




CHELTENHAM BOROUGH LOCAL PLAN PART 1

**DRAFT INTEGRATED APPRAISAL
(Sustainability Appraisal; Strategic
Environmental Assessment; Health Impact
Assessment & Equality Impact
Assessment)**

October 2016

enfusion 

Cheltenham Borough Council Cheltenham Borough Local Plan Part 1: Preferred Options

INTEGRATED APPRAISAL (IA) Sustainability Appraisal (SA); Strategic Environmental Assessment (SEA); Health Impact Assessment (HIA); Equality Impact Assessment (EqIA)

Habitats Regulations Assessment (HRA) Report is
available separately

Integrated Appraisal Report October 2016

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Non-Technical Summary (NTS)

This is the NTS of the Integrated (Sustainability) Report

1. This is the Non-Technical Summary of the Integrated (Sustainability) Appraisal Report documenting the processes of Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) within an Integrated Appraisal (IA) for the Cheltenham Borough Local Plan Part 1 Preferred Options. This summary is an integral part of the Integrated Appraisal Report that accompanies the Local Plan for public consultation in early 2017. It provides an outline of the IA process and findings, including how the IA has influenced the development of the plan, and in accordance with the requirements of the National Planning Policy Framework (NPPF), the European SEA Directive, and UK guidance on SA/SEA.

The Cheltenham Borough Local Plan

2. The currently adopted Cheltenham Borough Local Plan was prepared to cover the period 1991-2011 and is therefore being reviewed in consideration of the National Planning Policy Framework implemented in March 2012, the progress of the Gloucester, Cheltenham & Tewkesbury (GCT) Joint Core Strategy (JCS), and changing local circumstances. The GCT JCS (plan period to 2031) provides the housing and employment needs for the Cheltenham Borough area including the strategic direction for development growth with strategic policies (Strategic, Core, Allocation, and Delivery). The Cheltenham Borough Local Plan, covering the administrative area of Cheltenham Borough is part of a hierarchy of planning guidance, sitting underneath the higher level Joint Core Strategy and national planning guidance.
3. The GCT Joint Core Strategy includes land provided within the Cheltenham Borough area to accommodate about 10,917 new homes. This will be met through two strategic and cross-boundary urban extensions at North West Cheltenham and West Cheltenham; and the rest through smaller scale development meeting local needs in Cheltenham in accordance with its role as a Key Urban Area. The Cheltenham Borough Local Plan, alongside the Joint Core Strategy, will provide the planning policies that will be used to guide and manage development over the plan period to 2031.
4. The Cheltenham Borough Local Plan Part 1 Preferred Options (Cheltenham LP) has been prepared in accordance with national planning requirements and informed by various technical studies, the Integrated Appraisal, and consultation with the public, stakeholders and the regulators. The Cheltenham LP sets out the key challenges for the Cheltenham Borough area with a proposed Vision for the development until 2031 and suggests Objectives to address key issues and to help deliver the Vision.
5. The Cheltenham LP seeks to provide local detail which supports the strategic elements of policy contained within the GCT JCS around three primary issues; site allocations within the Borough (outside of the strategic allocations in the

JCS), a local economic strategy, and provision for local infrastructure (particularly local green space). These three primary issues will comprise Part 1 of the CBLP and consist of a total of 9 proposed Policies (5 covering economic factors, including local employment allocations, 2 covering local green space, and a further 2 addressing local housing and mixed use development allocations).

6. These proposed policies, alongside the policies contained with the GCT JCS, will guide the planning and management of growth and development in the Cheltenham area to accommodate the necessary new housing and jobs whilst protecting important and valued environmental assets such as historic heritage and biodiversity.

Integrated Appraisal (IA): SA, SEA, EqIA and HRA

7. The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Plans. This requirement for SA is in accordance with planning legislation and paragraph 165 of the National Planning Policy Framework. Local Plans must also be subject to Regulations for Strategic Environmental Assessment (SEA) and Government advises that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail.
8. Cheltenham Borough Council commissioned independent specialist consultants, Enfusion, to progress the appraisal work in May 2015. For the SA of the Cheltenham LP, an integrated process has been undertaken that also addresses health and equality issues alongside the requirements of the Habitats Assessment Regulations (HRA) (HRA Report available separately). The findings of the health/equality and habitats assessments have been integrated into the SA. This is consistent with the approach taken to SA/SEA, EqIA and HRA for the GCT Joint Core Strategy.
9. SA is an iterative and ongoing process that informs plan-making by assessing developing elements of the plan, evaluating and describing the likely significant effects of implementing the plan, and suggesting possibilities for mitigating significant adverse effects and enhancing positive effects. UK Guidance suggests a staged approach to SEA. Initially the scope of the SA is determined by establishing the baseline conditions and context of the area, by considering other relevant plans and objectives, and by identifying issues, problems and opportunities. From this the scope, the Integrated (Sustainability) Appraisal (IA) is prepared and includes an IA Framework of objectives for sustainable development in the Cheltenham Borough area, and which forms the basis against which the Cheltenham LP is assessed.

Sustainability characteristics of the Cheltenham area and likely evolution without the Cheltenham LP

10. Cheltenham is characterised by rich historic townscapes (containing highly valued designated and non-designated heritage assets), and valued landscapes. A significant part of the Borough lies within the Cotswolds Area of

Outstanding Natural Beauty (AONB). The area has a strong economic base, with major employers such as GCHQ, two University sites, and strong tourism attractions such as Cheltenham Racecourse. The majority of businesses within the Borough are within the service sector, and average weekly earnings are higher in the Borough than found in the South West. The health of residents in Cheltenham is generally better than the England average, and deprivation is lower than the England average. Life expectancy for both men and women is higher than the England average, though inequalities across the Plan area exist. House prices are relatively high with an overall average house price of £311,502.

11. The whole of Cheltenham Borough is a designated Air Quality Management Area, and the Borough has high rates of residents who travel to work by car (higher than national average). The M5 motorway is the busiest route in the county and is located to the west of the Borough. Cheltenham also has a railway station in which main routes create connections with Gloucester, London, Birmingham and Bristol. There is much room for improvement in renewable energy provisions within the Borough. Key biodiversity sites include Sites of Special Scientific Interest (SSSIs) and local sites such as Local Nature Reserves and Key Wildlife Sites. Areas of the Borough are susceptible to flood risk.

