

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	72	<ul style="list-style-type: none"> • Located to the west of town • Excellent strategic location on A40 and close to M5 J11 • Good local access off Gloucester Road • Very high quality office accommodation with excellent surroundings • Large employer and key contributor to local economy 	✓
47	The Promenade - Cheltenham Borough Council	B1 Office	0.55	71	<ul style="list-style-type: none"> • Regency style building in TC • Good public transport access • Facilities for the workforce nearby • Somewhat outdated office accommodation • Potential for mixed use redevelopment including adjacent area 	
43	Montpellier Drive, Bath Road (Eagle Star)	B1 Office	1.33	70	<ul style="list-style-type: none"> • Good quality building on edge of Town Centre • Good public transport access • Facilities for the workforce nearby • Some parking • Poor internal layout 	
44	Jessop Avenue	B1 Office	1.79	70	<ul style="list-style-type: none"> • Substantial prime office space in Cheltenham Town Centre • Attractive, high quality environment. • Expansion opportunities to implement extant planning consent on adjacent car park at Honeybourne Place. • Good access by public transport • Close to many local facilities for workforce 	✓
74	121 - 133 Promenade	B1/A2/A1	0.33	70	<ul style="list-style-type: none"> • Regency style building in Town Centre • Good public transport access • Facilities for the workforce nearby • Good quality buildings but outdated internal layout • No room for expansion unless as part of wider redevelopment 	

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48	Royal Crescent and St George's Place	B1 Office	1.35	70	<ul style="list-style-type: none"> • Regency style buildings in Town Centre • Good public transport access • Facilities for the workforce nearby • Good quality premises but outdated internal layout • No room for expansion unless as part of wider redevelopment 	
66	Bath Mews, Bath Parade	B1	0.09	69	<ul style="list-style-type: none"> • Small building east of Town Centre • Good public transport access • Facilities for the workforce nearby • Good quality property but outdated internal layout • Very confined site with no scope for expansion 	
56	Old Bath Road and Thirlestaine Road	B1 Office	2.93	69	<ul style="list-style-type: none"> • Attractive, location on south-east edge of Town Centre • Good public transport access • Some facilities for the workforce nearby • High quality building but somewhat outdated 	
67	St James's Square, St James's House	B1	1.10	69	<ul style="list-style-type: none"> • Substantial prime office space in Cheltenham Town Centre • Modern, open plan accommodation • Attractive, high quality environment. • Good access by public transport • Close to many local facilities for workforce 	✓
49	The Quadrangle, Promenade	B1/A2	0.17	68	<ul style="list-style-type: none"> • Reasonable quality building in attractive Town Centre location • Good public transport access • Facilities for the workforce nearby • Slightly outdated (1970s) office accommodation 	

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52	Vittoria House, Vittoria Walk	B1 Office	0.18	68	<ul style="list-style-type: none"> • Regency style building in attractive location south of Town Centre • High quality and well maintained property • Good access by public transport • Close to many local facilities for workforce. • Constrained by building design/ layout • No opportunities for expansion 	
53	St Georges Road - Magistrates Court and Government Offices	B1 Office	0.75	67	<ul style="list-style-type: none"> • Good location south of Town Centre • Adequate / reasonable quality buildings • Good access by public transport • Close to many local facilities for workforce. • Constrained by limited capacity for expansion 	
34	Cirencester Road - Spirax Sarco	B1 Office	0.50	67	<ul style="list-style-type: none"> • Located on south-eastern edge of town • Period house with more modern buildings in high quality grounds • All buildings of good quality • Edge of town location means that accessibility by public transport is poor • No facilities for the workforce nearby 	
61	Parker Court and Brailsford House, Knapp Lane	B1	0.05	67	<ul style="list-style-type: none"> • Located to the west of the Town Centre • Good quality buildings • Good access by public transport • Close to many local facilities for workforce. • Small site confined by surrounding urban area • Internal layout only suits small business 	
51	Bayshill Road – former Kraft HQ	B1 Office	0.49	67	Redeveloped for housing	n/a
70	Lypiatt Road	B1/A2	0.54	66	<ul style="list-style-type: none"> • Good condition buildings located in south-western fringes of the Town Centre • Good access by public transport • Close to some local facilities for workforce. • Small site confined by neighbouring uses so little room to expand 	

