (Delta Place)    | B1/A1/A2           | 0.36       | 60                       | <ul style="list-style-type: none"> <li>• Located in east of Town Centre</li> <li>• Good access to services and facilities</li> <li>• Good condition buildings</li> <li>• Little room for expansion</li> </ul>   |                               |
| 21A        | Village Road (Douglas)                           | B2                 | 1.37       | 60                       | <ul style="list-style-type: none"> <li>• Primarily a residential area in north-west Cheltenham</li> <li>• Buildings of reasonable condition</li> <li>• Good access to A4019 / M5</li> <li>• No services and facilities in immediate area</li> </ul>   |                               |
| 38         | Tewkesbury Road, Block 3                         |                    |            | 59                       | <ul style="list-style-type: none"> <li>• Site is now retail only (Wickes/ Staples)</li> </ul>   | n/a                           |
| 54         | The Barlands, London Road including Mono Telecom | B1 Office          | 2.53       | 59                       | <ul style="list-style-type: none"> <li>• 4 km south-east of Town Centre on A40</li> <li>• Any scope for expansion constrained by AONB</li> <li>• Modern buildings on a well maintained site</li> <li>• Vacant factory and office space present (Flexfurn)</li> <li>• Good access</li> <li>• Sparse public transport and no facilities nearby</li> </ul> |                               |
| 2A         | Workplace at the Bramery, Alstone Lane           | B1 Office          | 0.28       | 59                       | <ul style="list-style-type: none"> <li>• Modern 2 storey office building in good condition</li> <li>• Part of wider 1950s industrial development where local road access is average / poor</li> <li>• Strategic road access is adequate</li> <li>• Good parking</li> <li>• Close to rail and bus routes</li> <li>• Little room for expansion</li> </ul> |                               |
| 21B        | Village Road, Tungum Ltd, Douglas Equipment Ltd  | B2                 | 0.70       | 59                       | <ul style="list-style-type: none"> <li>• Redeveloped for housing</li> </ul>   | n/a                           |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|---|-------------------------------|
| 29         | Tewkesbury Road, Block 1 including Neptune Business Centre and Space Business Centre | A1/B1/B2/B8        | 2.75       | <b>58</b>                | <ul style="list-style-type: none"> <li>• Located on north-western edge of Town Centre</li> <li>• Good strategic access off A4019, 3 miles from M5</li> <li>• Good local access, well served by public transport</li> <li>• Modern office space, warehouse and trade counter</li> <li>• Flexible range of unit sizes and bespoke business packages</li> <li>• Good parking</li> <li>• Facilities nearby for workforce</li> </ul> | •                             |
| 64         | Colletts Drive and Lower Mill Street   | A1/SG              | 0.68       | <b>57</b>                | <ul style="list-style-type: none"> <li>• On north-western edge of TC</li> <li>• Graham Plumbing &amp; Bathroom etc.</li> <li>• Reasonable strategic access (A4019 nearby)</li> <li>• Poor local access</li> <li>• Quality of buildings adequate</li> <li>• Poor parking</li> </ul>  |                               |
| 45         | Swindon Road - Ebley Tyre and Exhaust Centre   | B1/B2/SG           | 0.09       | <b>57</b>                | <ul style="list-style-type: none"> <li>• North of Town Centre</li> <li>• Average quality</li> <li>• Opportunities for expansion</li> <li>• Good local facilities and access to public transport</li> <li>• Reasonable strategic access</li> <li>• Single user site</li> </ul>   |                               |
| 2B         | The Bramery, East of St Georges, Alstone Lane  | B1/B2              | 1.39       | <b>57</b>                | <ul style="list-style-type: none"> <li>• Part of wider 1950s industrial development where local road access is average /poor</li> <li>• Strategic road access is adequate</li> <li>• Good parking</li> <li>• Close to rail and bus routes</li> <li>• Little room for expansion</li> </ul>   |                               |
| 3          | St Georges Road, Spirax Sarco  | B2                 | 1.25       | <b>57</b>                | Redeveloped for assisted living complex   | <b>n/a</b>                    |
| 24         | Bouncers Lane - Premiere Products  | B2                 | 2.58       | <b>56</b>                | <ul style="list-style-type: none"> <li>• Vacant site</li> <li>• Poor strategic access</li> <li>• Site likely to be advanced for housing</li> </ul>  |                               |
| 6          | Tennyson Road - Spirax Sarco   | B2                 | 0.92       | <b>56</b>                | Redeveloped for housing   | <b>n/a</b>                    |

| Survey ref | Address                              | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|--------------------------------------|--------------------|------------|--------------------------|--|-------------------------------|
| 16A        | Maida Vale Business Centre           | B1/B2              | 0.34       | <b>56</b>                | <ul style="list-style-type: none"> <li>• Located to south of town</li> <li>• Modern development with 10 businesses</li> <li>• Buildings of average quality</li> <li>• Easy parking</li> <li>• Few facilities nearby</li> <li>• Strategic access poor</li> <li>• Poor public transport</li> </ul>   |                               |
| 15A        | Churchill Trading Estate / Mead Road | B1/B2/SG           | 2.46       | <b>55</b>                | <ul style="list-style-type: none"> <li>• Located south of town</li> <li>• Around 50 buildings from last 50 years</li> <li>• Mainly light industry and wholesale</li> <li>• Average quality</li> <li>• Poor local and strategic access</li> </ul>   |                               |
| 30         | Tewkesbury Road, Block 2             | B2/SG              | 5.25       | <b>55</b>                | <ul style="list-style-type: none"> <li>• Located on north-western edge of Town Centre</li> <li>• Good strategic access off A4019, 3 miles from M5</li> <li>• Good local access, well served by public transport.</li> <li>• 10 businesses in a mix of modern and older good quality buildings.</li> <li>• Adequate parking but access to Arle Avenue is narrow</li> <li>• Facilities nearby for workforce</li> <li>• Several vacant units present</li> </ul> |                               |
| 36         | Chapel Lane and Commercial Street    | B1                 | 0.01       | <b>55</b>                | <ul style="list-style-type: none"> <li>• South-west of Town Centre</li> <li>• 100 year old 2-storey buildings in good condition (residential appearance)</li> <li>• Facilities nearby</li> <li>• Public transport good</li> <li>• Parking poor</li> <li>• Local and strategic access poor</li> <li>• No room to expand</li> </ul>  |                               |



| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|--|-------------------------------|
| 7          | Battledown Industrial Estate, Hales Road                             | B2/SG              | 4.19       | <b>55</b>                | <ul style="list-style-type: none"> <li>• A general industrial estate to the east of the town supporting a mixture of uses</li> <li>• Some properties old and dilapidated</li> <li>• Around 6 vacant premises</li> <li>• Poor strategic access</li> <li>• Locally, site is accessed through residential area</li> <li>• Expansion constrained by nearby housing</li> <li>• Parking is a problem along King Alfred Way</li> <li>• Few facilities nearby</li> </ul> |                               |
| 2C         | St Georges Business Park, Alstone Lane                               | B1/B2              | 0.53       | <b>55</b>                | <ul style="list-style-type: none"> <li>• Part of wider 1950s industrial development where local road access is average /poor</li> <li>• Strategic road access is adequate</li> <li>• Good parking</li> <li>• Close to rail and bus routes</li> <li>• Little room for expansion</li> </ul>  |                               |
| 28         | Lypiatt Street and Tivoli Walk (Groves Batteries and Printbox Works) | B1/B2              | 0.13       | <b>55</b>                | <ul style="list-style-type: none"> <li>• 2 adjacent sites south-west of Town Centre</li> <li>• Good quality buildings housing office and light industrial uses</li> <li>• Good access to public transport and local facilities</li> <li>• Parking / servicing very poor</li> <li>• No space for expansion</li> </ul>   |                               |
| 2E         | The Vineyards, Access off Gloucester Road                            | B1/B2              | 4.43       | <b>55</b>                | <ul style="list-style-type: none"> <li>• Part of wider 1950s industrial development</li> <li>• Local road access is better than much of the development (i.e. 2a/2b/2c/2d)</li> <li>• Good parking</li> <li>• Close to rail and bus routes</li> <li>• Little room for expansion</li> </ul>   |                               |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment  | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|---|-------------------------------|
| 2D         | Alstone Lane Trading Estate, Alstone Lane      | B1/B2              | 0.87       | <b>54</b>                | <ul style="list-style-type: none"> <li>• Part of wider 1950s industrial development where local road access is average /poor</li> <li>• Strategic road access is adequate</li> <li>• Good parking</li> <li>• Close to rail and bus routes</li> <li>• Little room for expansion</li> </ul>   |                               |
| 25         | Cromwell Road - Kohler Mira Ltd                | B2                 | 2.87       | <b>54</b>                | <ul style="list-style-type: none"> <li>• Located to the north-east of the town in a primarily residential area</li> <li>• Industrial and office accommodation of average quality and less than 50 years old</li> <li>• Good servicing and parking</li> <li>• Strategic and local road access is poor</li> <li>• Few facilities nearby</li> <li>• Little room for expansion</li> </ul> |                               |
| 31         | Swindon Road- Lyndon Design & Car dealers      | SG                 | 0.80       | <b>54</b>                | <ul style="list-style-type: none"> <li>• Two sites in the north-west of Cheltenham comprising Lyndon Design, Imperial Cars and Ebdons Car Sales</li> <li>• Average quality buildings / environment</li> <li>• Good local and strategic highway links</li> </ul>   |                               |
| 27         | Lansdown Crescent Lane                         | B1/B2              | 0.55       | <b>54</b>                | <ul style="list-style-type: none"> <li>• Site south-west of the Town Centre</li> <li>• 2 storey small businesses</li> <li>• Average quality buildings</li> <li>• No opportunity for expansion</li> <li>• Poor parking</li> <li>• Good public transport and workforce facilities nearby</li> </ul>   |                               |
| 62         | Ambrose Place and Clarence Street - JMS Motors | SG                 | 0.04       | <b>52</b>                | <ul style="list-style-type: none"> <li>• Garage in north-west of Town Centre</li> <li>• Good access to public transport and facilities for the workforce</li> <li>• Very constrained site so parking provision and servicing are very poor</li> </ul>   |                               |
| 72         | Bloomsbury Street/Market Street                | B1                 | 0.04       | <b>51</b>                | Redeveloped for housing   | <b>n/a</b>                    |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|--|-------------------------------|
| 18         | Leckhampton Industrial Estate.                                 | B2                 | 0.89       | 51                       | Redeveloped for housing  | n/a                           |
| 33         | Carlton Street and Hewlett Road                                | B1/B8              | 0.08       | 51                       | <ul style="list-style-type: none"> <li>• Two separate sites (one vacant) of average quality in a primarily residential area east of Town Centre</li> <li>• Parking and circulation are poor</li> <li>• Strategic access is poor</li> <li>• Local access is very poor</li> <li>• No expansion space</li> </ul>  |                               |
| 32         | Brunswick Street - RW Burt & Co Autobody Repairs, G & L Motors | B2/SG              | 0.13       | 51                       | <ul style="list-style-type: none"> <li>• Two separate sites of average quality in a primarily residential area north of Town Centre</li> <li>• Parking and circulation are acceptable</li> <li>• Strategic access is good / adequate</li> <li>• Local access is fair</li> <li>• No expansion space</li> </ul>  |                               |
| 39         | Grove Street and Burton Street                                 | B2/SG              | 0.43       | 50                       | <ul style="list-style-type: none"> <li>• Collection of back-street garages and small businesses to north-west of Town Centre including builders and light industrial users</li> <li>• Buildings of average quality</li> <li>• Parking and circulation poor</li> <li>• Local access very poor</li> <li>• Strategic access good / adequate</li> <li>• Public transport accessibility and local service provision good</li> </ul> |                               |
| 71         | Lower High Street - J R Laboratories                           | B2                 | 0.07       | 50                       | <ul style="list-style-type: none"> <li>• Located to the north-west of the Town Centre</li> <li>• Light industrial (optical manufacturing)</li> <li>• Low quality building with little space for expansion</li> <li>• Parking and circulation poor</li> <li>• Local access poor</li> <li>• Strategic access adequate</li> <li>• Public transport and local service provision good</li> </ul>                                    |                               |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|--|-------------------------------|
| 15B        | Naunton Park Industrial Estate                   | B1/B2/SG           | 0.30       | <b>48</b>                | <ul style="list-style-type: none"> <li>• Located to the south of town</li> <li>• Average quality</li> <li>• Parking and service provision poor</li> <li>• Constrained by residential development nearby</li> <li>• Poor strategic access</li> <li>• Adequate local access</li> <li>• Public transport and local facilities poor</li> </ul>   |                               |
| 63         | Stoneville Street and Gloucester Road            | B1/B2              | 0.40       | <b>48</b>                | Redeveloped for housing  | <b>n/a</b>                    |
| 16B        | Liddington Park & Trading Estate                 | B1/B2              | 2.59       | <b>48</b>                | <ul style="list-style-type: none"> <li>• Located to the south of town</li> <li>• Combination of modern office development and more traditional light industrial units</li> <li>• Properties of good /average quality</li> <li>• Poor parking and servicing</li> <li>• Few facilities nearby</li> <li>• Strategic access poor, local access average</li> <li>• Poor public transport</li> </ul>           |                               |
| 50         | Arle Court, Gloucester Road - Keltruck, Easy Mix | B2/SG              | 0.91       | <b>47</b>                | <ul style="list-style-type: none"> <li>• Located in the west close to J11 of the M5</li> <li>• Excellent strategic access but poor local access</li> <li>• Poor quality buildings</li> <li>• Average parking provision</li> <li>• No local facilities</li> <li>• Average public transport</li> </ul>   |                               |
| 46         | Milsom Street, Swindon Road and King Street      | B1/B2/SG           | 0.31       | <b>46</b>                | <ul style="list-style-type: none"> <li>• Conglomeration of office and industrial business premises to the north-west of the Town Centre</li> <li>• Strategic access is fair</li> <li>• Local access is poor</li> <li>• Public transport reasonable</li> <li>• Adequate parking</li> <li>• Poor quality accommodation</li> <li>• Workforce facilities nearby</li> <li>• No scope for expansion</li> </ul> |                               |