Key Sustainability Issues, Problems and Opportunities

12. The key sustainability issues that were identified during the IA Scoping stage are summarised in the table below.

Key Sustainability Issues
<ul style="list-style-type: none"> ■ Maintaining and where appropriate, improving the quality of water bodies in the Borough (particularly the Rivers Chelt, Swilgate and Hatherley Brook) ■ Reducing the demand for water resources ■ Reducing the risk of flooding, particularly from surface water runoff, in new development and the impacts of flooding on existing development ■ Protecting and enhancing biodiversity where possible and required by legislation, and creating connections between existing and new GI and biodiversity sites ■ Maintaining and enhancing green/blue corridors to support the movement of people and biodiversity ■ Valuing local participation and responding to local views (e.g. designating locally valued green spaces identified through consultation, in the emerging Plan) ■ The sensitivity of historic environment ■ The promotion and enhancement of the cultural heritage of Cheltenham ■ Protecting and enhancing designated and non-designated heritage assets and their settings, including archaeology ■ Protecting and enhancing the landscape, in particular the Cotswolds AONB and its setting ■ Protecting limited agricultural land supplies in the Borough

- Promoting development on previously developed land
- Protecting the Green Belt to avoid the coalescence of Cheltenham with Gloucester and Bishop's Cleeve
- Improving air quality in the Borough
- Promoting and increasing renewable energy generation capacity in the Borough as well as a continued decrease in energy consumption
- Ensuring communities can access key services, facilities, green/open space, and employment opportunities by sustainable modes of transport
- Reducing the demand for the private vehicle
- Reducing the impacts of development on the road network and on road capacity
- Maintaining and improving walking and cycle routes through the Borough
- Delivering a mix of housing, and delivering affordable housing, to avoid the exacerbation of existing inequalities in the Borough
- Reducing existing inequalities
- Supporting the retention of existing businesses, and promoting inward investment
- Creating new job opportunities and reducing the rate of economic inactivity
- Maintaining and enhancing high educational attainment levels found in the Borough

How has the Cheltenham LP been assessed?

13. An IA Framework was compiled (based on that used for the GCT Joint Core Strategy to progress a consistency of approach), including IA Objectives that aim to resolve the issues and problems identified for development planning in the Cheltenham Borough area. This IA Framework, together with the baseline information and Plans and Programmes Review comprises the basis for assessment. The IA Framework can be found in Table 2.1 of the main IA Report, and the detailed baseline information and PP Review can be found in Appendices III and IV.
14. Each developing element of the Cheltenham LP, including potential site allocations and policies to control proposed development, has been subject to IA. Using the IA Framework, the baseline information and professional opinion, the likely effects of the emerging Cheltenham LP were assessed. The IA considered positive, negative and cumulative effects according to categories of significance as set out in the following table:

Categories of Significance for SA		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable

++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect

15. Integrated (Sustainability) Appraisal is informed by the best available information and data. However, data gaps and uncertainties exist and it is not always possible to accurately predict effects at the plan level. For example, specific significance of effects on biodiversity, heritage assets, or changes to local level traffic flows may depend on more detailed studies and assessments that are more appropriately undertaken at the next stage of planning - at the project or site level. Climate change impacts are difficult to predict as the effects are most likely to be the result of changes at a cumulative and regional or national level, and therefore a precautionary approach that seeks to deliver best practice mitigation and adaptation is the most appropriate approach.

What reasonable alternatives have been considered and assessed?

16. Through the development of the Cheltenham LP, alternatives have been considered and appraised through the IA process in an iterative and ongoing way such that the findings of the IA have informed the plan-making. Potential reasonable options for site allocations were assessed individually and with consideration of cumulative effects in settlement areas where possible. This Cheltenham LP invites comments on the proposed site allocations. Any comments received will be taken into consideration and reported in the subsequent stages of plan-making. The findings of the IA informed this selection but is not the sole source of information to inform decision-making as part of the plan preparation.
17. The Integrated (Sustainability) Appraisal considered cumulative effects and the inter-relationships between sustainability topics for each site option where possible, and made comments with regard to any significant effects, where possible.

What are the likely significant effects of the Cheltenham LP?

18. Overall, the implementation of the policies presented in the Cheltenham LP were found to have significant positive sustainability benefits, reflecting the iterative and ongoing inputs from technical studies, the wider evidence base, and comments received from public consultations on draft proposals. The key positive effects are as follows:
- Major long term and cumulative positive effects through meeting the housing and employment needs of the Cheltenham Borough area - will also support economic objectives; good quality housing will have major direct cumulative positive effects on health
 - Ensuring that supporting green infrastructure will be provided in new development with both short and long term positive effects

- Support for the economy and employment – will also have further positive effects for health and wellbeing; the vitality of the city and town centres
19. Alongside the positive effects, some minor negative effects were also identified, largely as a result of the overall, cumulative effect of increased housing, employment and associated infrastructure development in the plan area. The key potential negative effects are summarised as follows:
- Noise, air quality reduction, pollution, and congestion, arising from the overall predicted growth in road based traffic
 - Effects on landscape and indirect effects for biodiversity, where local level habitats and ecological linkages are disturbed or removed – cumulative in the longer term

How could negative effects be mitigated?

20. A key function of the IA process is to inform the development of the plan, helping to mitigate identified negative effects and enhance positive effects. At each stage, any recommendations made from the SA are taken forward into the next stage of the plan making process.
21. Mitigation for potential negative effects is provided by policies within the higher-level Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. A strong feature of the JCS is the commitment to Green Infrastructure, recognising the many benefits it can provide, including managing flood risk, enhancing biodiversity, and providing recreational spaces for people. Potential negative effects on local biodiversity in the Cheltenham LP will be mitigated through the requirement to conserve and improve biodiversity in new development, wherever possible.
22. Mitigation for potential negative effects is also supported by saved policies from the 2006 review of the Cheltenham Local Plan. These policies will provide a level of protection against the potential effects of new development until they have been reviewed and replaced by new policies contained in the Cheltenham Borough Local Plan Part 2 (likely to emerge in 2017).

EqlA

23. The screening assessment has found that the Cheltenham Local Plan is unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqlA will not be required.

Consultation

24. The Cheltenham LP and its accompanying IA documents are provided for consultation through the Council's website. Comments made and responses to them will be recorded and made available. Thus consultation is a vital ongoing and iterative element of the plan-making and SA processes. The

Cheltenham LP and accompanying IA Report reflect the findings of various technical studies and responses received so far during consultation.

25. The Cheltenham LP and this accompanying Integrated (Sustainability) Appraisal Report will be available for consultation for a period of approximately eight weeks in early 2017.

Monitoring Proposals

26. The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication.
27. Government requires local planning authorities to produce Monitoring Reports (MRs), and the Cheltenham Borough Monitoring Report (produced annually) alongside the monitoring framework provided in the GCT JCS is considered sufficient to ensure appropriate monitoring takes place going forward.

1.0 INTRODUCTION

Purpose of Sustainability Appraisal (SA) & the Sustainability (Integrated) Appraisal Report

- 1.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Plans. This requirement for SA is in accordance with planning legislation¹ and paragraph 165 of the National Planning Policy Framework (NPPF). Local Plans must also be subject to Strategic Environmental Assessment^{2, 3} (SEA) and Government advises^{4,5} that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail.
- 1.2 In addition, the Council has chosen to integrate the Health Impact Assessment (HIA) and Equality Impact Assessment (EqIA) processes with the overarching SA/SEA process. HIA is not a statutory requirement for Councils; however, health considerations are a requirement of the SEA process and thus the overall SA process. Public bodies have a duty⁶ to assess the impact of their policies on different population groups to ensure that discrimination does not take place and where possible, to promote equality of opportunity. The SA, SEA, HIA and EqIA therefore all form part of the Integrated Appraisal (IA) process for the Cheltenham Borough Local Plan. This Integrated (Sustainability) Appraisal (IA) Report is part of the evidence base for the Cheltenham Local Plan and it accompanies the Plan on public consultation.
- 1.3 The Council is also required to undertake a Habitats Regulations Assessment (HRA) of the Cheltenham Borough Local Plan. The HRA process has its own legislative drivers and requirements and while the different processes can inform each other, it is important that the HRA remains distinguishable from the wider IA process. While the HRA process will be undertaken in parallel to the IA, the detailed method and findings will be reported separately.

