

APPLICATION NO: 14/01125/FUL	OFFICER: Mr Craig Hemphill
DATE REGISTERED: 24th June 2014	DATE OF EXPIRY: 23rd September 2014
WARD: Battledown	PARISH: None
APPLICANT:	
AGENT:	Mr Guy Wakefield
LOCATION:	Tim Fry Land Rovers, King Alfred Way, Cheltenham
PROPOSAL:	Redevelopment of land at King Alfred Way involving the demolition of the existing buildings and the erection of 86 dwellings, access, landscaping and other associated works

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. The Policy Team has provided the following update on the most recent evidence and review of employment provision in the town. An Economic Strategy Study document has been commissioned to form part of the evidence base to support the emerging Local Plan.
- 1.2. *"CBC published an economic strategy study in 2015 that looked at the role of Cheltenham as a business location. Part of this commission was to reappraise existing employment land within the borough, which included King Alfred Way. The report found there is demand for office and business accommodation across the Borough and businesses recognise Cheltenham's 'quality of life' brand. However, the existing employment stock is under stress with a constant and longstanding net loss office and industrial sites and premises.*
- 1.3. *The report found that "...80% of the stock comprises accommodation which is less than 500 sq m and in particular there are no quality sites or premises for business expansion, relocation or inward investment either within the town centre, edge of centre or greenfield sites. Agents highlight a particularly deficit in the portfolio for those looking for premises or sites that can accommodate in excess of 1,000 sq m."*
- 1.4. *The report establishes a premise typology and SWOT analysis. King Alfred Way would be classified as an Industrial Estate and the report recognises these types of sites/premises have an amber RAG threat. The SWOT analysis concludes, "[the] lack of available alternative employment sites in Cheltenham may undermine business success and ultimately their retention in the town. The loss of this type of employment premises would impact businesses requiring low cost employment space."*
- 1.5. For clarification a SWOT analysis is a structured planning method used to evaluate the strengths, weaknesses, opportunities and threats involved in a project or in this case an existing employment site. RAG stands for Red, Amber and Green and reflects a consideration of the interventions needed to address the critical challenges and threats, the issues that are likely to have the greatest impact and those that should be addressed more immediately.

2. REFUSAL REASONS

- 2.1. Refusal Reason 2 at Point 4 has been amended (*in bold below*) to include reference that policy HS4 requires a 40% affordable housing provision, and that no viability assessment

have been submitted to demonstrate that the revised affordable housing offer of 40% can be delivered.

- 2 Policy CP8 of the Cheltenham Borough Local Plan states that development will be permitted only where adequate provision has been made for the infrastructure necessary for the development to proceed and for other public services and facilities, the need for which arises directly from the development. The development proposed will lead to:
 - i. An increase in the surrounding highway networks and the development should therefore mitigate its impact in terms of providing commuted payments towards the provision of walking, cycling and the use of public transport for journeys to and from the application site. (Local Plan Policy TP1, Supplementary Planning Guidance - Planning Obligations: Transport, and Section 4 of the NPPF)
 - ii. An increase in demand for playspace provision in the Borough and therefore the development should mitigate its impact in terms of adequate provision for on-site or off-site outdoor playing space. Notwithstanding the above, the LPA would expect to see the playspace on site in a development of this scale, as shown on the indicative master plan. (Supplementary Planning Guidance - Playspace in Residential Development, Local Plan Policy RC6, and Section 8 of the NPPF)
 - iii. A need to provide for the future management (and maintenance) of the common land within the development and therefore the development should make provision to mitigate its impact by providing for the provision a land management plan covering such common areas of land. (Supplementary Planning Guidance - Landscaping in New Development)
 - iv. **A need to provide for 40% affordable housing (Local Plan Policy HS4). No viability assessment or evidence has been submitted to demonstrate that the 40% affordable provision offered can be provided.**
 - v. An increase in demand for education and library facilities in the Borough and therefore the development should mitigate its impact in terms of providing on-site or off-site provision or commuted payments towards the provision of new or improved primary and secondary school facilities and new or improved library facilities within the Borough. (Section 8 of the NPPF)

No agreement has been completed to secure payment of the necessary commuted sums, itemised above, along with the provision of affordable housing and a land management plan. The proposal therefore fails to meet the expectations of Local Plan Policy CP8, Supplementary Planning Guidance and the NPPF as referred to above.

INFORMATIVES :-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority

publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the authority cannot provide a solution that will overcome the reason to refuse the application.

As a consequence, the proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.