| Survey ref | Address  | Use Classification | Area (ha.) | 2007 Qualitative Scoring | Summary Assessment   | Eligible for Key Site Status? |
|------------|--|--------------------|------------|--------------------------|--|-------------------------------|
| 23         | Prestbury Road and Cleevemont Close                | B2/SG              | 2.48       | <b>46</b>                | <ul style="list-style-type: none"> <li>• Part vacant site</li> <li>• Poor strategic access</li> <li>• Likely to be advanced for mixed use development including employment</li> </ul>  |                               |
| 5          | Lansdown Industrial Estate, Gloucester Road        | B1/B2/B8           | 5.87       | <b>46</b>                | <ul style="list-style-type: none"> <li>• Located towards the west of the town adjacent to the main railway line</li> <li>• Over 35 businesses housed in average quality buildings</li> <li>• Strategic access is good</li> <li>• Local access is moderate</li> <li>• Public transport good</li> <li>• Parking provision is adequate</li> <li>• No scope for expansion</li> </ul> |                               |
| 17         | Crooks Industrial Estate                           | B1/B2              | 0.38       | <b>44</b>                | <ul style="list-style-type: none"> <li>• Located towards the south of the town</li> <li>• Houses a number of industrial uses in buildings of an average quality</li> <li>• Parking and servicing are poor</li> <li>• Strategic access is poor</li> <li>• Local road access is very poor</li> <li>• Expansion heavily constrained by surrounding residential area</li> </ul>      |                               |
| 2F         | Advanced Coated Products, Access via Gloucester Rd | B2                 | 1.14       | <b>44</b>                | <ul style="list-style-type: none"> <li>• Part of wider 1950s industrial development</li> <li>• Shares access with the Vineyards (2E)</li> <li>• Local road access is better than much of the development (i.e. 2a/2b/2c/2d)</li> <li>• Poor parking</li> <li>• Low quality building</li> <li>• Close to rail and bus routes</li> <li>• Little room for expansion</li> </ul>      |                               |
| 41         | Blacksmiths Lane, Prestbury                        | B2                 | 0.04       | <b>42</b>                | Redeveloped for housing  | <b>n/a</b>                    |
| 35         | Francis Street and Exmouth Street                  | B1/B2/SG           | 0.07       | <b>39</b>                | Redeveloped for housing  | <b>n/a</b>                    |

## 10 APPENDIX B – CHELTENHAM PLAN LOCAL GREEN SPACE SELECTION CRITERIA

The following guidance reflects the local interpretation of national guidance and national planning policy. It was created following the Issues and Options consultation and a review of best practice.

### **Educational Sites**

National guidance states that the space must be capable of enduring beyond the plan period. In order to address future needs for school places there may be a need to reconfigure the arrangement of school buildings and playing fields. The National Planning Policy Framework states that local planning authorities should give great weight to the need to create, expand or alter schools. Therefore, educational sites (grounds and playing fields) would not normally be suitable for designation.

### **Highway Land/Roadside Verges**

National guidance states that the space must be capable of enduring beyond the plan period. Land adjoining an existing highway is the subject of 'Permitted Development' rights, which could be used to bring forward development that may be contrary to a Local Green Space designation, but would not require planning permission to be granted. Highway land may also be utilised in bringing forward future highway/transport schemes. Therefore, highway land/roadside verges would not normally be suitable for designation.

Additional local issues also include the following.

### **Public Green Space**

The existing Cheltenham Borough Local Plan contains areas identified as Public Green Space (PGS). PGSs are owned and maintained by Cheltenham Borough Council. The Local Plan states that "It is important that proposed public green space is protected as well as appropriately funded and maintained, if it is to fulfil the function the Council intends." Therefore these sites would not usually gain any additional protections from LGS designation but all potential sites should be looked at based on their own merits.

### **Parish Council land**

As representatives of local communities Parish Councils will protect the open spaces within their ownership from development. Therefore designating such sites as Local Green Space will not provide any additional benefit. It is also important that Parish Council land remains adaptable so that it can best meet the changing requirements of the community that it serves.

### **Sites suitable for housing**

The nPPG states that "plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making." The Cheltenham Place must draw a balance between competing demands on land. Therefore sites identified as suitable options for housing development in the Issues and Options consultation (2015) would not normally be suitable for designation as LGS.



## Criteria for Local Green Space sites and prompts for how they could be met

Every proposed space must meet all the criteria 1-5.

| Criteria |   | Explanation of criteria / evidence prompts   |
|----------|---|--|
| 1.       | It will rarely be appropriate to designate spaces that are the subject of a planning permission for development.  | <p>Is the space the subject of a planning permission for development?</p> <p>Information on planning permissions is available from: <a href="https://www.cheltenham.gov.uk/info/42/planning/740/planningbuilding_control_applications">https://www.cheltenham.gov.uk/info/42/planning/740/planningbuilding_control_applications</a></p> <p>Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the planning permission or where planning permission is no longer capable of being implemented.</p>   |
| 2.       | It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development. | <p>Is the space allocated or does it have potential to be allocated in a Local or Neighbourhood Plan?</p> <p>Further information on the Cheltenham Plan is available from: <a href="https://www.cheltenham.gov.uk/info/46/planning_policy/1034/the_cheltenham_plan">https://www.cheltenham.gov.uk/info/46/planning_policy/1034/the_cheltenham_plan</a></p> <p>The designation of Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p> <p>The NPPG states that: Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.</p> <p>The space should be capable of enduring beyond the plan period.</p> |
| 3.       | The space must not be an extensive tract of land and must be local in character.  | <p>Designated spaces would normally be fairly contained with clearly defined edges.</p> <p>Why does the space or combination of adjoining spaces “feel” local in character and scale, in respect of the local community that the space serves?</p> <p>Is the proposed space larger than other areas of land in the vicinity? Is it contained with clearly defined edges?</p> <p>How does the space connect physically, visually and socially to the local area?</p>  |

|    |  |  |
|----|--|--|
|    |  | Blanket designation of open countryside adjacent to settlements is not appropriate.  |
| 4. | The space must be within close proximity to the community it serves. | The space would normally be within easy walking distance of the community it serves.<br><br>How close is the space to the community it serves?   |
| 5. | The space must be demonstrably special to the local community.       | Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special by meeting at least one of criterion 6-11.<br><br>Other relevant evidence:<br><br>Does the space have a friends group?<br><br>Is the proposal to designate supported by any of the following: <ul style="list-style-type: none"> <li>- A friends group</li> <li>- Local community groups</li> <li>- A parish plan etc.</li> <li>- The Town/Parish Council</li> <li>- The Ward member(s)</li> <li>- The MP</li> </ul> |

All spaces must meet at least one of the following criteria:

| Criteria |  | Explanation of criteria / evidence prompts   |
|----------|--|--|
| 6.       | The proposed space is of particular local significance because of its beauty.                | This relates to the visual attractiveness of the space, and its contribution to townscape, landscape, character and/or setting of the settlement, which would normally be expected to be significant.<br><br>How is the proposed space of particular local significance, in respect of its beauty?<br><br>Is the space covered by other landscape or townscape designations? (e.g. Area of Outstanding Natural Beauty or Conservation Area)<br><br>Does the space have a literature or art connection? |
| 7.       | The proposed space is of particular local significance because of its historic significance. | How is the proposed space of particular local significance, in respect of its historic significance?<br><br>Does the proposed space or elements of the space have local historical significance?<br><br>Are there any historic buildings or structures in the space? (e.g. listed building or scheduled monument)<br><br>Are there any important historic landscape features on the space? (e.g. veteran trees or old hedgerows)<br><br>Does the space have a historic literature or art               |

|     |  |  |
|-----|--|--|
|     |  | connection?  |
| 8.  | The proposed space is of particular local significance because of its recreational value.                      | <p>How is the proposed space of particular local significance, in respect of its recreational value?</p> <p>What variety of recreational activities does the space support? (e.g. the space is used for playing sport and for informal recreation)</p> <p>National guidance states that there is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.</p>  |
| 9.  | The proposed space is of particular local significance because of its tranquillity.                            | <p>How is the proposed space of particular local significance, in respect of its tranquillity?</p> <p>Green spaces may provide value to the local community in terms of providing an oasis of calm, perhaps in a busy town, or a space for quiet reflection. Why is the space considered to be tranquil?</p>   |
| 10. | The proposed space is of particular local significance because of its richness of wildlife.                    | <p>How is the proposed space of particular local significance, in respect of its richness of wildlife?</p> <p>Is the proposed space formally designated for its wildlife value? (e.g. is it a SSSI, SNCI or Local Nature Reserve).</p> <p>Are any important habitats or species found in the space?</p> <p>Does the proposed space support species of fauna or flora protected under the Wildlife &amp; Countryside Act 1981 (as amended); Countryside and Rights of Way Act 2000 or Habitat Regulations 2010; or species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment &amp; Rural Communities Act 2006 (Priority Species and Habitats)?</p> <p>Does the proposed space support irreplaceable habitats such as ancient semi-natural woodland and veteran trees?</p> <p>Does the proposed space function as part of a wildlife corridor or green infrastructure enabling the dispersal and favourable status of species of flora and fauna?</p> |
| 11. | The proposed space is of particular local significance because of another reason not covered by criteria 6-10. | <p>Are there any other reasons why the proposed space has a particular local significance for the local community?</p>   |