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55	Lansdown Road / Lypiatt Lane	B1 Office		66	<ul style="list-style-type: none"> • Located in south-western fringes of the Town Centre • Good access by public transport • Close to some local facilities for workforce. • Site is densely developed but buildings are of good quality and well maintained • Surrounding uses confine the site and mean there is very little opportunity to expand 	
42	St Margaret's Road and North Place (Pate Court)	B1	0.30	65	<ul style="list-style-type: none"> • Located on north-eastern edge of Town Centre next to A4019 • Good access by public transport • Close to many local facilities for workforce. • Adjacent to other employment uses but little room to expand 	
65	New Barn Lane - UCAS	B1 Office	2.73	65	<ul style="list-style-type: none"> • Located in northern Cheltenham • Good strategic access off A435 • Good local access to / from Evesham Road • Sparse facilities nearby but frequent bus to TC • Buildings of excellent quality • Situated in a high quality landscaped environment. • Considered a key business in Borough which needs to be retained to avoid vacating the whole site 	✓
20	Princess Elizabeth Way	B8/SG	5.19	64	<ul style="list-style-type: none"> • Located to the north-west of Cheltenham adjacent to the A4013 • 2 units (storage unit car sales) • Good strategic access via A4013/A4019 • Local access is reasonable • Few facilities nearby for workforce 	

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22	Hatherley Lane, The Redding's	B1/B2		64	<ul style="list-style-type: none"> • 2 sites located to the west of the town • Excellent strategic location off A40 / close to M5 J11 • Good local access off Gloucester Rd. / Hatherley Lane • Good level of parking • Good quality / modern properties • Adequate public transport • Some nearby facilities for workforce • Expansion opportunities available west of Pure office building 	✓
60	Vittoria Walk / Oriel Road	B1/SG	0.84	64	<ul style="list-style-type: none"> • Effectively 2 adjacent sites In Town Centre • Reasonable condition properties • Good access by public transport • Close to many local facilities for workforce 	
68	Parabola Road – Former Inland Revenue offices	B1	0.15	63	<ul style="list-style-type: none"> • Located on western edge of Town Centre in a primarily residential area • Good access by public transport • Close to some local facilities for workforce. • Attractive location but dated accommodation 	
4	Cheltenham Trade Park, Arle Road	B1/SG	3.83	62	<ul style="list-style-type: none"> • Located on north-western edge of Town Centre • Good strategic access off A4019 / M5 • Acceptable local access via residential roads • Well served by public transport • Adequate parking • Office and light industrial location providing a range of units and two office buildings. • Some vacant units available 	✓

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13	Kingsditch, Block 6	B2	5.71	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham • Good access onto A4019 & M5 J10. • Generally occupied by engineering and car parts companies • Primarily good quality buildings of a better quality than much of the rest of Kingsditch • Vacancies on key gateway plots would cause the profile of the estate to deteriorate 	✓
14	Kingsditch, Block 7	B2/SG/D2	5.54	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham • Good access onto A4019 & M5 J10. • Generally light industrial uses • Primarily good quality buildings of a better quality than much of the rest of Kingsditch • Vacancies on key gateway plots would cause the profile of the estate to deteriorate 	✓
73	Tebbit Mews, Winchombe Street	B1	0.12	62	<ul style="list-style-type: none"> • Located in northern part of Town Centre • Good quality office space • Reasonable strategic access • Poor local access / servicing • Good accessibility by public transport • Close to many local facilities for workforce • Limited space for expansion 	

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1	Gloucester Road-Travis Perkins	Sui Generis	3.39	62	<ul style="list-style-type: none"> • Western edge of Town Centre • Sui Generis uses only (Builders Merchants & Car Dealerships) • Good strategic location with nearby bus and rail links to surrounding areas • Some nearby facilities for workforce • Potential conflict with surrounding residential uses • Part of the site received planning consent for residential use in 2015 (13/00106) 	
8	Kingsditch Block 1 including Manor Park Business Centre	B1/B2/A1/SG	10.51	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham • Good access onto A4019 & M5 J10. • Wholesale; light industrial; engineering; manufacturing. • Mixed quality buildings with investment required in certain properties to ensure continued fitness for purpose. • Vacancies on key gateway plots would cause the profile of the estate to deteriorate 	•
9	Kingsditch, Block 2	B2/A1/SG	7.72	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham • Good access onto A4019 & M5 J10. • Retail; light industrial; manufacturing. • Mixed quality buildings with investment required in certain buildings to ensure continued fitness for purpose. • Retail units along Kingsditch Lane have begun to erode the traditional employment characteristics of the area 	