The Cheltenham Borough Local Plan

- 1.4 The currently adopted Cheltenham Borough Local Plan was prepared to cover the period 1991-2011 and is therefore being reviewed in consideration of the National Planning Policy Framework implemented in March 2012, the progress of the Gloucester, Cheltenham & Tewkesbury (GCT) Joint Core Strategy (JCS), and changing local circumstances.

¹ Section 19(5) of the 2004 Act and Regulation 22(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012

² EU Directive 2001/42/EC

³ Environmental Assessment of Plans and Programmes Regulations, 2004

⁴ DCLG - National Planning Practice Guidance' 2014, ODPM - 'A Practical Guide to the SEA Directive' 2005, Planning Advisory Service – 'The Principles of Plan Making Chapter 6 - The Role of Sustainability Appraisal' 2013

⁵ DCLG, 2012 National Planning Policy Framework

⁶ Equality Act, 2010

- 1.5 Cheltenham Borough Council are working in partnership with Gloucester City Council and Tewkesbury Borough Council to prepare a Joint Core Strategy that will guide development in the area up to 2031. The purpose of the Joint Core Strategy (JCS) is to bring together the strategic and development management planning policies and strategic allocations for housing and employment development into one overall document for the three administrative areas. The JCS is the spatial expression of the vision and strategic objectives for the area and how it will develop during the period up to the year 2031. The JCS was submitted to the Secretary of State for examination on 20 November 2014.
- 1.6 The Cheltenham Borough Local Plan Part 1 Preferred Options (Cheltenham LP) covers the administrative area of Cheltenham and is part of a hierarchy of planning guidance, sitting underneath the higher level JCS and national planning guidance. The Cheltenham LP will be a Borough level document looking at issues specific to Cheltenham Borough, for example the valued heritage setting of the town, and will include lower level development management policies to be used in the determination of planning applications. It will also identify locations to accommodate non-strategic development as required in the JCS. The JCS and lower level Cheltenham LP, along with the Gloucestershire Minerals and Waste Local Plans and any neighbourhood plans, will, when adopted, form the statutory Development Plan for the Borough.
- 1.7 The Cheltenham LP will emerge in two parts. Both parts seek to provide local detail which supports the strategic elements of policy contained within the GCT JCS. Part 1 will focus on three primary issues: site allocations within the Borough (outside of the strategic allocations in the JCS), a local economic strategy, and provision for local infrastructure (particularly local green space). These three primary issues that will comprise Part 1 of the Cheltenham LP contain a total of 9 proposed Policies (5 covering economic factors, including local employment allocations, two covering local green space, and a further two addressing local housing and mixed use development allocations). Policies contained in the Cheltenham Borough Local Plan Second Review (2006) which are not replaced by the GCT JCS or Cheltenham LP Part 1 will remain in force. The production of Part 2 of the Cheltenham LP will begin in 2017 and will review these saved policies and consider topics of a less strategic nature. It will contain a suite of detailed development management policies which seek to shape the way in which Cheltenham develops up to 2031.
- 1.8 Following 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 the Issues and Options Consultation on the Cheltenham LP in June 2015 and responses to this consultation have helped to shape what the Cheltenham LP should deliver and how it should be achieved. The vision is divided under three themes, each with a number of objectives identified to help deliver the vision, as follows:

Vision Theme A:

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

Objectives Theme A:

- 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 via local 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.

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.

Objectives Theme B:

- 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.

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.

Objectives Theme C:

- 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.

- 1.9 The Cheltenham LP comprises a total of 9 Chapters including the 9 proposed Policies as follows:

Chapter 1: Introduction

Chapter 2: Vision and Objectives

Chapter 3: The Economy

Chapter 4: The Economic Strategy of the Plan (5 proposed Economic Policies)

Chapter 5: Local Green Space (2 proposed Local Green Space Policies)

Chapter 6: Development Proposals (2 proposed Housing and Mixed-Use Allocation Policies)

Chapter 7: Amendments to the Principal Urban Area

Chapter 8: Permitted Development Rights and the Use of Article 4 Directions

Chapter 9: Conservation Area Review 2016-2018

- 1.10 Further appendices provide detail of the evidence used to support the development of the Cheltenham LP.

Integrated Appraisal (IA): Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), and Habitat Regulations Assessment (HRA).

- 1.11 For the IA of the Cheltenham LP, an integrated process has been undertaken that includes the requirements for Sustainability Appraisal (SA) as set out in

national planning guidance⁷ and to meet with the requirements of the EU SEA Directive as implemented in UK legislation through the SEA Regulations, 2004⁸. For development planning documents in England, sustainability appraisal should address socio-economic factors to the same level of detail as environmental factors and as required by the SEA Regulations.

- 1.12 This IA also addresses health and equality issues⁹ alongside the requirements of the Habitats Directive¹⁰ as implemented into UK legislation through the Habitats Regulations¹¹. The findings of the health/equality and habitats assessments have been integrated into the Sustainability Appraisal. The Equality Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA) are provided separately as they are subject to different legislation and guidance. This is consistent with the approach taken to SA/SEA, EqIA and HRA for the appraisal of the higher level plan - the Gloucester, Cheltenham & Tewkesbury Joint Core Strategy. The Councils commissioned independent specialist consultants Enfusion to progress the appraisal work in May 2015.
- 1.13 Integrated (Sustainability) Appraisal is an iterative and ongoing process that informs plan-making by assessing developing elements of the plan, evaluating and describing the likely significant effects of implementing the plan, and suggesting possibilities for mitigating significant adverse effects and enhancing positive effects. UK Guidance suggests a staged approach to SEA¹². Initially the scope of the IA is determined by establishing the baseline conditions and context of the plan by considering other relevant plans and objectives, and by identifying issues, problems and opportunities for the area. From this the scope the IA is prepared and includes an IA Framework of objectives for sustainable development in the plan area and which forms the basis against which the plan is assessed.
- 1.14 An integrated approach to appraisal and assessment brings resource efficiencies and allows complementary issues to be considered concurrently. The Government's extant guidance recognises value in undertaking Habitats Regulations Assessment (HRA) and SA concurrently (although the findings and reporting of the two processes should be kept distinct)¹³. In practice, the evidence base for both processes can be shared with Habitats Regulations Assessment findings and conclusions supporting the SA/Strategic Environmental Assessment.