## 10 APPENDIX C – LOCAL GREEN SPACE SITE ASSESSMENT TABLE

| Map ref | Site               | Submitted by   | Area (ha) | Panel recommendation  | Rationale   |
|---------|--------------------|--|-----------|---|---|
| 1       | Leckhampton Fields | Leckhampton with Warden Hill Parish Council              | 46.11     | N/A   | Site is being discussed by JCS. LGS designation in Cheltenham Plan will be considered prior to next consultation.   |
| 2       | Westdown Gardens   | Fairview Community Association                           | 0.06      | Should not be designated  | The site has value as a green space and open area but does not meet the test of being demonstrably special to the community.  |
| 3       | Witcombe Place     | Fairview Community Association                           | 0.08      | Should not be designated  | The site has value as a green space and open area but does not meet the test of being demonstrably special to the community.  |
| 4       | Fairview Green     | Fairview Community Association                           | 0.16      | Site meets criteria but has strong existing protection          | Highly valued site owned and managed by CBC. It is similar to several other Public Green Space sites but not designated. Currently has strong protection due to use and ownership but is also very special. |
| 5       | Newcourt Green     | Charlton Kings Parish Council                            | 1.39      | Site meets criteria but has strong existing planning protection | The site is currently Public Green Space. It will remain so and would not gain much additional protection from Local Green Space designation but the site is highly valued.                                 |
| 6       | Hardwick Campus    | Elmsfield & Town Centre Neighbourhood Coordination Group | 0.78      | Should not be designated  | The site is locally valued but should not be Local Green Space because it is part of an educational site.   |

| Map ref | Site  | Submitted by            | Area (ha) | Panel recommendation  | Rationale  |
|---------|---|-------------------------|-----------|---|--|
| 7       | Pilgrove Way                                      | Hesters Way Partnership | 1.33      | Site does not meet criteria. It has strong existing planning protection – The site has subsequently been included in Preferred Options because it is likely to form part of a larger open space as part of JCS site and its significance will increase. | The site is currently Public Green Space and will remain so. The site is highly valued but the level of support in the submission mean that it falls slightly short of meeting the LGS criteria.                   |
| 8       | George Readings Park                              | Hesters Way Partnership | 1.75      | Should not be designated  | The site is currently Public Green Space. The submission for this site requests that extra bits of land should be added to the existing Local Green Space. This will be reviewed in Part 2 of the Cheltenham Plan. |
| 9       | Henley Road and Triscombe Way                     | Hesters Way Partnership | 1.28      | Site meets criteria but has strong existing planning protection   | The site is currently Public Green Space. It will remain so and would not gain much additional protection from Local Green Space designation but the site is highly valued.  |
| 10      | Christ College                                    | Hesters Way Partnership | 2.23      | Should not be designated  | The site does not meet the test of being demonstrably special to the community. It was also identified in the Issues and Options consultation as being a suitable for housing development.                         |
| 11      | Monkscroft School Field                           | Hesters Way Partnership | 1.39      | Should not be designated  | The site does not meet the test of being demonstrably special to the community. It was also identified in the Issues and Options consultation as being a suitable for housing development.                         |
| 12      | St Marks and Hesters Way Community Centre grounds | Hesters Way Partnership | 0.51      | Should be designated  | Local significance due to recreational value.  |

| Map ref | Site                                    | Submitted by                                       | Area (ha) | Panel recommendation  | Rationale   |
|---------|---|--|-----------|---|---|
| 13      | Lynworth Green                          | Oakley Regeneration Partnership                    | 0.42      | Should be designated  | Local significance due to recreational value and as a centre point for the area.  |
| 14      | Prior's Fields                          | Oakley   | 7.44      | Should not be designated  | The site was identified in the Issues and Options consultation as being a suitable for housing development. The reasons provided for the specialness of the site will be taken into account in any future masterplan. |
| 15      | Albemarle Orchard gardens               | Albemarle Orchard Garden Group                     | 0.1       | Should be designated  | Local significance due to recreational value and as a community space.  |
| 16      | Circa Green Link                        | St Paul's Neighbourhood Coordination Group         | 0.74      | Should not be designated  | Legal agreement connected to the adjacent development provides adequate protection.   |
| 17      | St Paul's Walk                          | St Paul's Neighbourhood Coordination Group         | 0.05      | Should not be designated  | Site was provided as part of the recent development. Planning constraints provide adequate protection.  |
| 18      | Prestbury Parish Council Playing Fields | Prestbury Parish Council                           | 2.88      | Should not be designated  | The site is owned by a Parish Council.  |
| 19      | Blacksmith's Lane Allotment Gardens     | Prestbury Parish Council                           | 3.87      | Should not be designated  | The site is owned by a Parish Council.  |
| 20      | Robson Memorial Field                   | Prestbury Parish Council                           | 0.58      | Should not be designated  | The site is owned by a Parish Council.  |
| 21      | Chargrove Open Space                    | Up Hatherley Parish Council                        | 1.93      | Site meets criteria but has strong existing planning protection | The site is currently Public Green Space. It will remain so and would not gain much additional protection from Local Green Space designation but the site is highly valued.   |
| 22      | Redthorne Way                           | Up Hatherley Parish Council                        | 1.42      | Site meets criteria but has strong existing planning protection | The site is currently Public Green Space. It will remain so and would not gain much additional protection from Local Green Space designation but the site is highly valued.   |
| 23      | A40 corridor                            | Benhall Residents Association / Cllr Nigel Britter | 1.25      | Should not be designated  | The land is adjacent to Highway and may be required for network improvements in the future.   |



| Map ref | Site                                | Submitted by   | Area (ha) | Panel recommendation  | Rationale   |
|---------|-------------------------------------|--|-----------|---|---|
| 24      | Colesbourne Road and Redgrove Park  | Cllr Nigel Britter   | 0.81      | Should be designated  | Local significance due to recreational value.   |
| 25      | Swindon Village Fields              | Swindon Parish Council   | 48.47     | N/A   | Site is being discussed by JCS. LGS designation in Cheltenham Plan will be considered prior to next consultation.   |
| 26      | Victoria Cricket Ground             | Fairview Community Association   | 2.76      | Should be designated  | Local significance due to recreational value.   |
| 27      | All Saints Allotments and Church    | Fairview Community Association   | 0.13      | Should not be designated  | The site has some value as a green space and open area but does not meet the test of being demonstrably special to the community.   |
| 28      | Holy Apostles Primary School Fields | Fairview Community Association   | 2.5       | Should not be designated  | The site should not be Local Green Space because it is part of an educational site.   |
| 29      | Holy Trinity School Fields          | Fairview Community Association   | 0.19      | Should not be designated  | The site should not be Local Green Space because it is part of an educational site.   |
| 30      | Ashley Close adjacent to number 16  | Individual Issues & Options responses  | 0.05      | Should not be designated  | The site has value as a green space and open area but does not meet the test of being demonstrably special to the community.  |
| 31      | Honeybourne Line                    | Leckhampton with Warden Hill Parish Council Issues and Options consultation response | 4.2       | Should not be designated  | The site is currently Public Green Space. It should remain so and would not benefit from Local Green Space designation.   |
| 32      | Caernarvon Park                     | Up Hatherley Parish Council  | 1.2       | Site meets criteria but has strong existing planning protection | The site is currently Public Green Space. It will remain so and would not gain much additional protection from Local Green Space designation but the site is highly valued. |
| 33      | Glenfall Way School site            | Individual Issues & Options responses  | 0.8       | Should not be designated  | The site should not be Local Green Space because it is part of an educational site.   |

| Map ref | Site         | Submitted by                        | Area (ha) | Panel recommendation     | Rationale  |
|---------|--------------|-------------------------------------|-----------|--------------------------|--|
| 34      | Reeves Field | Charlton Park Residents Association | 4.5       | Should not be designated | The site was identified in the Issues and Options consultation as being a suitable for housing development. The reasons provided for the specialness of the site will be taken into account in any potential housing allocation and planning application decision. |

DRAFT

## 10 APPENDIX D – URBAN CAPACITY 2016 UPDATE

### Urban Capacity sites known in 2013 with updates from 2016

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

Urban Capacity sites known in 2016

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

## 10 APPENDIX E – ALL HOUSING SITES

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

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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                  | Site Name                        | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                   | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|---------------------------|----------------------------------|---|--|-------------------------|-----------------|---|--|-------------------------|
| No   | S003     | CP002      | OUA14<br>OUA17<br>SELAA20 | Land at Hyde Farm (west section) | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt; possible land contamination;<br>Overcome constraints:                         | SALA found site to not be deliverable or developable | 64.11                   | 1,212           | Green Belt; possible land contamination | This is a greenfield site, not adjacent to the existing residential area, outside of urban area to the north of Cheltenham and within Green Belt. The site makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The northern boundary of the site is covered by a small part of Flood Zones 2 & 3 and a Cordon Sanitaire. . The site scores medium - low and high - medium in the JCS Landscape Sensitivity study.<br>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.<br>The SALA assesses the site as available for housing and economic uses. | R                       |
| No   | S003a    | CP003      | SUE01d                    | Land off Brockhampton Lane       | Main land use: Agriculture<br>Planning Status: N/A<br>Site Character: Urban edge / part developed<br>Greenfield/brownfield: Greenfield/brownfield<br>Critical constraints: Green Belt<br>Overcome constraints: To be removed from Green Belt in JCS | The site is too small to allocate                    | 0.7                     | 25              | Green Belt                              | A predominantly greenfield agricultural site, adjacent to Swindon Village and outside of the existing Principal Urban Area. The site borders residential development to the south and fields to the north which form one of the strategic allocations within the JCS.  | G                       |
| No   | S004     | CP004      | OUA15<br>OUA15d<br>OUA15e | Land at Hunting Butts (west)     | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 12.09                   | 229             | Green Belt                              | This is a sloping greenfield site, adjacent to residential, however outside of the urban area and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study.<br>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.<br>The SALA assesses the site as available for housing.  | R                       |



| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                   | Site Name   | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:          | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|----------------------------|---|---|--|-------------------------|-----------------|--------------------------------|---|-------------------------|
| No   | S005     | CP005      | OUA15<br>OUA15d<br>SELAA19 | Land at Hunting Butts (south), Swindon Lane             | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Topography<br>Overcome constraints:         | SALA found site to not be deliverable or developable | 8.30                    | 157             | Green Belt, Topography         | This is a part greenfield part brownfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low sensitivity in the JCS Landscape Sensitivity Study. The ridgeline on the site is of significant importance.<br>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.<br>The SALA assesses the site as available for housing and economic uses | R                       |
| No   | S006     | CP006      | OUA15e<br>OUA15<br>SELAA19 | Land at Hunting Butts (central) west of railway cutting | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Topography, Access<br>Overcome constraints: | SALA found site to not be deliverable or developable | 33.48                   | 633             | Green Belt, Topography, Access | This is a greenfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site slopes up to an important ridgeline and the Honeybourne Line runs through the site.<br>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.<br>The SALA assesses the site as available for housing and economic uses.   | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs      | Site Name                          | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:  | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|---------------|------------------------------------|---|--|-------------------------|-----------------|------------------------|---|-------------------------|
| No   | S007     | CP007      | OUA14 SELAA21 | Land at Hyde Farm (east section)   | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Flood Risk<br>Overcome constraints:                     | SALA found site to not be deliverable or developable | 49.11                   | 928             | Green Belt, Flood Risk | This is a greenfield site, not adjacent to residential area, outside of urban area. and within the Green Belt. The northern boundary of the site is covered by a small part of Flood Zones 2 & 3 and a Cordon Sanitaire. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study.<br>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.<br>The SALA assesses the site as available for housing and economic uses. | R                       |
| No   | S008     | CP008      | N/A           | Blooms Garden Centre, Evesham Road | Main land use: Garden centre<br>Planning Status: N/A<br>Site Character: Rural / developed (cross boundary site)<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt, Flood Risk<br>Overcome constraints: | SALA found site to not be deliverable or developable | 1.24                    | 31              | Green Belt, Flood Risk | This is a brownfield site outside of the urban area, between Cheltenham and Bishop's Cleeve. It is within the green belt and makes a significant contribution to the green belt (JCS Green Belt Review) Part of the site falls within Flood Zone 2&3. The site is currently in use as a Garden Centre. This is a cross boundary site with Tewkesbury Borough Council. Consideration of the site and any future redevelopment would need to take into account Tewkesbury Borough Council's SALA and the Tewkesbury Local Plan.<br>The site has good access to the majority of facilities by car, foot and bus, with the exception of access to car by A&E taking over 5 minutes and over 30 minutes by bus or foot. Access to a primary school or children's centre by bus or walking is fair ( 15 - 30 minutes) however access to A&E/MIU by bus or foot is poor at over 30 mins.<br>The SALA assesses the site as suitable, available and achievable for economic use.   | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                             | Site Name                                      | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints: | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|--------------------------------------|--|---|--|-------------------------|-----------------|-----------------------|--|-------------------------|
| No   | S009     | CP009      | OUA15<br>OUA15e<br>SELAA18           | Hunting Butts Farm, east of railway cutting    | Main land use: Fields / agriculture<br>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.<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints: | SALA found site to not be deliverable or developable | 5.01                    | 95              | Green Belt            | This is a greenfield / brownfield site, adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity study. The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, tking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes.<br>The SALA assesses the site as available for housing and economic uses.   | R                       |
| No   | S010     | CP010      | OUA15<br>OUA15a<br>OUA15e<br>SELAA19 | Land south of Hunting Butts Farm, Swindon Lane | Main land use: Fields / agriculture<br>Planning Status: 11/00257/OUT refused and appeal dismissed (2012)<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:  | SALA found site to not be deliverable or developable | 9.35                    | 177             | Green Belt            | This is a greenfield adjacent to residential, however outside of the urban area to the north of Cheltenham and within Green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores Medium - low in the JCS Lanscape Sensitivity Study.<br>A previous application (11/00257/OUT) and subsequent appeal on the site for 135 dwellings have both been refused (2011/2012). The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, tking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes.<br>The SALA assesses the site as available for housing and economic uses | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                   | Site Name                                     | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints: | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|----------------------------|---|---|--|-------------------------|-----------------|-----------------------|--|-------------------------|
| No   | S011     | CP011      | OUA15<br>OUA15c<br>SELAA49 | The Paddocks,<br>Swindon Lane                 | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:         | SALA found site to not be deliverable or developable | 1.79                    | 34              | Green Belt            | This is a brownfield site that includes a residential unit and garden, however it is outside of the urban area to the north of Cheltenham and within Green Belt. The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). Site slopes up to an important ridgeline. The site scores medium - low in the JCS Landscape Sensitivity Study.<br>The site has good access to the majority of service by car being under 5 minutes with the exception of access to a children's centre and A&E/MIU which takes longer at 5 - 15 minutes. Access from the site to facilities by bus/walking is fair, taking between 15 - 30 minutes with the exception of A&E which is poor at over 30 minutes.<br>The SALA assesses the site as available for housing and economic uses. | R                       |
| No   | S012     | CP012      | OUA15<br>SELAA18           | Land at Hunting Butts (east),<br>Evesham Road | Main land use: Race course overflow parking<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints: | SALA found site to not be deliverable or developable | 11.64                   | 220             | Green Belt            | This is a greenfield / brownfield site, currently in use as an overflow car park for the Racecourse. It is adjacent to residential area, however outside of the urban area to the north of Cheltenham and within Green Belt. Ridgeline on site is of significant importance, The site makes significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scores medium - low in the JCS Landscape Sensitivity Study.<br>The site has good access to the majority of services by car, bus and walking with access taking longer (15 - 30 minutes) to a children's centre and A&E/MIU by bus and walking and by car to A&E/MIU ( 5 - 15 minutes)<br>The SALA assesses the site as available for housing and economic uses.   | R                       |

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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                            | Site Name                                      | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints: | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|-------------------------------------|--|---|--|-------------------------|-----------------|-----------------------|--|-------------------------|
| No   | S014     | CP014      | SELAA08                             | Cheltenham Racecourse (south)                  | Main land use: Race course main car park and overflow<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints: | SALA found site to not be deliverable or developable | 6.13                    | 116             | Green Belt            | The site forms part of the racecourse and is predominantly used for car parking for racecourse/Centaur related activities and as a park and ride. The site is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review), albeit this is a brownfield site between an existing residential area to the south and east and the racecourse to the north.<br>The site has good access by all means to the majority of facilities with the exception of access to a children's centre and A&E/MIU by bus or foot which takes longer at between 15 - 30 minutes.<br>The SALA assesses the site as available, in part, for housing and economic uses. | R                       |
| No   | S015     | CP015      | OUA06<br>SELAA34                    | Land off New Barn Lane 1 (south of Racecourse) | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Access<br>Overcome constraints:                      | SALA found site to not be deliverable or developable | 1.42                    | 35              | Green Belt, Access    | This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the Green Belt and is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain.<br>The site has good access to the majority of facilities by car, bus or walking with the exception of car access to A&E/MIU which takes between 5 - 15 minutes with access to a supermarket, children's centre and A&E/MIU by bus or foot taking between 15 - 30 minutes.<br>The SALA assesses the site as available for housing.              | R                       |
| No   | S016     | CP016      | OUA6<br>OUA6a<br>SELAA31<br>SELAA34 | Land off New Barn Lane 2 (south of Racecourse) | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Access<br>Overcome constraints:                      | SALA found site to not be deliverable or developable | 0.51                    | 13              | Green Belt, Access    | This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the Green Belt and is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain.<br>The site has good access to the majority of facilities by car, bus or walking with the exception of car access to A&E/MIU which takes between 5 - 15 minutes with access to a supermarket, children's centre and A&E/MIU by bus or foot taking between 15 - 30 minutes.<br>The SALA assesses the site as available for housing.              | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                              | Site Name   | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:         | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|---------------------------------------|---|--|--|-------------------------|-----------------|-------------------------------|--|-------------------------|
| No   | S017     | CP017      | OUA06<br>OUA06b<br>SELAA30<br>SELAA34 | Land off New Barn Lane 3 (south of Racecourse)    | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:                   | SALA found site to not be deliverable or developable | 2.08                    | 52              | Green Belt                    | This is a greenfield site to the north of Cheltenham and is in between residential properties to the south and the racecourse to the north. The site is within the Green Belt and is assessed as making a significant contribution towards Green Belt purposes (JCS Green Belt Review). Access to the site may be difficult to obtain.<br>The site has good access to the majority of facilities by car, bus or walking with the exception of car access to A&E/MIU which takes between 5 - 15 minutes with access to a supermarket, children's centre and A&E/MIU by bus or foot taking between 15 - 30 minutes. The SALA assesses the site as available for housing.   | R                       |
| No   | S018     | CP018      | OUA13<br>SELAA35                      | Land east of Cheltenham Racecourse 1, Lake Street | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt; Conservation area<br>Overcome constraints: | SALA found site to not be deliverable or developable | 5.45                    | 136             | Green Belt; Conservation area | This is a greenfield site, the southern part of which is used informally as an area of open space. The site is within the Green Belt and makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scored high-medium sensitivity in the draft JCS Landscape Appraisal. The site is adjacent to residential development to the east and south and the racecourse to the west, however it is outside of the urban area. Access to the site may be difficult to obtain.<br>The site has good access to the majority of facilities by car, bus and foot with the exception of access to A&E/MIU by car which takes between 5 - 15 minutes and access to a supermarket, children's centre, A&E/MIU and a fitness centre by bus or walking all take between 15 - 30 minutes.<br>The SALA assesses the site as available for housing and economic uses. | R                       |



| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs                   | Site Name                                       | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints: | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|----------------------------|---|--|--|-------------------------|-----------------|-----------------------|---|-------------------------|
| No   | S019     | CP019      | OUA13<br>OUA13a<br>SELAA35 | Land east of Cheltenham Racecourse 2, Park Lane | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:              | SALA found site to not be deliverable or developable | 1.24                    | 15              | Green Belt            | This is a greenfield site within the Green Belt. The site is adjacent to residential development to the north and east and the racecourse to the west, however it is outside of the urban area. The site makes a significant contribution towards Green Belt purposes (JCS Green Belt Review). The site scored high-medium sensitivity in the draft JCS Landscape Appraisal. Access to site may be difficult to obtain. The site has good car access to all facilities with the exception of A&E/MIU which takes between 5 -15 minutes. Access by bus or walking is fair, taking between 15 - 30 minutes to access a supermarket, primary and secondary schools, a children's centre and a fitness centre. Access by bus or foot to A&E/MIU is poor, taking over 30 minutes. The SALA assesses the site as available for housing and economic uses. | R                       |
| No   | S020     | CP020      | SELAA36                    | Land north of Cheltenham Racecourse             | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Access<br>Overcome constraints:      | SALA found site to not be deliverable or developable | 19.15                   | 362             | Green Belt, Access    | This is a greenfield site within Green Belt. The site is outside of urban area and lies immediately to the north of the racecourse. The site scored High - Medium/Medium sensitivity in the draft JCS Landscape Appraisal. The site has good access by car to the majority of services except A&E/MIU which takes over 5 minutes. Access to facilities by bus or walking is fair, with access to the majority of facilities taking between 15 - 30 minutes. Access to A&E/MIU by bus or foot is poor taking over 30 minutes. The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.  | R                       |
| No   | S021     | CP021      | SELAA42                    | Land between Cheltenham Racecourse and B4632    | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield / Brownfield<br>Critical constraints: Green Belt<br>Overcome constraints: | SALA found site to not be deliverable or developable | 27.70                   | 523             | Green Belt            | This is a greenfield / brownfield site which is outside of the urban area to the north of Prestbury and within the Green Belt. The site is primarily used as agricultural land however there are also residential units towards the eastern part of the site. The site has good access by car to the majority of services except A&E/MIU which takes over 5 minutes. Access to facilities by bus or walking is fair, with access to the majority of facilities taking between 15 - 30 minutes. Access to A&E/MIU by bus or foot is poor taking over 30 minutes. The SALA assesses the site as not being suitable, available or achievable for housing or economic uses.   | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs         | Site Name                           | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:  | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|------------------|-------------------------------------|--|--|-------------------------|-----------------|--|---|-------------------------|
| No   | S022     | CP022      | OUA05<br>SELAA41 | Land at Prestbury                   | Main land use: Fields / agriculture<br>Planning Status: N/A<br>Site Character: Rural / open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt, Heritage; possible land contamination;<br>Overcome constraints:  | SALA found site to not be deliverable or developable | 12.58                   | 200             | Green Belt, Heritage; possible land contamination;   | This is a greenfield site which slopes north to south across the centre of the site. The site is within the Green Belt which makes significant contribution towards Green Belt purposes (JCS Green Belt Review). Adjacent to, but outside of the urban area. The site is bordered to the north, south and west by residential development of Prestbury. Part of site is prominent from escarpment. Site is an important setting to the AONB. Potential access issues.<br>The site has good accessibility to the majority of facilities with the exception of A&E/MIU by car which takes over 5 minutes and access to a supermarket, children's centre, A&E/MIU and a fitness facility by bus or walking is fair taking between 15 - 30 minutes.<br>The SALA assesses the site as available for housing.   | R                       |
| Mixed use                                      | S023     | CP023      | OUA11<br>SELAA38 | Priors Farm Fields (Land at Oakley) | Main land use: Fields / playing fields<br>Planning Status: Note projects on the go in the Priors Farm/Cem&Crem area. Flood catchment scheme and crem extention being investigated<br>Site Character: Urban edge / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding<br>Overcome constraints: Whaddon Brook Scheme and supporting flood alleviation measures, establish council's corporate needs and requirements | Significant sustainability issues (landscape)        | 5.00                    | 25              | Public Green Space; suggested Local Green Space; Heritage; Access; competing uses; landscape; flooding | This is a greenfield site which sits adjacent to a residential area but outside of the existing Principal Urban Area. The western part of the site is a designated Public Green Space including playing pitches and a play area and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. The eastern part of the site has an important role in the setting of the AONB.<br>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.<br>The playing pitches have been identified as having poor drainage which has prohibited use, redevelopment of the site could allow for more appropriate reprovion elsewhere.<br>The SALA assesses the site as suitable, available and achievable for housing within 6 - 15 years. | G                       |

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

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

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

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



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



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

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

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

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

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

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



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



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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs           | Site Name   | Site summary  | Reason for exclusion from Preferred Options                                    | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                          | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|--------------------|---|---|--|-------------------------|-----------------|--|--|-------------------------|
| Housing  | S059     | CP052      | NRU08<br>SELAA44   | Springbank Shopping Centre                            | Main land use: Vacant Shopping Centre<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Site is a Neighbourhood Centre; land ownership<br>Overcome constraints: Meaningful negotiation between the two land owners   |  | 0.51                    | 36              | Site is a Neighbourhood Centre; land ownership | This is a brownfield site within the urban area, surrounded by existing residential development. It was previously in use as a Neighbourhood Shopping centre, however all bar one unit has been vacant for a number of years. The site remains designated as a Neighbourhood centre within the existing Local Plan.<br>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.<br>The site has had previous and current pre-application discussions relating to the redevelopment of the site for residential purposes.<br>The SALA assesses the site as suitable, available and achievable for housing or economic use within 11 - 15 years. | G                       |
| No   | S060     | CP053      | VDL&B03<br>SELAA01 | Land adjacent to former Goat and Bicycle Public House | Main land use: Vacant Land / Brownfield<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Possible land contamination; Establish owner<br>Overcome constraints: site may be contaminated but is vacant. Future remediation could enable housing or employment. | SALA found site to not be deliverable or developable                           | 0.43                    | 18              | Possible land contamination; Establish owner   | This is a flat, vacant plot of land within predominantly residential area, within the urban area. It is adjacent to a plot of land that has received permission for residential. There is an electricity substation and public open space to the north of the site.<br>The site has good access to all facilities except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.<br>The SALA assesses the site as suitable for housing or economic uses.  | R                       |
| Mixed use                                      | S061     | CP054      | NRU09              | Land and buildings at Coronation Square               | Main land use: Car park / Shopping area<br>Planning Status: Various small scale<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Land ownership<br>Overcome constraints: Developable area restricted  | Site has mixed ownership but could come forward as a mixed regeneration scheme | 0.40                    | 17              | Land ownership                                 | This is a flat site within the urban area. Existing retail facilities are designated as a District Centre but are largely underused according to the Retail and Leisure Study. Opportunity for comprehensive redevelopment by including area of green space and improve transport circulation. Retail and Leisure Study recommends encouraging mixed use redevelopment of wider area to include residential and address potential loss of existing uses.<br>The site is an accessible location with good access to all services except A&E which has poor access by bus and walking.<br>The SALA assesses the site as suitable and available, in part, for both housing and economic use.  | A                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs       | Site Name                                   | Site summary  | Reason for exclusion from Preferred Options                                    | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                                    | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|----------------|---|---|--|-------------------------|-----------------|--|---|-------------------------|
| No   | S062     | CP055      | SPS04          | Community Centre & Scout Hut, Brooklyn Road | Main land use: Scout Hut<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: suggested local green space<br>Overcome constraints:  | SALA found site to not be deliverable or developable                           | 0.90                    | 28              | suggested local green space                              | This is a flat site, currently in use as a community centre and scout hut, within a predominantly residential area. The site has also been submitted for consideration as a Local Green Space site.<br>The site has good access to all facilities, except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.<br>The SALA assesses the site as suitable for residential and economic uses.   | R                       |
| No   | S063     | CP056      | N/A            | Rowanfield Exchange. Devon Avenue           | Main land use: Employment / residential<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Site is a Neighbourhood Centre<br>Overcome constraints: Redevelopment currently on garages not retail element  | No net gain expected. Site is unlikely to come forward within the plan period. | 0.37                    | 17              | Site is a Neighbourhood Centre                           | This is a brownfield site within the urban area. This site includes a neighbourhood centre, residential and associated garages. Cheltenham Borough Homes is expected to submit an application for the redevelopment of the garages on site. Any future redevelopment of the remainder of the site would not necessarily result in a net gain but could improve the existing stock.<br>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.<br>The SALA assesses the site as suitable, available and achievable for housing within 5 years and suitable for economic use. | G                       |
| Housing  | S064     | CP057      | NRU21b SELAA10 | Christ College Site B                       | Main land use: unused Playing field<br>Planning Status: 13/00911/OUT & 14/01317/REM. Development has yet to commence.<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Possible land contamination; suggested local green space<br>Overcome constraints: Justify loss of playing field - likely remediation |  | 2.11                    | 70              | Possible land contamination; suggested local green space | This is a greenfield site, previously used as school playing pitches within the urban area. The site has good access to all facilities except A&E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.<br>The SALA assesses the site as suitable, available and achievable for housing within 5 years and suitable for economic uses.   | G                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name                           | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:   | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|----------|-------------------------------------|--|--|-------------------------|-----------------|---|--|-------------------------|
| No   | S065     | CP058      | DB01     | Outer West, Land at Tewkesbury Road | <p>Main land use: Industry<br/>                     Planning Status: Development brief adopted Sept 2000<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Heritage, Flood Risk, Possible land contamination, HSE blast zone<br/>                     Overcome constraints:</p> | SALA found site to not be deliverable or developable | 11.35                   | 358             | Heritage, Flood Risk, Possible land contamination, HSE blast zone | <p>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.</p> <p>The site has good access to all facilities, except A&amp;E/MIU by bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.</p> <p>The SALA assesses the site as suitable for economic uses.</p> | R                       |
| No   | S066     | CP059      | SELAA47  | The Folley, Gardner's Lane          | <p>Main land use: Sports Ground<br/>                     Planning Status: N/A<br/>                     Site Character: Urban / undeveloped<br/>                     Greenfield/brownfield: Greenfield<br/>                     Critical constraints: N/A<br/>                     Overcome constraints: N/A</p>  | SALA found site to not be deliverable or developable | 6.25                    | 197             | N/A   | <p>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.</p> <p>The site has good access to all facilities except A&amp;E/MIU by car, bus and walking, being within a 5 minute drive and under 15 minutes by bus or walking.</p> <p>The SALA assesses the site as suitable for housing and economic uses.</p>   | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs     | Site Name   | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:  | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|--------------|---|--|--|-------------------------|-----------------|--|---|-------------------------|
| No   | S067     | CP060      | HA06 SELAA09 | Cheltenham Spa Railway Station                                    | <p>Main land use: Railway Station / Car Park<br/>                     Planning Status: Existing Local Plan allocation &amp; Dev Brief<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Possible land contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station).<br/>                     Overcome constraints: Parking assessment; detailed assessment of access arrangements.</p> | SALA found site to not be deliverable or developable | 3.34                    | 105             | Possible land contamination; Access and loss of parking; site configuration; health and well being of future occupants (proximity to station). | <p>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&amp;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.</p>              | G                       |
| Housing  | S068     | CP061      | HA01         | Land at Lansdown Road (Gloucestershire Constabulary Headquarters) | <p>Main land use: Police Headquarters<br/>                     Planning Status: Existing Local Plan allocation, pre-app discussions taken place<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Heritage; viability<br/>                     Overcome constraints: Inclusive design and effective negotiation</p>   |  | 1.06                    | 45              | Heritage; viability  | <p>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&amp;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.</p> | G                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs         | Site Name                   | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:  | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|------------------|-----------------------------|---|--|-------------------------|-----------------|--|--|-------------------------|
| No   | S069     | CP062      | NRU11            | Commercial Street Car Park  | Main land use: Car park<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A   | SALA found site to not be deliverable or developable | 0.08                    | 8               | N/A  | This is a flat previously developed site, currently in use as a car park that supports the adjacent District Centre. The site is within a predominantly residential area within the urban area and is situated within the Central Conservation Area.<br>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)<br>The SALA assesses the site as suitable for housing and economic uses.   | R                       |
| Housing  | S070     | CP063      | NRU23<br>SELAA24 | Reeves Field, Old Bath Road | Main land use: Sports Ground<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Loss of playing pitches and key views to scarp<br>Overcome constraints: Justify loss of pitches and assess landscape and heritage impacts.  |  | 4.52                    | 40              | Loss of playing pitches and key views to scarp   | This is a flat, greenfield site within the urban area. The site is owned by Cheltenham College and has been used as private sports pitches by the College and is now being promoted for development. Development of the site would need to consider its location within the Central Conservation Area and the identified key views to the scarp across the site, which limit the potentially developable area. The potential loss of sport pitches would need to be justified. The area is predominantly residential, with public green space to the north and East Gloucestershire sports club to the south. The site is in an accessible location with good access to the majority of services with the exception of going by bus or walking to a primary school which takes between 15 and 30 minutes and and by all means to a secondary school.<br>The SALA assesses the site as suitable, available and achievable for housing within 6 - 15 years and suitable for economic uses. | G                       |
| No   | S071     | CP064      | NRU04            | King Alfred Way 1 & 2       | Main land use: Industry<br>Planning Status: 14/01125/FUL for 86 dwellings - refused permission.<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Possible land contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land)<br>Overcome constraints: Suitable relocation of employment provision within the borough |  | 1.71                    | 86              | Possible land contamination, Historic landfill; Viability; emerging Chelt Plan policy (safeguarding employment land) | Flat brownfield site containing a mix of occupied and vacant buildings, in an established industrial site in an otherwise residential area, within the urban area.<br>The site has land contamination issues and given the current use is accepted, further enhancement of employment use is acceptable and it's loss would need to be justified.<br>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.<br>The SALA assesses the site as suitable, available and achievable for housing, within 6 - 10 years, and suitable, available and achievable for economic uses.   | G                       |



| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name                         | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                   | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|----------|-----------------------------------|---|--|-------------------------|-----------------|---|--|-------------------------|
| No   | S072     | CP065      | SELAA46  | St Edwards Car Park, London Road  | Main land use: Car Park<br>Planning Status: N/A<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: N/A<br>Overcome constraints: N/A   | SALA found site to not be deliverable or developable | 0.14                    | 6               | N/A                                     | This is a flat brownfield site within urban area, currently used as a public car park which supports the local neighbourhood centre. The site is in an accessible location with good access to all facilities by car (under 5 minutes) and by bus and walking (under 15 minutes) The SALA assesses the site as suitable for housing and economic uses.   | R                       |
| No   | S073     | CP066      | SPS10    | Ellerslie Care Home, Albert Road  | Main land use: Residential<br>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<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Heritage<br>Overcome constraints: | Site has planning permission: 13/01861/FUL           | 0.6                     | 14              | Heritage                                | This is a flat, developed, site is within a predominantly residential area and adjacent to Pittville Park and within the Central Conservation area. The site was previously used as a Care Home and planning permission has been granted for the conversion of the existing building and associated stable block to provide 14 residential units. Should the planning permission not be implemented then this site could be reconsidered. See also site S098, Land adjacent to Ellerslie which has been submitted as a separate site. The site is in an accessible location with the majority of facilities being within 5 minutes by car, except for A&E/MIU which is between 5 - 15 minutes. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to a supermarket, children's centre and A&E/MIU is fair, being 15 - 30 minutes. The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and suitable for economic uses. | G                       |
| Mixed use                                      | S074     | CP067      | IC01     | Prestbury Road / Windsor Street 1 | Main land use: Commercial / industry<br>Planning Status: Informal guidance note 2008<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk, Possible land contamination<br>Overcome constraints:  | Part of larger mixed use site with S123              | 0.70                    | 29              | Flood Risk, Possible land contamination | This is a flat brownfield site in a predominantly residential area within the urban area. There is existing employment/commercial use on site and an informal concept statement identifies the potential for mixed housing and employment use. There are neighbouring locally listed properties and listed buildings, a culvert runs through site and there is the potential for contaminated land. The site is partially within Flood Zones 2 and 3. The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes. The SALA assesses the site as suitable for housing and economic uses  | R                       |



| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name                         | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                    | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|----------|-----------------------------------|---|--|-------------------------|-----------------|--|---|-------------------------|
| No   | S075     | CP068      | IC01     | Prestbury Road / Windsor Street 2 | Main land use: Commercial / industry<br>Planning Status: Informal guidance note 2008<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk; possible land contamination;<br>Overcome constraints: | SALA found site to not be deliverable or developable | 0.16                    | 7               | Flood Risk; possible land contamination; | This is a flat brownfield site in predominantly residential area within the urban area. There is existing employment/commercial use on the site and an informal concept statement identifies the potential for mixed housing and employment use. There are neighbouring locally listed properties and listed buildings, there is potential for contaminated land. The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes. The SALA assesses the site as suitable for housing and economic uses.  | R                       |
| No   | S076     | CP069      | AHO07    | Cakebridge Place                  | Main land use: Residential<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 0.55                    | 16              | Flood Risk                               | The site is a flat, developed, site within the urban area containing pre-fabricated bungalows. The surrounding area is predominantly residential with commercial/employment uses to the west and Cheltenham Town Football Club to the south east. The site falls within Flood Zones 2 & 3. The site is subject to a 'land swap' with the Football Club car park which will allow for the development of residential development outside of the flood risk area. The redevelopment on land at Whaddon Road would provide a total of 16 houses which would provide a net gain of 7. Redevelopment of this site would be as a car park use for the Football Club. See site <a href="#">CP105</a><br>The site has good accessibility to a range of facilities by car (under 5 minutes), bus or walking (under 15 minutes) with the exception of access to A&E/MIU by bus or walking which is between 15 - 30 minutes.<br><b>The SALA assesses the site as not suitable, available and achievable for housing or economic uses</b> | R                       |

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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs        | Site Name                         | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:   | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|-----------------|-----------------------------------|---|--|-------------------------|-----------------|---|--|-------------------------|
| No   | S080     | CP073      | VDL&B01 SELAA52 | Axiom, 57 Winchcombe Street       | <p>Main land use: Vacant Building (Community Arts and Music venue)<br/>                     Planning Status: 15/02268/FUL Partial demolition and mixed-use conversion to 11 apartment and commercial/ retail units of 57-59 Winchcombe Street- Pending consideration<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Heritage - Locally listed building; Access (visibility) is likely to restrict the number of dwellings on site; Renovation works required as roof and other parts of the building are in a bad state of repair, this might impact viability.<br/>                     Overcome constraints: Provide detailed design proposals for building and access arrangements; Investiage opportunities to improve viability of site.</p> | Site has planning permission: 15/02268/FUL           | 0.07                    | 11              | Heritage - Locally listed building; Access (visibility) is likely to restrict the number of dwellings on site; Renovation works required as roof and other parts of the building are in a bad state of repair, this might impact viability. | <p>The is a flat, vacant/derelict, town centre site, previously in use as a Community Arts and Music venue. The site is within the Central Conservation Area and Core Commercial Area and is surrounded by a mix of retail, restaurant, employment and residential uses. The site is adjacent to the former Baylis, Haines and Stragne redevelopment site and near to the Former Odeon redevelopment. So redevelopment of this site has the potential to form part of wider redevelopment of area. There have been numerous change of use applications relating to the site and a pre-planning application in 2007. The site has recently been purchased.<br/>                     The site is in an accessible location with good access to all services within a 5 minute drive or under 15 minute bus trip or walk.<br/>                     The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and economic uses.</p> | G                       |
| No   | S081     | CP074      | NLUD01          | Rodney Road Car Park, Rodney Road | <p>Main land use: Car Park<br/>                     Planning Status: N/A<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Flood Risk<br/>                     Overcome constraints:</p>   | SALA found site to not be deliverable or developable | 0.25                    | 22              | Flood Risk  | <p>It is a flat brownfield site currently being used as a town centre car park that is surrounding by a mix of uses. The site is situated within the Core Commercial Area, Central Conservation Area, as defined within the adopted Local Plan, and Flood Zones 2 and 3. The site is in an accessible location with good access (within 5 mins) to all services by car and between 5 and 20 by bus or walking.<br/>                     The SALA assesses the site as suitable for housing and economic uses.</p>  | R                       |

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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs         | Site Name                                | Site summary   | Reason for exclusion from Preferred Options   | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:     | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|------------------|--|--|---|-------------------------|-----------------|---------------------------|---|-------------------------|
| Housing  | S085     | CP078      | NRU01<br>SELAA43 | Rivershill House, St Georges Road        | <p>Main land use: Vacant Office Building<br/>                     Planning Status: 13/02192/P3JPA - Prior approval application. A planning application (15/00451/FUL) for the erection of apartment building to comprise 45 dwellings and associated semi-basement car parking, access and landscaping following demolition and clearance of the existing building 'Rivershill House' has been submitted and is pending consideration.<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Central conservation area<br/>                     Overcome constraints:</p> | Employment but planning permission for housing has been granted but it is pending a legal agreement | 0.42                    | 44              | Central conservation area | <p>Flat site with vacant office building in a central urban location, predominantly surrounded by residential. The building had been unsuccessfully marketed for employment purposes and a Prior approval application has been submitted for residential use. A planning application (15/00451/FUL) for the erection of apartment building to comprise 45 dwellings and associated semi-basement car parking, access and landscaping following demolition and clearance of the existing building 'Rivershill House' has been submitted and is pending consideration.<br/>                     The site is within the Core Commercial Area and Central Conservation Area.<br/>                     The site is in an accessible location with good access to the majority of services, the exception being bus/walking access to A&amp;E which is between 15 and 30 minutes.<br/>                     Redevelopment for residential will result in the loss of an employment site.<br/>                     Should the Prior Approval not be implemented the site could be reconsidered.<br/>                     The SALA assesses the site as suitable, available and achievable for housing, within 5 years, and economic uses.</p> | G                       |
| No   | S086     | CP079      | NRU02            | Elim Pentecostal Church, St Georges Road | <p>Main land use: Church<br/>                     Planning Status: Part of the site has been granted permission (13/00112/FUL) for a proposed office block.<br/>                     Elim Church has been granted permission for an extension (14/00256/FUL)<br/>                     Site Character: Urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Loss of community use<br/>                     Overcome constraints:</p>   | SALA found site to not be deliverable or developable  | 0.20                    | 9               | Loss of community use     | <p>This site is no longer being promoted through the SALA.<br/>                     Part of the site is currently in use as a religious facility and associated office, with an element of derelict land which has the benefit of planning permission for an office block (13/00112/FUL) and is currently being marketed for sale. The existing Church has planning permission for an extension (14/00256/FUL).<br/>                     The site is within the Core Commercial area and Central Conservation Area. Site is adjacent to Public Green Space as defined in the adopted Local Plan.<br/>                     The site is in an accessible location with good access to all services except for A&amp;E which is over 5 minutes by car and between 15 and 30 by bus or walking.<br/>                     The SALA assesses the site as suitable for housing and economic uses.</p>  | R                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs      | Site Name                         | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                   | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|---------------|-----------------------------------|--|--|-------------------------|-----------------|---|--|-------------------------|
| No   | S087     | CP080      | SPS06 SELAA16 | Land adjoining Great Western Road | Main land use: Open land<br>Planning Status: N/A<br>Site Character: Urban / open<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Flood Risk, Possible land contamination<br>Overcome constraints:  | SALA found site to not be deliverable or developable | 0.12                    | 6               | Flood Risk, Possible land contamination | Site is flat and within Flood Zones 2 and 3. The land is potentially contaminated as a result of previous use as a petrol station, loss of open space.<br>The site is in an accessible location with good access to all services by car and between 5 and 25 by bus or walking.<br>The SALA assesses the site as not available, suitable or achievable.  | R                       |
| No   | S088     | CP081      | SPS09 SELAA07 | Land at Chester Walk Car Park     | Main land use: Car Park<br>Planning Status: Various - combined with site S089 - 09/00044/FUL   (Land Behind 232-242 High Street and Adjacent To St Mary's Church)<br>New build mixed use complex comprising 12 office units - total 1103m2, 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL)<br>Also 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4 - residential scheme for between 13 and 24 dwellings - refused<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Possible land contamination;<br>Overcome constraints: | Site is too small to allocate                        | 0.15                    | 14              | Possible land contamination;            | This is a flat site in town centre, currently used as a car park, the adjacent car park site has been incorporated within previous planning applications relating to redevelopment of the site. There have been a number of applications on this, and adjacent site, 09/00044/FUL, 05/01170/DEEM4, 07/01126/FUL, 08/00158/DEEM4. One reason for refusal has been the low density that have been proposed.<br>The site is surrounded by a mix of uses including, residential, retail, church and library. the site is within Core Commercial Area and Central Conservation Area and adjacent to the listed St Mary's Church.<br>The site is in an accessible location with good access to the majority of services with the exception of a children's centre and A&E which take between 15 and 30 minutes to walk or travel by bus to.<br>The SALA assesses the site as suitable, available and achievable for housing within 11 - 15 years and suitable for economic uses. | G                       |
| No   | S089     | CP082      | SELAA07       | Rear of High Street Car Park      | Main land use: Car Park<br>Planning Status: Combined with site S088 - 09/00044/FUL   (Land Behind 232-242 High Street and Adjacent To St Mary's Church)<br>New build mixed use complex comprising 12 office units - total 1103m2, 10 residential apartments, 1 cafe and 40 parking spaces (Revised application following refusal of 07/01126/FUL) - refused<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Possible land contamination;<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 0.19                    | 17              | Possible land contamination;            | Flat site in town centre, currently used as a car park. Site is within Core Commercial Area, Central Conservation Area and partly within Central Shopping Area as defined within the adopted Local Plan. The site is in an accessible location with good access to all services by car and between 5 and 15 by bus or walking.<br>The SALA assesses the site as suitable for housing and economic uses.  | R                       |