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10	Kingsditch, Block 3	B2/B8/SG	6.66	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham. • Good access onto A4019 & M5 J10. • Wholesale; light industrial; manufacturing. • Mixed quality buildings with investment required in certain buildings to ensure continued fitness for purpose. • Some large vacant units apparent 	
11	Kingsditch, Block 4	A1/A3/SG	9.65	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham • Good access onto A4019 & M5 J10. • Recently redeveloped with large, purpose-built retail units • Employment character now significantly eroded 	
12	Kingsditch, Block 5 (Spirax Sarco)	B2	6.62	62	<ul style="list-style-type: none"> • Principal industrial area to north-west of Cheltenham • Good access onto A4019 & M5 J10. • Mixed quality buildings • Single user manufacturing site with scope to expand in future • Company needs to be retained to avoid vacating the whole site 	✓
57	Bath Road and Suffolk Road	B1/A2	0.93	62	<ul style="list-style-type: none"> • Located to the south of the Town Centre • Good quality offices on 2 separate sites • Good location with some on-site parking • Good access by public transport • Close to some local facilities for workforce. • Little scope for expansion 	
40	Ambrose Street and Knapp Road	B1/B2	0.21	62	<ul style="list-style-type: none"> • Located in northern Town Centre • Effectively 2 different sites with reasonable quality offices • Limited space for expansion • But good location with good transport links 	

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69	Parabola Road/ Montpellier Street	B1	0.15	61	<ul style="list-style-type: none"> • Located on south edge of Town Centre • Good access to facilities and services • Good public transport linkages • Attractive regency property 	
19	Charlton Kings Industrial Estate	B1/B2	1.43	61	<ul style="list-style-type: none"> • Located on south-eastern edge of Cheltenham • Some public transport but no facilities nearby • Contains traditional small-scale industrial units and Chelsea BS contact centre 	
37	Blaisdon Way	SG	3.13	61	<ul style="list-style-type: none"> • Located on north-western edge of Cheltenham • Well located for A4019 and M5 • Removal / storage / car sales • Not a B class site 	
80	Kingsmead Industrial park	B2/SG	3.36	60	<ul style="list-style-type: none"> • Located on north-western edge of Cheltenham • Good strategic access • Car dealership (Sui Generis) & Assa Abloy door solutions • Poor access by public transport and no local facilities 	
58	Winchcombe Street - Sign Craft	B1	0.14	60	Redeveloped for housing	n/a
59	Wellington Street and Bath Road (Delta Place)	B1/A1/A2	0.36	60	<ul style="list-style-type: none"> • Located in east of Town Centre • Good access to services and facilities • Good condition buildings • Little room for expansion 	
21A	Village Road (Douglas)	B2	1.37	60	<ul style="list-style-type: none"> • Primarily a residential area in north-west Cheltenham • Buildings of reasonable condition • Good access to A4019 / M5 • No services and facilities in immediate area 	
38	Tewkesbury Road, Block 3			59	<ul style="list-style-type: none"> • Site is now retail only (Wickes/ Staples) 	n/a

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54	The Barlands, London Road including Mono Telecom	B1 Office	2.53	59	<ul style="list-style-type: none"> • 4 km south-east of Town Centre on A40 • Any scope for expansion constrained by AONB • Modern buildings on a well maintained site • Vacant factory and office space present (Flexfurn) • Good access • Sparse public transport and no facilities nearby 	
2A	Workplace at the Bramery, Alstone Lane	B1 Office	0.28	59	<ul style="list-style-type: none"> • Modern 2 storey office building in good condition • Part of wider 1950s industrial development where local road access is average / poor • Strategic road access is adequate • Good parking • Close to rail and bus routes • Little room for expansion 	
21B	Village Road, Tungum Ltd, Douglas Equipment Ltd	B2	0.70	59	Redeveloped for housing	n/a
29	Tewkesbury Road, Block 1 including Neptune Business Centre and Space Business Centre	A1/B1/B2/B8	2.75	58	<ul style="list-style-type: none"> • Located on north-western edge of Town Centre • Good strategic access off A4019, 3 miles from M5 • Good local access, well served by public transport • Modern office space, warehouse and trade counter • Flexible range of unit sizes and bespoke business packages • Good parking • Facilities nearby for workforce 	•
64	Colletts Drive and Lower Mill Street	A1/SG	0.68	57	<ul style="list-style-type: none"> • On north-western edge of TC • Graham Plumbing & Bathroom etc. • Reasonable strategic access (A4019 nearby) • Poor local access • Quality of buildings adequate • Poor parking 	