Habitats Regulations Assessment (HRA)

- 1.15 The Conservation of Habitats and Species Regulations (amendment) (2011) [the Habitats Regulations] require that HRA is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

⁸ <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

⁹ To demonstrate compliance with the Equality Act, 2010

¹⁰ EU Directive 1992/43/EEC (and see also NPPF paragraphs 14 & 117)

¹¹ The conservation of Habitats & Species Regulations, 2010

¹² ODPM A Practical Guide to the SEA Directive 2005

¹³ Planning for the Protection of European Sites: Appropriate Assessment: Guidance for Regional Spatial Strategies and Local Development Documents (DCLG, August 2006)

potential effects arising from a plan against the nature conservation objectives of any European site designated for its nature conservation importance.

- 1.16 The HRA screening (and any more detailed Appropriate Assessment) considers if the potential impacts arising as a result of the Cheltenham LP are likely to have significant effects on these sites either alone or in combination with other plans and projects. The methods and findings of the HRA process is set out in a separate HRA Report that will be sent to the statutory consultee (Natural England) and placed on consultation for the wider public. The HRA findings have informed the IA.

Equality & Diversity Impact Assessment (EqIA)

- 1.17 In addition, the Council has chosen to integrate the health and equality impact assessment processes within the overarching Integrated Appraisal (IA) process; this is consistent with the approach taken by the higher level plan – the Gloucester, Cheltenham & Tewkesbury Joint Core Strategy. Health Impact Assessment is not a statutory requirement for Councils; however, health considerations are a requirement of the SEA process and thus the overall IA process. Public bodies have a duty¹⁴ to assess the impact of their policies on different population groups to ensure that discrimination does not take place and where possible, to promote equality of opportunity.
- 1.18 For the appraisal of the Cheltenham LP, the integration of health and equality concerns has focused on ensuring that these issues are well represented in the IA Framework [through objectives and decision-aiding questions] against which the emergent policies are being assessed. Consideration of health and equality issues has been addressed iteratively as the appraisal process has progressed. Details of the Equality Impact Assessment (EqIA) are also presented separately to demonstrate compliance with the Equality Act (2010) as Appendix VIII to this IA Report.

Consultation: Statutory, Public & Stakeholder Engagement

- 1.19 As part of the early preparation and ongoing development of the Cheltenham LP, two rounds of public consultation have been undertaken to date. The Cheltenham Plan Scope was subject to consultation during June-September 2013 and in June 2015 the Issues and Options were consulted on. The Issues and Options were accompanied by the Draft IA Scoping Report for this consultation, which included SEA statutory consultees (Historic England, Environment Agency and Natural England). The representations received on the Draft IA Scoping Report (June 2015) were considered in the production of the Final IA Scoping Report (Appendix II), and the responses to the representations made are reported in Appendix V of this Report.
- 1.20 The Integrated Appraisal studies and findings continue to inform the ongoing development of the Cheltenham LP and comprise part of the evidence base for the emerging plan. IA Reports will accompany the subsequent stages of

¹⁴ Equality Act, 2010

the Cheltenham LP as set out in the following table with the chronology of the Local Plan preparation, consultation and the accompanying IA stages:

Table 1.1: Cheltenham Borough Local Plan and IA Stages and Documents

Cheltenham LP Stage and Documents Consultation	IA Stage and Documents Consultation
Cheltenham Plan Scope Consultation (Regulation 18) July to September 2013	N/A
Draft Vision and Objectives published February 2014	N/A
Issues and Options Consultation June 2015	IA Draft Scoping Report Consultation June 2015
Preferred Options Consultation Early 2017	Draft IA Report Consultation Early 2017
Pre-Submission Plan Consultation Spring 2017	Draft IA Report (2nd Iteration) Consultation Spring 2017
Submission Plan Submission to the Secretary of State Summer 2017 Examination projection: Autumn 2017	Final IA Report Submission to the Secretary of State Summer 2017 Examination projection: Autumn 2017

Summary of Compliance with SEA Directive & Regulations

- 1.21 The Strategic Environmental Assessment Regulations set out certain requirements for reporting the SEA process, and specify that if an integrated appraisal is undertaken (i.e. SEA is subsumed within the SA process, as for this integrated appraisal of the Plan), then the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. The requirements for reporting the SEA process are set out in Appendix 1 of this IA Report.

Structure of this Integrated (Sustainability) Report

- 1.22 Section 2 of this IA Report sets out the methods used to appraise the emerging elements of the Cheltenham LP. Section 3 describes the sustainability context for the IA, including the objectives of other relevant plans and programmes, and the baseline characteristics of the area (full details in Appendices III & IV). Section 4 explains how options are considered and assessed in plan-making and how alternatives are considered in IA in order to explicitly demonstrate compliance with the requirements of the SEA Regulations.
- 1.23 Section 5 summarises the overall findings of the IA of the Cheltenham LP. The detailed integrated appraisals of potential site allocations are provided in Appendix VII. Appendix VIII details the findings of the EqIA and provides a separate document to demonstrate compliance for the Council with the requirements of the Equality Act, 2010. The Habitats Regulations Assessment Report accompanies the Cheltenham LP; the findings are summarised and have been taken into account in this IA Report.

- 1.24 The SEA Directive and Regulations requires that the Report should include a description of the measures envisaged concerning monitoring and such proposals are set out in section 6. A summary of the findings of the IA is provided in section 7, together with the next steps for the plan and the IA. In accordance with the SEA Directive, a Non-Technical Summary is also provided – at the beginning of this IA Report and also available separately. Appendix I provides signposting to explain how this SA complies with the requirements of the SEA Directive – and as required by the Directive.

2.0 SUSTAINABILITY APPRAISAL METHODS

Introduction

- 2.1 Integrated (Sustainability) Appraisal incorporating Strategic Environmental Assessment is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of IA is to inform the Council as the planning authority; the IA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility and feedback from consultation. There is a tiering of appraisal/assessment processes (see also later Figure 4.1) that align with the hierarchy of plans – from international, national and through to local.
- 2.2 This tiering is acknowledged by the NPPF (2012) in paragraph 167 that states that “Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.” The Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (GCT JCS) is a strategic planning document that provides strategic policy and allocations to guide promoters, communities and the three Councils in their decisions regarding proposed development. The Cheltenham Borough Local Plan Part 1 Preferred Options (Cheltenham LP) is a lower level planning document that is in conformity with the Joint Core Strategy and national planning requirements. IA is a criteria-based assessment process with objectives aligned with the issues for sustainable development that are relevant to the plan and the characteristics of the plan area.
- 2.3 This IA is an Integrated Appraisal that has incorporated the requirements of the EU SEA Directive, the findings from the Habitat Regulations Assessment (HRA), and the findings of the Equality and Diversity Impact Assessment (EqIA). Since the Habitats Regulations Assessment (HRA) and the EqIA are driven by distinct legislation, the HRA Report and the EqIA Report are provided separately to clearly demonstrate compliance.

