

**VICTORIA GROUND SITE OUR REF: T1222** Tufnell *Town & Country* Planning

**Strategic Land Availability Assessment Proforma**

The three partner planning authorities of Gloucester, Cheltenham and Tewkesbury carry out annual assessments of the suitability of land for a variety of uses in accordance with National Planning Practice Guidance. These help us to understand the amount and type of development we can deliver through the Joint Core Strategy area. To inform these assessments we carry out a ‘call for sites’ on an annual basis.

Please use this form to provide information on sites within the JCS area that you would like to suggest for future development. For a form to be accepted it is not necessary to complete all details, but the more information you provide the easier it will be for us to understand and assess a site.

All submissions must be accompanied by a **map** showing the site boundaries. The map should be clearly legible and have an Ordnance Survey base. For each site that you wish to suggest you will need to submit a separate form and map. Please note that not all sites we receive will be considered appropriate to be included within future planning policy documents/plan. This is particularly the case where a site is small or heavily constrained.

**Please return your completed forms to the planning policy team of the relevant planning authority in which the site is situated.**

Please send completed proformas to [info@jointcorestrategy.org](mailto:info@jointcorestrategy.org)

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| **Personal Details** | |  | **Agent Details** (if applicable) | |
|  |  |  |  |  |
| Title | Mr |  | Title | Mr |
|  |  |  |  |  |
| First Name | John |  | First Name | Peter |
|  |  |  |  |  |
| Last Name | Mill |  | Last Name | Tufnell |
|  |  |  |  |  |
| Job Title | Chairman |  | Job Title | Principal |
| (where relevant) |  |  | (where relevant) |  |
| Organisation | Cheltenham Cricket Club |  | Organisation | Tufnell Town & Country Planning |
| (where relevant) |  |  | (where relevant) |  |
| Address Line 1 | ℅ Agent |  | Address Line 1 |  |
|  |  |  |  |  |
| Line 2 |  |  | Line 2 |  |
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| Line 3 |  |  | Line 3 |  |
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| Line 4 |  |  | Line 4 |  |
|  |  |  |  |  |
| Post Code |  |  | Post Code |  |
|  |  |  |  |  |
| Telephone Number |  |  | Telephone Number |  |
|  |  |  |  |  |
| Email address |  |  | Email address |  |

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| **I am…** (please select from the list) | |
| Owner of the site | Planning Consultant yes |
| Parish Council | Land Agent |
| Local Resident | Developer |
| Amenity/Community Group | Registered Social Landlord |
| Other (please specify): | |

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| **Land use and planning** (please describe…) | |
| **Current use of the site**  (e.g. vacant or derelict, agriculture, employment etc..- include use class if known) | private sports ground and club house +industrial use |
| **Past uses** | as above |
| **Current planning status**  (and reference numbers if known) | Authorised/lawful (mixed use) |
| **Relevant planning history** | see CBC records |

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| **Site Information** | |
| **Site location**  (name, address and postcode) | Victoria Ground Princes Street Cheltenham GL52 6BE |
| **Grid reference**  (easting and northing) | 395832 222255 |
| **Parish or ward** |  |
| **Total site area**  (hectares) | 2.96 Hectares |
| **Developable area**  (hectares) | As above but housing element reduced to allow for retention of open space as appropriate |
| **Has the site been previously considered?**  (provide reference if known) | No (not to our knowledge) |
| **Has the site been developed before?**  (Greenfield / brownfield) | yes clubhouse and industrial buildings on site |
| **Existing trees, landscape and wildlife features on the site** | no |
| **Access to the site**  (vehicle and pedestrian access) | Existing access primarily via Princes Road. (Other access options also available) |
| **Public transport access** | Yes- in close proximity |
| **Local facilities**  (e.g. availability of shops, schools, pubs, healthcare, employment etc.) | as above |
| **Local character and surrounding land uses** | Residential |

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| **Constraints to development and site availability** (is there anything restricting development potential?) | |
| **Designations**  (eg Green Belt, AONB, SSSI, Special Landscape Area or other Local Plan policy??) | no |
| **Historic features**  (e.g. listed buildings, conservation area, archaeology or Scheduled Monuments?) | no |
| **Flooding**  (Is the site in Flood Zone 2 or 3?) | no |
| **Other**  (e.g. contamination, covenants, multiple ownerships, Public Rights of Way, current uses) | no |

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| **Proposed future uses and capacity** | | |
| **Use**  (if mixed use, please tick all that apply) | **Yes** | **Basic Information** – area/number of units/proposed Floorspace/number of pitches |
| Residential | \* | The site can deliver in the order of 100 dwellings taking account of open space to be retained |
| Affordable housing | \* | To be delivered at the required % |
| Offices, research and development, light industrial (B1) |  |  |
| General industrial (B2) / warehousing (B8) |  |  |
| Retail (please specify) |  |  |
| Community facilities (please specify) |  |  |
| Sports/leisure (please specify) | \* | A percentage of open space to be retained (existing sports facility to be relocated/improved) |
| Gypsy and Traveller site or Travelling Showpeople plot |  |  |
| Open space | \* | Open space to be retained. Note: existing open space is private space-proposal is to provide public access |
| Waste management |  |  |
| Energy generation |  |  |
| Other (please specify) |  |  |

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| **Timescale and phasing** | | |
| When will the site be available? | **Yes** | **Why?** |
| Immediately |  |  |
| Up to 5 years | \* | To facilitate relocation of sports facility |
| 6 – 10 years |  |  |
| 11 – 15 years |  |  |
| More than 15 years |  |  |
| **How long will it take to develop?** | 2  years |  |