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45	Swindon Road - Ebley Tyre and Exhaust Centre	B1/B2/SG	0.09	57	<ul style="list-style-type: none"> • North of Town Centre • Average quality • Opportunities for expansion • Good local facilities and access to public transport • Reasonable strategic access • Single user site 	
2B	The Bramery, East of St Georges, Alstone Lane	B1/B2	1.39	57	<ul style="list-style-type: none"> • Part of wider 1950s industrial development where local road access is average /poor • Strategic road access is adequate • Good parking • Close to rail and bus routes • Little room for expansion 	
3	St Georges Road, Spirax Sarco	B2	1.25	57	Redeveloped for assisted living complex	n/a
24	Bouncers Lane - Premiere Products	B2	2.58	56	<ul style="list-style-type: none"> • Vacant site • Poor strategic access • Site likely to be advanced for housing 	
6	Tennyson Road - Spirax Sarco	B2	0.92	56	Redeveloped for housing	n/a
16A	Maida Vale Business Centre	B1/B2	0.34	56	<ul style="list-style-type: none"> • Located to south of town • Modern development with 10 businesses • Buildings of average quality • Easy parking • Few facilities nearby • Strategic access poor • Poor public transport 	
15A	Churchill Trading Estate / Mead Road	B1/B2/SG	2.46	55	<ul style="list-style-type: none"> • Located south of town • Around 50 buildings from last 50 years • Mainly light industry and wholesale • Average quality • Poor local and strategic access 	
30	Tewkesbury Road, Block 2	B2/SG	5.25	55	<ul style="list-style-type: none"> • Located on north-western edge of Town Centre • Good strategic access off A4019, 3 miles from M5 • Good local access, well served by public transport. • 10 businesses in a mix of modern and older good quality buildings. • Adequate parking but access to Arle Avenue is narrow • Facilities nearby for workforce • Several vacant units present 	

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36	Chapel Lane and Commercial Street	B1	0.01	55	<ul style="list-style-type: none"> • South-west of Town Centre • 100 year old 2-storey buildings in good condition (residential appearance) • Facilities nearby • Public transport good • Parking poor • Local and strategic access poor • No room to expand 	
7	Battledown Industrial Estate, Hales Road	B2/SG	4.19	55	<ul style="list-style-type: none"> • A general industrial estate to the east of the town supporting a mixture of uses • Some properties old and dilapidated • Around 6 vacant premises • Poor strategic access • Locally, site is accessed through residential area • Expansion constrained by nearby housing • Parking is a problem along King Alfred Way • Few facilities nearby 	
2C	St Georges Business Park, Alstone Lane	B1/B2	0.53	55	<ul style="list-style-type: none"> • Part of wider 1950s industrial development where local road access is average /poor • Strategic road access is adequate • Good parking • Close to rail and bus routes • Little room for expansion 	
28	Lypiatt Street and Tivoli Walk (Groves Batteries and Printbox Works)	B1/B2	0.13	55	<ul style="list-style-type: none"> • 2 adjacent sites south-west of Town Centre • Good quality buildings housing office and light industrial uses • Good access to public transport and local facilities • Parking / servicing very poor • No space for expansion 	
2E	The Vineyards, Access off Gloucester Road	B1/B2	4.43	55	<ul style="list-style-type: none"> • Part of wider 1950s industrial development • Local road access is better than much of the development (i.e. 2a/2b/2c/2d) • Good parking • Close to rail and bus routes • Little room for expansion 	

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2D	Alstone Lane Trading Estate, Alstone Lane	B1/B2	0.87	54	<ul style="list-style-type: none"> Part of wider 1950s industrial development where local road access is average /poor Strategic road access is adequate Good parking Close to rail and bus routes Little room for expansion 	
25	Cromwell Road - Kohler Mira Ltd	B2	2.87	54	<ul style="list-style-type: none"> Located to the north-east of the town in a primarily residential area Industrial and office accommodation of average quality and less than 50 years old Good servicing and parking Strategic and local road access is poor Few facilities nearby Little room for expansion 	
31	Swindon Road- Lyndon Design & Car dealers	SG	0.80	54	<ul style="list-style-type: none"> Two sites in the north-west of Cheltenham comprising Lyndon Design, Imperial Cars and Ebdons Car Sales Average quality buildings / environment Good local and strategic highway links 	
27	Lansdown Crescent Lane	B1/B2	0.55	54	<ul style="list-style-type: none"> Site south-west of the Town Centre 2 storey small businesses Average quality buildings No opportunity for expansion Poor parking Good public transport and workforce facilities nearby 	
62	Ambrose Place and Clarence Street - JMS Motors	SG	0.04	52	<ul style="list-style-type: none"> Garage in north-west of Town Centre Good access to public transport and facilities for the workforce Very constrained site so parking provision and servicing are very poor 	
72	Bloomsbury Street/Market Street	B1	0.04	51	Redeveloped for housing	n/a
18	Leckhampton Industrial Estate.	B2	0.89	51	Redeveloped for housing	n/a