Scoping and the IA Framework

- 2.4 During 2015 (and the early stages of the Draft Cheltenham Local Plan preparation), relevant plans and programmes (PP) were reviewed and baseline information was gathered and analysed by the independent specialist consultants, Enfusion, to help identify the issues, problems and opportunities for the area (further detailed in the following section 3). The details of this analysis were reported in technical Appendices I & II to the Draft IA Scoping Report June 2015¹⁵.
- 2.5 A Framework of IA objectives, sub-objectives (decision-aiding questions) and thresholds of significance was developed from the key issues identified. This framework aims to promote and/or protect sustainability factors that are

¹⁵ <http://consult.cheltenham.gov.uk/consult.ti/CheltplanI02015>

relevant to the Cheltenham Borough area and its timescale for implementation in the period up to 2031. It forms the basis against which emerging elements of the Cheltenham LP are appraised using both quantitative and qualitative assessment respectively from the evidence base and professional judgment.

- 2.6 The IA Scoping Report set out the process undertaken and it was published on the Cheltenham Borough Council website in June 2015 and subject to public consultation including SEA statutory consultees (Historic England, the Environment Agency, and Natural England). As a result of the comments received, minor amendments and additions were made to the baseline and PP review; along with a minor amendment to the identified key issues. The consultation comments are provided here in this IA Report at Appendix V, together with a summary of how they were taken into account. The final IA Scoping Report is provided separately in Appendix II as part of this IA Report.
- 2.7 The final IA Framework of Objectives, Decision-Aiding Questions, and certain thresholds of significance is set out in the following Table 2.1 (including cross-references for the key requirements in the NPPF and relevant GCT JCS SA Objectives):

Table 2.1 IA Framework

IA Objective		Decision making criteria: Will the option / proposal...	Assumptions or uncertainties	Significance criteria: standards and thresholds for IA	
1	Housing Ensure everyone has access to a high quality home that they can afford and that meets their needs. Relevant NPPF Paragraphs: 47-68 Relevant GCT JCS SA Objectives: 15	<ul style="list-style-type: none"> ■ Identify an appropriate land supply for housing? ■ Ensure everyone has access to high quality and flexible housing? ■ Provide enough affordable housing to meet local needs? ■ Support the existing housing stock? ■ Support minority groups with appropriate provisions, including Gypsies and Travellers? ■ Deliver zero carbon homes? 	It is assumed that development at any of the site options has the potential to meet the design standards of the NPPF, Building Regulations and the Government's zero carbon buildings policy. It is assumed that development at any of the site options has the potential to meet the affordable housing requirements set out in the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. The nature and significance of the effects on this IA Objective will primarily relate to the capacity of the site to accommodate housing development, and the timescale for delivery, those sites that can be delivered in the immediate term are considered to have a significant positive effect as it addresses the backlog in housing delivery. The Cheltenham Borough	++	Site option has the potential to accommodate housing in the immediate term and address housing backlog. Potential for major long term positive effect.
				+	Site option has the potential to accommodate housing in the longer term of the plan period. Potential for minor long term positive effect.
				0	If no housing is being proposed as part of development, as it is an employment site, then it is considered to have a neutral effect against this IA Objective.
				?	Capacity of the site to accommodate residential development is unknown.
				-	Not applicable.
				--	Not applicable.

			Council Sites Assessment will be used to inform the IA in regards to site capacity and delivery term.		
<p>2</p> <p>Economy, Employment and Tourism Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.</p> <p>Relevant NPPF Paragraphs: 18-22</p> <p>Relevant GCT JCS SA Objectives: 10, 11, 17</p>	<ul style="list-style-type: none"> ■ Support the vitality and viability of the town and its suburbs? ■ Enhance the quality of the public realm? ■ Support the retention and enhancement of existing businesses? ■ Deliver new employment land? ■ Provide opportunities to connect with existing housing, facilities and amenities? ■ Provide opportunities to connect with sustainable transport modes? ■ Encourage inward investment? ■ Promote tourism and cultural distinctiveness? 	<p>2 a) This IA Objective will address two separate issues relating to employment. The first is the capacity of the site to accommodate employment land as well as the potential loss of existing employment, and the second is access to existing employment areas.</p> <p>Access to existing transport modes has been addressed against IA Objective 5.</p> <p>The Cheltenham Borough Council Sites Assessment will be used to inform the IA in regards to site capacity.</p> <p>The nature and significance of the effects against this IA Objective will primarily relate to the capacity of the site to accommodate employment land, and the potential loss of existing employment.</p>			
			++	Potential for the site option to accommodate a significant level of employment development (greater than 1 ha).	
			+	Potential for the site option to accommodate employment development (less than 1ha).	
			0	If no employment land is being proposed as part of development, as it is a housing site, then it is considered to have a neutral effect against this IA Objective.	
			?	Capacity of the site to accommodate employment development is unknown.	
			-	Development at the site may restrict other employment development and/ or has poor access to existing employment opportunities.	
			--	Development at the site may prevent other employment development and/ or lead to the loss of existing employment.	
			++	Site is within 400m of a strategic	
		2 b) This IA Objective will			

			<p>address two separate issues relating to employment. The first is the capacity of the site to accommodate employment land, and the potential loss of existing employment, and the second is access to existing employment areas.</p> <p>Access to existing transport modes has been addressed against IA Objective 5.</p> <p>Access is measured using GIS map layers provided by Cheltenham Borough Council.</p> <p>The nature and significance of the effects against this IA Objective will primarily relate to the distance of the site from existing employment areas.</p>	<p></p> <p style="background-color: #92d050; text-align: center;">+</p> <p style="background-color: #0070c0; text-align: center;">0</p> <p style="text-align: center;">?</p> <p style="background-color: #ffff00; text-align: center;">-</p> <p style="background-color: #ffa500; text-align: center;">--</p>	<p>employment area. Development has the potential to reduce reliance on the private vehicle.</p> <p>Site is within 800m of an employment area and is likely to reduce reliance on the private vehicle.</p> <p>A neutral effect is not considered possible</p> <p>An element of uncertainty exists.</p> <p>The site is within 800m of an employment area, but development is less likely to reduce reliance on the private vehicle (i.e. steep topography or lack of suitable footpath).</p> <p>The site option is beyond 800m to an existing employment area. Development is likely to continue reliance on the private vehicle.</p>
3	<p>Healthy Communities Support communities with inclusive design,</p>	<ul style="list-style-type: none"> ■ Reduce opportunities for crime? ■ Make people feel safer through good design? 	<p>It is assumed that development at any of the site options has the potential for design that minimises opportunities for crime, and</p>	<p style="background-color: #00b050; text-align: center;">++</p>	<p>It is considered unlikely that development at any of the site options will have major positive effects on health.</p>

<p>promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.</p> <p>Relevant NPPF Paragraphs: 69-78</p> <p>Relevant GCT JCS SA Objectives: 12, 13, 14, 16, 17</p>	<ul style="list-style-type: none"> ■ Enable everyone to participate in local decision making? ■ Encourage healthy and active lifestyles? ■ Be surrounded by compatible land uses? ■ Ensure that existing open spaces, gardens, allotments are protected and enhanced? ■ Help to reduce inequalities in wellbeing and opportunity? 	<p>that makes people safer.</p> <p>It is assumed that development at any of the site options has the potential for short-term minor negative effects arising during construction phases, and that suitable mitigation exists to ensure that these do not result in long-term negative effects on health and wellbeing.</p> <p>It is assumed that development at any of the site options has the potential for indirect long-term positive effects on health through the provision of housing or employment by helping to meet the needs of the Borough.</p> <p>It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services, or contributions towards them.</p> <p>It is therefore considered that the nature and significance of</p>	+	The site option is within a reasonable walking distance of green / open space, and surrounded by compatible land uses
			0	The site is not likely to be affected by neighbouring land uses or major infrastructure. Potential for a residual neutral effect.
			?	An element of uncertainty exists until more detailed site level assessments have been undertaken.
			-	The site is affected by neighbouring land uses or major infrastructure and / or is not within a reasonable walking distance of green / open space.
			--	The site is affected by neighbouring land uses or major infrastructure and is located over 300m from green / open space.