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



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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name        | Site summary   | Reason for exclusion from Preferred Options | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints: | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|----------|------------------|--|---|-------------------------|-----------------|-----------------------|--|-------------------------|
| No   |          |            | NRU14    | Pittville Campus | <p>Main land use: Education<br/>                     Planning Status: 14/01928/FUL - Student village, including 603 student bedrooms and refurbished media centre and associated uses (gross)<br/>                     Site Character: Urban /developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: N/A<br/>                     Overcome constraints: N/A</p> | Site has planning permission: 14/01928/FUL  | 2.8                     | 71              | N/A                   | <p>Pittville Campus is located approximately one mile to the north east of the town centre within a predominantly residential area. The site has been used for educational purposes since the 1960s and up until 2011, when all teaching ceased at the Pittville Campus. The site has two principal street frontages facing Albert Road and New Barn Lane with the playing fields and school grounds of Pittville School forming the south and east boundaries. The surrounding area is predominantly residential and domestic in nature and scale with the exception of several blocks of three and four storey apartments on Albert Road.</p> <p>The Central Conservation Area (Pittville Character Appraisal Area) runs along the southern boundary of the site and the grade 1 listed Pittville Pump Rooms is located within metres of the site. The neighbouring Pittville School is also included in the Index of Buildings of Local Importance.</p> <p>A recent application (14/01928/FUL) proposes the erection of a student village incorporating 603 new-build student bedrooms, the refurbishment of the existing media centre and the provision of a mixed use games area. In addition, the proposal involves the demolition of existing teaching facilities, 23 existing rooms and the retention and refurbishment of 191 existing student rooms. The Officer's report recommended refusal however the planning committee chose to defer their decision.</p> <p>The national planning practice guidance supports the Council to allow this type of development to contribute towards Cheltenham's housing supply, based on the amount of accommodation it releases in the housing market. Further information and justification is required to establish the number of houses this is likely to release back to the housing market.</p> <p>It could therefore be argued that the proposed development of 580 net student bedrooms could go towards meeting the Council's 5 year housing land supply (although not subject to an affordable housing requirement). However, students tend to live in shared accommodation and therefore the number of dwellings which could be offset would be significantly less than the 580 bedrooms proposed. Further, the proposed development does not specifically relate to the provision of market housing and</p> | G                       |
|  | S096     | CP089      |          |                  |  |   |                         |                 |                       |  |                         |

| Preferred Housing site or mixed use allocation | Site Ref   | CP I&O Ref          | Old Refs   | Site Name                                 | Site summary  | Reason for exclusion from Preferred Options  | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:   | I&O site proforma summary   | Issues & Options status |
|--|--|---------------------|--|---|---|--|-------------------------|-----------------|---|---|-------------------------|
| Part of site Housing                           | S097 (formerly S032, S033, S034, S035, S036, S037, S038) | JCS Site allocation | SUE02<br>SUE02a<br>SUE02b<br>SUE02c<br>SUE02d<br>SUE02e<br>SELAA32 | Land at Leckhampton, off Shurdington Road | Main land use: Fields / agriculture / allotments / residential<br>Planning Status: Submission JCS Strategic Allocation (2014), 13/01605/OUT 650 homes and mixed use - Refused. Appeal September 2015- awaiting outcome.<br>Site Character: Urban edge / undeveloped / rural / open / part developed<br>Greenfield/brownfield: Greenfield (small part residential)<br>Critical constraints: High landscape sensitivity (part), Flood Risk, Heritage, allotments; Possible land contamination; suggested local green space<br>Overcome constraints: Developable area restricted. Submission JCS proposes landscape buffer | A section at the northern end of the site has been recommended for development in the Cheltenham Plan by the JCS Inspector. Any development in this location will have to take into account landscape impacts, highways issues and green space. A clearer picture of what the Council's preferred option is for this site will be provided in the next stage of consultation in Spring 2017. | 12                      | Around 200      | High landscape sensitivity (part), Flood Risk, Heritage, allotments; Possible land contamination; suggested local green space | This is a strategic allocation within the draft Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS)   | G                       |
| No   | S098   | CP090               | N/A  | Land adjacent to Ellerslie, Albert Road   | Main land use: Residential Garden Land<br>Planning Status: Main building - Ellerslie house -Subject to Conversion of existing building to 14 residential units (ref. 13/01861/FUL)<br>Permission approved and implemented in 2014. Remaining garden land forms this site.<br>Site Character: Urban / undeveloped<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Garden land development; Conservation area; important trees<br>Overcome constraints: Consider SPD on Development of Garden Land and Infill sites in Cheltenham   | The site functions as an important space between existing buildings. There are strong concerns over the impact of any development of the site in terms of built form, impact on heritage assets and amenity.   | 0.6                     | 11              | Garden land development; Conservation area; important trees   | An urban residential greenfield site within the central conservation area adjacent to Ellerslie House which this site used to forms its grounds. Ellerslie House, gained permission (ref. 13/01861/FUL) for its conversion to 14 residential units and was completed in 2014. The remaining garden land forms this site and is now being promoted for residential development. Development would need to consider the <i>Development of Garden Land and Infill sites in Cheltenham</i> Supplementary Planning Document. This site would need to demonstrate how it would overcome the significant impacts to Ellerslie House and surrounding buildings within a conservation area.<br>The site is in an accessible location with the majority of facilities being within 5 minutes by car, except for A&E/MIU which is between 5 - 15 minutes. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to a supermarket, children's centre and A&E/MIU is fair, being 15 - 30 minutes.<br>The SALA assesses the site as suitable, available and achievable for housing within 10 years. | G                       |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name                     | Site summary   | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:            | I&O site proforma summary  | Issues & Options status |
|--|----------|------------|----------|-------------------------------|--|--|-------------------------|-----------------|----------------------------------|--|-------------------------|
| No   | S099     | CP091      | N/A      | Hardwick Site, St. Pauls Road | Main land use: University/Education/Sports pitches - part built/part buildings<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: suggested local green space<br>Overcome constraints:                   | SALA found site to not be deliverable or developable | 1.92                    | 64              | suggested local green space      | A flat brownfield site containing University buildings and sports pitches within the principal urban area. The site has also been submitted for consideration as a Local Green Space site.<br><br>The site is in an accessible location with the majority of facilities being within 5 minutes by car. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to Accident and Emergency and/or an Minor Injuries unit is fair; taking approximately 15 - 30 minutes to travel using public transport.<br><br>This site has not been assessed by the SALA.   | R                       |
| No   | S100     | CP092      | N/A      | Park Campus                   | Main land use: University/Education/Sports pitches - part built/part buildings<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield / Greenfield<br>Critical constraints: Conservation area; contamination<br>Overcome constraints: | SALA found site to not be deliverable or developable | 11.92                   | 300             | Conservation area; contamination | A flat greenfield and brownfield site containing University buildings and public green space with the principal urban area. The site is situated within the Central Conservation Area and there is a possibility of contamination on the site.<br><br>The site is in an accessible location with the majority of facilities being within 5 minutes by car. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to Accident and Emergency and/or an Minor Injuries unit is fair; taking approximately 15 - 30 minutes to travel using public transport.<br><br>This site has not been assessed by the SALA.   | R                       |
| No   | S101     | CP093      | N/A      | Depot                         | Main land use: Waste site<br>Planning Status: N/A<br>Site Character: Urban / developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Possible land contamination;<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 3.77                    | 95              | Possible land contamination;     | A flat brownfield site with the principal urban area. The existing use is a waste depot and as such the land is likely to be contaminated. The site is situated on the eastern edge of the Kingsditch trading estate and bordered to the east by the main railway line running through Cheltenham.<br><br>The site is in an accessible location with the majority of facilities being within 5 minutes by car. Access to facilities from the site by bus or walking is good for the majority of facilities, being under 15 minutes, however access to Accident and Emergency and/or an Minor Injuries unit is fair; taking approximately 15 - 30 minutes to travel using public transport.<br><br>This site has not been assessed by the SALA. | R                       |