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33	Carlton Street and Hewlett Road	B1/B8	0.08	51	<ul style="list-style-type: none"> • Two separate sites (one vacant) of average quality in a primarily residential area east of Town Centre • Parking and circulation are poor • Strategic access is poor • Local access is very poor • No expansion space 	
32	Brunswick Street - RW Burt & Co Autobody Repairs, G & L Motors	B2/SG	0.13	51	<ul style="list-style-type: none"> • Two separate sites of average quality in a primarily residential area north of Town Centre • Parking and circulation are acceptable • Strategic access is good / adequate • Local access is fair • No expansion space 	
39	Grove Street and Burton Street	B2/SG	0.43	50	<ul style="list-style-type: none"> • Collection of back-street garages and small businesses to north-west of Town Centre including builders and light industrial users • Buildings of average quality • Parking and circulation poor • Local access very poor • Strategic access good / adequate • Public transport accessibility and local service provision good 	
71	Lower High Street - J R Laboratories	B2	0.07	50	<ul style="list-style-type: none"> • Located to the north-west of the Town Centre • Light industrial (optical manufacturing) • Low quality building with little space for expansion • Parking and circulation poor • Local access poor • Strategic access adequate • Public transport and local service provision good 	
15B	Naunton Park Industrial Estate	B1/B2/SG	0.30	48	<ul style="list-style-type: none"> • Located to the south of town • Average quality • Parking and service provision poor • Constrained by residential development nearby • Poor strategic access • Adequate local access • Public transport and local facilities poor 	

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63	Stoneville Street and Gloucester Road	B1/B2	0.40	48	Redeveloped for housing	n/a
16B	Liddington Park & Trading Estate	B1/B2	2.59	48	<ul style="list-style-type: none"> • Located to the south of town • Combination of modern office development and more traditional light industrial units • Properties of good /average quality • Poor parking and servicing • Few facilities nearby • Strategic access poor, local access average • Poor public transport 	
50	Arle Court, Gloucester Road - Keltruck, Easy Mix	B2/SG	0.91	47	<ul style="list-style-type: none"> • Located in the west close to J11 of the M5 • Excellent strategic access but poor local access • Poor quality buildings • Average parking provision • No local facilities • Average public transport 	
46	Milsom Street, Swindon Road and King Street	B1/B2/SG	0.31	46	<ul style="list-style-type: none"> • Conglomeration of office and industrial business premises to the north-west of the Town Centre • Strategic access is fair • Local access is poor • Public transport reasonable • Adequate parking • Poor quality accommodation • Workforce facilities nearby • No scope for expansion 	
23	Prestbury Road and Cleevemont Close	B2/SG	2.48	46	<ul style="list-style-type: none"> • Part vacant site • Poor strategic access • Likely to be advanced for mixed use development including employment 	
5	Lansdown Industrial Estate, Gloucester Road	B1/B2/B8	5.87	46	<ul style="list-style-type: none"> • Located towards the west of the town adjacent to the main railway line • Over 35 businesses housed in average quality buildings • Strategic access is good • Local access is moderate • Public transport good • Parking provision is adequate • No scope for expansion 	

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17	Crooks Industrial Estate	B1/B2	0.38	44	<ul style="list-style-type: none"> • Located towards the south of the town • Houses a number of industrial uses in buildings of an average quality • Parking and servicing are poor • Strategic access is poor • Local road access is very poor • Expansion heavily constrained by surrounding residential area 	
2F	Advanced Coated Products, Access via Gloucester Rd	B2	1.14	44	<ul style="list-style-type: none"> • Part of wider 1950s industrial development • Shares access with the Vineyards (2E) • Local road access is better than much of the development (i.e. 2a/2b/2c/2d) • Poor parking • Low quality building • Close to rail and bus routes • Little room for expansion 	
41	Blacksmiths Lane, Prestbury	B2	0.04	42	Redeveloped for housing	n/a
35	Francis Street and Exmouth Street	B1/B2/SG	0.07	39	Redeveloped for housing	n/a