			<p>the effects against this IA Objective will primarily relate to neighbouring land uses and access to green / open space, or the loss of green / open space as a result of development at the site.</p> <p>Is the site located within a Cordon Sanitaire area?</p> <p>The Cheltenham Borough Council Sites Assessment will be used to inform the IA in regards to neighbouring land uses.</p>		
<p>4</p> <p>Access to Services and Facilities Improve provision and accessibility to services and facilities, including health and educational facilities.</p> <p>Relevant NPPF Paragraphs: 29-46</p> <p>Relevant GCT JCS SA Objectives: 12, 14</p>	<ul style="list-style-type: none"> ■ Support housing growth with good access to existing services and facilities? ■ Provide adequate means of access to health care and educational facilities? ■ Increase provision of local services and facilities? 	<p>It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, and other community facilities and services.</p> <p>Access is measured using Maiden services provided by Gloucestershire County Council.</p> <p>The nature and significance of</p>	++	Site is within 400m of all services and facilities (including health and educational). Development has the potential to reduce reliance on the private vehicle.	
			+	Site is within 800m of most services and is likely to reduce reliance on the private vehicle.	
			0	A neutral effect is not considered possible	
			?	An element of uncertainty exists.	

			effects against this IA Objective will primarily relate to the accessibility of a range of services and facilities including; supermarket, post office, library, primary school, secondary school, children's centre, GP, Pharmacy, A&E / MIU and fitness facilities.	-	The site is within 800m of most facilities and services, development is less likely to reduce reliance on the private vehicle (i.e. steep topography or lack of suitable footpath).
				--	The site option is beyond 800m to all existing facilities and services. Development is likely to continue reliance on the private vehicle.
5	Access to Sustainable Transport Modes Maximise the use of sustainable modes of transport and reduce the need to travel by car Relevant NPPF Paragraphs: 29-46 Relevant GCT JCS SA Objectives: 8	<ul style="list-style-type: none"> ■ Maximise opportunities for cycling and walking? ■ Provide adequate means of access to public transport modes? ■ Reduce the frequency and duration of journeys by private car? 	5 a) This IA Objective will address two separate issues relating to access to sustainable transport modes. The first being access to public transport modes and the second being access to strategic footpaths and cycle routes. It is assumed that development at any of the site options could potentially provide or contribute to improved sustainable modes of transport. It is also assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green	++	Site has good access to all sustainable transport modes; within 400m of bus connections, and 800m of a train station. Development has the potential to reduce the need to travel by car. There are no potential barriers to movement.
				+	The site has access to either bus (within 400m) or a train station (within 800m). Development is likely to reduce the need to travel. There are no potential barriers to movement.
				0	A neutral effect is not considered possible.
				?	There is an element of uncertainty for all site options.

			<p>infrastructure and other community facilities and services.</p> <p>Access is measured using Maiden services provided by Gloucestershire County Council.</p> <p>The nature and significance of the effects against this IA Objective will primarily relate to access to existing modes of public transport.</p> <p>Where necessary the appraisal will note the realities of the situation with regard to existing access, for example if there are barriers to movement.</p>	<p>-</p>	<p>The site has access to either bus (within 400m) or a train station (within 800m). Development is less likely to reduce the need to travel. There may be barriers to movement.</p>
			<p>5 b) This IA Objective will address two separate issues relating to access to sustainable transport modes. The first being access to public transport modes and the second being access to strategic footpaths and cycle routes.</p> <p>It is assumed that development at any of the site options could potentially provide or contribute to</p>	<p>--</p>	<p>Site option is not within a reasonable walking distance (over 800m) of a bus connection or a train station. Development is likely to increase the need to travel by car. There may be significant barriers to movement.</p>
				<p>++</p>	<p>Site has good access (within 400m) to strategic footpath and cycle routes. Development has the potential to reduce the need to travel by car. There are no potential barriers to movement.</p>
				<p>+</p>	<p>The site has good access (within 400m) to either strategic footpaths or strategic cycle routes. Development has the potential to reduce the need to travel by car. There are no potential barriers to movement.</p>
				<p>0</p>	<p>A neutral effect is not considered</p>

			<p>improved sustainable modes of transport.</p>		possible.
			<p>It is also assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.</p> <p>Access is measured using Maiden services provided by Gloucestershire County Council.</p> <p>The nature and significance of the effects against this IA Objective will primarily relate to access to existing strategic pedestrian and cycle routes.</p> <p>Where necessary the appraisal will note the realities of the situation with regard to existing access, for example if there are barriers to movement.</p> <p>The appraisal commentary will make a judgement on the overall accessibility (to public transport, services and facilities and employment) of</p>		
				?	There is an element of uncertainty for all site options.
				-	The site has access (within 400m) to either strategic footpaths or strategic cycle routes. Development is less likely to reduce the need to travel. There may be barriers to movement.
				--	The site is not within reasonable distance (400m) of strategic footpaths or cycle routes. Development is likely to increase the need to travel by car. There may be significant barriers to movement.

			the site options with regard to IA Objectives 4 and 5 and whether a particular site option is more likely to reduce the need to travel?		
<p>6</p> <p>Traffic To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.</p> <p>Relevant NPPF Paragraphs: 29-41</p> <p>Relevant GCT JCS SA Objectives: 8</p>	<ul style="list-style-type: none"> ■ Provide safe and clear access to the road network? ■ Overload the surrounding work network? ■ Increase traffic in the area? ■ Exacerbate any congestion issues? 	<p>The nature and significance of the effects against this IA Objective will primarily relate to traffic impacts / road capacity and site access.</p> <p>Cheltenham Borough Council's traffic modelling report will inform the IA.</p>	++	Development has the potential to significantly reduce levels of traffic in an area that is experiencing congestion issues.	
			+	Development has the potential to reduce levels of traffic. Potential for a minor positive effect.	
			0	There is satisfactory access to the road network and the site is well located in respect of the road network and vehicle movements. Whilst development at the site has the potential to increase traffic, there is suitable mitigation available to reduce negative effects with the potential for a residual neutral effect.	
			?	An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.	
			-	Development has the potential to increase traffic in the surrounding road network and there is no satisfactory access to the site from the road network or the site is not well located in respect of the road network and vehicle movements. Mitigation available, potential for a residual minor negative effect.	