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

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



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



| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name                       | Site summary  | Reason for exclusion from Preferred Options | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints: | I&O site proforma summary   | Issues & Options status |
|--|----------|------------|----------|---------------------------------|---|---|-------------------------|-----------------|-----------------------|---|-------------------------|
| Mixed use                                      | S110     | CP101      | N/A      | North Place and Portland Street | <p>Main land use: Car Park (former Coach Station / residential)<br/>                     Planning Status: Part of the St. Margaret's Dev Brief (1998) sites 4 and 5. Existing Local Plan allocation. 12/01612/FUL: Erection of a mixed use development comprising; 5,792sqm (gross external floor space) of class A1 food store, 739sqm (gross) of class A1 shops and 19sqm (gross) of class A2 within atrium space and 336sqm (gross) of class A3 (customer restaurant); multi-storey car park providing 634 spaces over 5 floors (300 spaces for public use and 334 spaces for food store customers); 143 no. residential units within a mix of 1, 2, 3, and 4 bedroom houses and flats, (57 units to be affordable) with associated 143 car parking spaces at ground and basement level; creation of new public open spaces; provision of new parking bays for buses and erection of a passenger information kiosk and waiting room; associated other operations to facilitate the mixed use development including alterations to and from the existing highway for vehicular, pedestrian and cycle access. All following the demolition of existing buildings and other built structures on the site.<br/>                     Site Character: urban / developed<br/>                     Greenfield/brownfield: Brownfield<br/>                     Critical constraints: Conservation area<br/>                     Overcome constraints:</p> | Mixed use allocation in previous Local Plan | 2.04                    | 143             | Conservation area     | <p>North Place and Portland Street area was formerly used as the main Coach and Bus station in Cheltenham. The site currently provides 813 parking spaces. The site lends itself to a mixed use scheme; the key drivers are the scale of each use, how they relate to the site context and how they stack up commercially. It will be important to make sure the site is not be seen in isolation of other town centre schemes such as Boots Corner, the Brewery link and obtaining rights over the parking area of St Margaret's Terrace which could all could provide cumulative benefits.</p> <p>The site is located within the central conservation area of Cheltenham and is approximately 2 hectares in area (3.2 including the highway). The site sits within the Central Conservation Area, and is immediately adjacent to the grade II* Trinity Church; the grade II* Saint Margaret's Terrace; and the grade II Dowty House, and consequently the form, massing and design of the any development has potential to impact upon the adjacent historic environment, either positively or negatively. English Heritage states that the potential for the new development provides a rare opportunity that should be grasped.</p> <p>Since planning permission was granted Morrisons supermarket has withdrawn from the site leaving the proposal less certain. Whilst this site remains a planning commitment until the application expires in 2017 the Cheltenham Plan should actively promote the reuse of a town centre brownfield site.<br/>                     The site is in an accessible location, with good access to all facilities by car (under 5 minutes) and by bus or walking (under 15 minutes).</p> <p>The SALA assesses the site as suitable, available and achievable for housing, within 6 - 15 years, and economic uses.</p> | G                       |

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

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs    | Site Name  | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                                    | I&O site proforma summary | Issues & Options status |
|--|----------|------------|-------------|--|---|--|-------------------------|-----------------|--|---------------------------|-------------------------|
| No   | S115     | N/A        | N/A         | Land to rear of 291-297 Cirencester Road, Charlton Kings                                   | Main land use: Residential garden land<br>Planning Status: N/A<br>Site Character: Edge of urban/ Garden land<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:  | SALA found site to not be deliverable or developable |                         | 12              | AONB   |                           |                         |
| No   | S116     | N/A        | N/A         | The East Gloucestershire Club, Old Bath Road;  | Main land use: Sports Club<br>Planning Status: N/A<br>Site Character: Urban/ Undeveloped<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Central conservation area<br>Overcome constraints:   | Site capacity is below 10 units                      |                         | 111             | Central conservation area                                |                           |                         |
| No   | S117     | N/A        | N/A         | Land adjacent to Longfield, Charlton Kings   | Main land use: Open/ Field<br>Planning Status: N/A<br>Site Character: Rural/ edge of urban<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB; Flood Risk<br>Overcome constraints: Reduce potential development area to avoid areas at risk of flooding   | SALA found site to not be deliverable or developable |                         | 32              | AONB; Flood Risk   |                           |                         |
| No   | S118     | N/A        | N/A         | John Dower House, 24 Crescent Place, Cheltenham, Gloucestershire, GL50 3RA and South Court | Main land use: B1 uses<br>Planning Status: 15/00362/FUL (conversion and construction to provide 68 later living apartments) decision pending; 13/00603/FUL (B1 to C3)<br>Site Character: Developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Central conservation area; Heritage<br>Overcome constraints:   |  |                         | 68              | Central conservation area; Heritage                      |                           |                         |
| No   | S119     | N/A        | HLA-COL1052 | Karenza, Naunton Parade (HLA ref: COL1052)   | Main land use: land associated with residential use<br>Planning Status: 09/00276/REM; 05/01750/OUT- Outline application for residential development following the demolition of existing buildings- LAPSED<br>Site Character: Developed<br>Greenfield/brownfield: Greenfield/ Brownfield<br>Critical constraints: Central conservation area; Potentially contaminated land<br>Overcome constraints: | Site is too small to allocate                        |                         | 13              | Central conservation area; Potentially contaminated land |                           |                         |
| No   | S121     | N/A        | N/A         | The Bredons, Harp Hill   | Main land use: Residential garden land<br>Planning Status: 15/02176/FUL demolition of existing dwelling and erection of 2 detached dwellings, pending consideration.<br>Site Character: Edge of urban<br>Greenfield/brownfield: Greenfield<br>Critical constraints: AONB<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 0.46                    | 2               | AONB   |                           |                         |

| Preferred Housing site or mixed use allocation | Site Ref | CP I&O Ref | Old Refs | Site Name  | Site summary  | Reason for exclusion from Preferred Options          | Area for Capacity Calc. | Capacity (dwgs) | Critical constraints:                                 | I&O site proforma summary | Issues & Options status |
|--|----------|------------|----------|--|---|--|-------------------------|-----------------|---|---------------------------|-------------------------|
| No   | S122     | N/A        | N/A      | Land rear of Nuffield Hospital, Hatherley Lane                             | Main land use: Available brownfield site<br>Planning Status: 15/01048/OUT Residential development of up to 27 dwellings- application refused<br>Site Character: Urban previously developed<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Potentially contaminated land<br>Overcome constraints: N/A   | Safeguarded employment site                          | 0.48                    | 27              | Potentially contaminated land                         |                           |                         |
| Mixed use                                      | S123     | N/A        | N/A      | 100 – 102 Prestbury Road, Cheltenham                                       | Main land use: Vacant Brownfield site<br>Planning Status: CBC Concept Statement outlining preferences for mixed-use redevelopment. Permission granted and work completed on redevelopment of many adjoining/nearby sites<br>Site Character: Vacant former storage facility and part of Yeates vehicle recovery garage<br>Greenfield/brownfield: Brownfield<br>Critical constraints: Access in Flood zone 3; Potentially contaminated land<br>Overcome constraints: Resolving and adequate flood mitigation at access and south west edge of site. | Part of larger mixed use site with S074              | 0.8                     | 40              | Access in Flood zone 3; Potentially contaminated land |                           |                         |
| No   | S124     | N/A        | N/A      | Park Corner and land to the west of Park Corner, Bowbridge Lane, Prestbury | Main land use:<br>Planning Status: N/A<br>Site Character:<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 1.1                     | 25-30           | Green Belt  |                           |                         |
| No   | S125     | N/A        | N/A      | Land north west of Racecourse  | Main land use: Partly arable, part racecourse car park<br>Planning Status: TPO on site<br>Site Character: Rural/ Open<br>Greenfield/brownfield: Greenfield<br>Critical constraints: Flood risk; Green Belt<br>Overcome constraints:   | SALA found site to not be deliverable or developable | 39.45                   | 1183            | Flood risk; Green Belt                                |                           |                         |
| No   | S126     | N/A        | N/A      | Land south west of Racecourse  | Main land use: Part of racecourse<br>Planning Status: N/A<br>Site Character: Edge of urban / undeveloped<br>Greenfield/brownfield: Brownfield/ Greenfield<br>Critical constraints: Green Belt<br>Overcome constraints:  | SALA found site to not be deliverable or developable | 2.47                    | 74              | Green Belt  |                           |                         |
| No   | S127     | N/A        | N/A      | Land south east of Ham Road  |   | Site is within the AONB                              | 0.53                    | 13              | AONB  |                           |                         |

## 10 APPENDIX F – MINOR AMENDMENTS TO THE EXISTING PRINCIPAL URBAN AREA BOUNDARY

| Ref | Location   | Area (ha) | Addition / subtraction | Reason  |
|-----|--|-----------|------------------------|---|
| 1   | Swindon Village Primary School                             | 0.26      | Addition               | Inclusion of new school buildings   |
| 2   | Jemaro, Hyde Lane GL51 9QN                                 | 0.2       | Addition               | Inclusion of building and the creation of consistent boundary             |
| 3   | 81a New Barn Lane  | 0.15      | Addition               | Inclusion of new dwelling and residential curtilage                       |
| 4   | 49 & 51 Apple Orchard, Prestbury                           | 0.09      | Addition               | Inclusion of residential gardens and creation of consistent boundary      |
| 5   | Pilgrin Cottage, Lake Street, Prestbury                    | 0.05      | Addition               | Inclusion of residential garden   |
| 6   | Rear of Beechcroft, Bowbridge House                        | 0.003     | Addition               | Minor amendment of boundary anomaly                                       |
| 7   | 3 The Orchards, Glenfall Way                               | 0.19      | Addition               | Inclusion of residential building and garden                              |
| 8   | Balcarras School   | 0.26      | Addition               | Inclusion of new school buildings   |
| 9   | Timbercombe Gate   | 0.32      | Addition               | Inclusion of new residential development                                  |
| 10  | Timbercombe Cottage, Timbercombe Lane                      | 0.12      | Addition               | Inclusion of residential garden   |
| 11  | Meadow House, Gadshill Road                                | 0.32      | Addition               | Inclusion of residential garden   |
| 12  | The Richard Pate School                                    | 0.4       | Addition               | Minor amendments to more accurately conform to building dimensions        |
| 13  | Pilford Court  | 0.31      | Addition               | Inclusion of new residential development                                  |
| 14  | 26 Pilford Road  | 0.02      | Addition               | Inclusion of residential garden   |
| 15  | Cliff House, Leckhampton Hill & Highfield, Daisy Bank Road | 1.11      | Addition               | Inclusion of residential gardens and creation of consistent boundary      |
| 16  | 17, 19 & The Sleepers, Merlin Way                          | 0.18      | Addition               | Inclusion of new residential development                                  |
| 17  | 106 Frith Lodge, Shurdington Road                          | 0.11      | Addition               | Inclusion of new residential development                                  |
| 18  | 4 & 5 The Spindles   | 0.08      | Addition               | Inclusion of new residential development                                  |
| 19  | Old Farm Drive, Manor End & Manor Farm Drive               | 1.35      | Addition               | Inclusion of new residential development                                  |
| 20  | Highfields, Cold Pool Lane                                 | 0.06      | Addition               | Inclusion of new residential development                                  |
| 21  | The Hayloft, The Reddings                                  | 0.07      | Addition               | Inclusion of residential dwelling   |
| 22  | Chestnuts Farm, Branch Road                                | 0.04      | Addition               | Inclusion of existing farm buildings to form consistent boundary          |
| 23  | Land south east of Imber, Undercliff Avenue                | 0.19      | Subtraction            | The land is not urban in character and forms part of the wider rural area |