				--	Development is likely to increase the levels of traffic in an area that is already experiencing congestion issues, there is no satisfactory access to the site from the road network, and the site is not well located in respect of the road network and vehicle movements. Mitigation difficult and/or expensive.
7	Air Quality and Climate Change To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases. Relevant NPPF Paragraphs: 93-125 Relevant GCT JCS SA Objectives: 2, 3, 5, 6, 9	<ul style="list-style-type: none"> ■ Reduce Cheltenham Borough's carbon footprint? ■ Ensure that sustainable construction principles and standards are integrated into all development schemes, aiming for the highest possible standards? ■ Ensure new and existing buildings, infrastructure and the environment are resilient to the effects of extreme weather events? ■ Help people, businesses and the environment to adapt to the physical and social impacts of climate change? 	It is assumed that development at any of the site options has the potential to meet the design standards of the NPPF, Building Regulations and the Government's zero carbon buildings policy. It is assumed that any proposal for development can ensure high standards of energy efficiency in construction and occupation. Flood risk has been assessed against IA Objective 9. It is assumed that any proposal for development can incorporate climate change adaptation measures. The nature and significance of the effects against this IA	++	Development has the potential to significantly reduce emissions within an area that experiences congestion issues.
				+	Development has the potential to reduce levels of emissions. Potential for a minor positive effect.
				0	Whilst development at the site has the potential to increase emissions, there is suitable mitigation available to reduce negative effects with the potential for a residual neutral effect.
				?	An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
				-	Development has the potential to increase emissions. Mitigation available, potential for a residual minor negative effect.
				--	Development is likely to increase the levels of emissions in an area that already experiences

			Objective will primarily relate to emissions. A significant source of emissions comes from traffic, therefore the appraisal commentary will make a judgement on the overall effect of development on air quality and climate change considering IA Objectives 6 and 7.		congestion issues. Mitigation difficult and/or expensive.
8	Water Resources and Quality To reduce the demand for water, and maintain and improve the quality of water Relevant NPPF Paragraphs: 94,99, 109-125 Relevant GCT JCS SA Objectives: 5, 6	<ul style="list-style-type: none"> ■ Reduce the demand for water? ■ Enhance opportunities for water recycling? ■ Improve the quality of water? 	The nature and significance of effects on water quality is dependent on whether the site option lies within a Surface Water Safeguard Zone, Ground Water Safeguard Zone, or Water Protection Zone.	++	Development has the potential to significantly enhance water quality.
				+	Development has the potential to enhance water quality.
				0	The site is not within any Surface Water Safeguard Zones, Ground Water Safeguard Zones, or Water Protection Zones.
				?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
				-	Site option lies partially within a Surface Water Safeguard Zone, Ground Water Safeguard Zone, or Water Protection Zone.
				--	It is considered unlikely that development at any of the site options will have a major negative

					effect on water quality.
9	Flooding To manage and reduce flood risk. Relevant NPPF Paragraphs: 93-108 Relevant GCT JCS SA Objectives: 4	<ul style="list-style-type: none"> ■ Ensure that the risk of flooding in the immediate vicinity and in the wider catchment is not increased as a result of development? ■ Ensure that surface water run-off is slowed and absorbed? ■ Ensure that surface water run-off does not increase flood risk in the immediate vicinity or the wider catchment? ■ Include the use of Sustainable Drainage Systems? ■ Maximise water collection opportunities? 	<p>It is considered that the nature and significance of the effects against this IA Objective will primarily relate to flood risk.</p> <p>There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p>	++	The site option is not located within an area of flood risk and there is evidence that development could offer an opportunity to potentially reduce flood risk.
				+	The site option is not located within an area of flood risk.
				0	The site is partially within an area of high flood risk but development can avoid this area / suitable mitigation is available resulting in a residual neutral effect.
				?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
				-	The site is partially within an area of high flood risk, or at risk of surface water flooding in parts of the site. The areas of flood risk would be difficult to avoid and mitigation is likely to be expensive / difficult.
				--	The site is located wholly within an area of high flood risk or at risk of surface water flooding across the entire site.
10	Biodiversity To safeguard and enhance biodiversity and improve connectivity between green	<ul style="list-style-type: none"> ■ Protect and enhance European designated sites outside of the Borough boundaries? ■ Protect and enhance SSSIs? ■ Protect and enhance sites 	<p>The nature and significance of effects against this IA Objective will primarily relate to potential effects on designated biodiversity.</p> <p>Is the site within, adjacent to,</p>	++	Development will; deliver biodiversity gains, or improve green corridors / connections to strategic GI, or development will address a significant existing sustainability issue relating to biodiversity or geodiversity.

<p>spaces and functional habitats.</p> <p>Relevant NPPF Paragraphs: 109-125</p> <p>Relevant GCT JCS SA Objectives: 1, 16</p>	<p>recognised for their local biodiversity and geodiversity values?</p> <ul style="list-style-type: none"> ■ Lead to the loss of priority habitat(s)? ■ Disturb European Protected Species, Priority Species or Habitats upon which they depend? ■ Lead to the fragmentation of green corridors? ■ Link up areas of fragmented habitat? ■ Promote the creation of new habitats and sites of wildlife interest? 	<p>or in close proximity (200m) to any nationally designated biodiversity or geodiversity (SSSIs)? It should be noted that there are no European Designated Sites within the Borough boundary.</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any biodiversity or geodiversity sites designated as being of regional (RIGS) or local importance (Key Wildlife Sites, Local Nature Reserves)?</p> <p>Is there evidence of European Protected Species or Habitats on the site?</p> <p>It is recognised that when considering the potential for effects on designated biodiversity, distance in itself is not a definitive guide to the likelihood or severity of an impact. The appraisal commentary will try to note any key environmental pathways that could result in development potentially having a negative effect on designated biodiversity that may be some distance away.</p> <p>Are there opportunities to</p>	+	Development will not lead to the loss of an important habitat, species, trees and hedgerows or lead to fragmentation of green corridors and there are potential opportunities to enhance biodiversity or geodiversity.
			0	Development at the site is not likely to have negative effects on any internationally / nationally or regionally/ locally designated biodiversity or geodiversity or contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a residual neutral effect. or Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation possible, potential for a residual neutral effect. Development at the site does not contribute to the severance of green or blue infrastructure or impede the migration of biodiversity.
			?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out
			-	Development at the site has the potential for negative effects on sites designated as being of regional or local importance.

			<p>enhance biodiversity? Possibly improve connectivity, green / blue infrastructure or enhance an important habitat?</p> <p>Are there any opportunities to enhance geodiversity?</p>		<p>Mitigation difficult and / or expensive, potential for a minor residual negative effect.</p> <p>or</p> <p>Development at the site has the potential for negative effects on National (SSSI) designated sites and / or European protected species or habitats. Mitigation possible, potential for a minor residual negative effect.</p>
				--	<p>Development at the site has the potential for negative effects on International designated sites, or National (SSSI, NNR) designated sites and / or European protected species or habitats. Mitigation difficult and / or expensive, potential for a major residual negative effect.</p>
11	<p>Landscapes and Townscapes Protect and improve the quality of the townscape and the broader landscape setting.</p> <p>Relevant NPPF Paragraphs: 109-125</p> <p>Relevant GCT JCS SA Objectives: 5, 6, 16, 18</p>	<ul style="list-style-type: none"> ■ Protect and enhance the quality, character and distinctiveness of the townscape? ■ Protect and enhance local identities and distinctiveness? ■ Encourage well-designed, high quality development that enhances the built and natural environment? ■ Protect and enhance the Cotswolds AONB? ■ Reduce the potential for 	<p>11a) This IA Objective will address two separate issues relating to landscapes and settlement identity. The first being landscape sensitivity and the second being Green Belt land.</p> <p>The nature and significance of the effects will primarily be dependent on the landscape sensitivity of the site option.</p> <p>The Cheltenham Borough</p>	++	<p>Development significantly enhances the landscape or removes a significant eyesore and/or would regenerate previously developed land and buildings (PDL) that is currently having a major negative effect on the landscape/ townscape.</p>
				+	<p>Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.</p>

		<p>coalescence of Cheltenham with adjoining settlements?</p>	<p>Council sites assessment, and the Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB will inform the IA in regards to landscape sensitivity and the presence of previously developed land.</p> <p>The appraisal commentary will note if the site forms an important contribution to the character of the settlement.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a greenfield site has the potential for a minor negative effect as there would be development in a previously undeveloped area.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a brownfield site has the potential for a minor positive effect as it would result in the regeneration of the site.</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out</p>	<p>0</p> <p>?</p> <p>-</p> <p>-</p>	<p>A neutral effect is not considered possible.</p> <p>Element of uncertainty exists until more detailed lower level assessments have been carried out.</p> <p>The site option has medium sensitivity in landscape terms, and / or is within the AONB setting. Mitigation available. Potential for a minor residual negative effect.</p> <p>The site option has medium to high or high sensitivity in landscape terms and / or is within the AONB or its setting. Mitigation is likely to be difficult/ expensive. Potential for major residual negative effect.</p>
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			<p>through planning applications.</p> <p>It is assumed that any Tree Preservation Orders within a site option will be retained.</p>		
			<p>11b) This IA Objective will address two separate issues relating to landscapes and settlement identity. The first being landscape sensitivity and the second being Green Belt land.</p> <p>The nature and significance of the effects will primarily be dependent on the location of the site option within or outside of designated Green Belt land.</p> <p>The Cheltenham Borough Council sites assessment, and GIS mapping information will inform the IA in regards to the location of the site option in relation to designated Green Belt land.</p>	<p>++</p> <p>+</p> <p>0</p> <p>?</p> <p>-</p> <p>--</p>	<p>A major positive effect is not considered likely against this SA Objective.</p> <p>The site is not located within designated Green Belt land.</p> <p>A neutral effect is not considered possible</p> <p>There is an element of uncertainty</p> <p>The site option is located partially within designated Green Belt land</p> <p>The site option is located wholly within designated Green Belt land</p>
12	<p>Historic Environment To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites,</p>	<ul style="list-style-type: none"> Protect and where appropriate enhance nationally designated and locally important heritage assets and their settings (Conservation Areas, Listed Buildings, Registered Parks and Gardens, Scheduled 	<p>The nature and significance of the effects against this IA Objective will primarily relate to designated heritage assets and their setting. Any important non-designated heritage assets will be noted within the appraisal</p>	<p>++</p>	<p>Development is likely to have a substantial positive effect on the significance of the heritage asset / historic environment or address a significant existing sustainability issue relating to culture and heritage.</p>

<p>designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.</p> <p>Relevant NPPF Paragraphs: 126-141</p> <p>Relevant GCT JCS SA Objectives: 7, 18</p>	<p>Monuments)?</p> <ul style="list-style-type: none"> ■ Protect significant archaeology? ■ Ensure appropriate archaeological assessment where there is the potential for archaeological finds? ■ Improve access to, understanding of, or enjoyment of the historic environment? 	<p>commentary.</p> <p>Are there any designated heritage assets, or their setting, that could be effected within or adjacent to the site?</p> <p>Are there any opportunities to enhance culture or heritage assets, such as; securing appropriate new uses for unused Listed Buildings; the removal of an eyesore</p>		
			+	Development has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings; enhance the setting of or access / signage to designated assets.
			0	Development will have no significant effect. This may be because there are no heritage assets within the influence of proposed development or that mitigation measures are considered sufficient to address potential negative effects with the potential for a residual neutral effect.
			?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
			-	Development has the potential for a minor negative effect on a Conservation Area, Scheduled Monument, Listed Building, Registered Battlefield and Registered Historic Parks and Gardens and/or their setting. Even once avoidance and mitigation measures have been considered there is still the potential for a

					residual minor negative effect.
				--	Development has the potential for a major residual negative effect on a Conservation Area, Scheduled Monument, Listed Building, Registered Battlefield and Registered Historic Parks and Gardens and/or their setting. Mitigation difficult and / or expensive.
13	Cultural Heritage To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area. Relevant NPPF Paragraphs: 126-141 Relevant GCT JCS SA Objectives: 7, 18	<ul style="list-style-type: none"> ■ Protect and enhance the retail attractions of the town? ■ Protect and enhance opportunities for cultural events, including Cheltenham Races, Festivals, Arts, and Cultural events? ■ Protect and enhance the character of the immediate and wider area? ■ Provide opportunities for new attractions or events? 	The nature and significance of the effects against this IA Objective will primarily relate to cultural heritage assets and their settings e.g. Cheltenham Racecourse.	++	There is evidence to suggest that development at the site option will have a significant positive effect on cultural heritage.
				+	There is evidence to suggest that development at the site option will have a positive effect on cultural heritage.
				0	Evidence suggests that development is unlikely to result in any significant effects, or there is mitigation available to reduce negative effects, with the potential for a residual neutral effect,
				?	There is an element of uncertainty, or evidence is unavailable at this stage.
				-	There is evidence to suggest that development at the site option will have a minor negative effect on cultural heritage.

				--	There is evidence to suggest that development at the site option will have a significant negative effect on cultural heritage.
14	Land and Soils Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality. Relevant NPPF Paragraphs: 28, 93-125, 142-149 Relevant GCT JCS SA Objectives: 5, 6, 9	<ul style="list-style-type: none"> ■ Result in the loss of greenfield land? ■ Protect best and most versatile agricultural land? ■ Encourage redevelopment of previously developed land? ■ Safeguard and protect strategic or important mineral deposits for future use? ■ Avoid the sterilisation of mineral resources? ■ Improve / remediate contaminated land? ■ Minimise the volume of waste created during construction? ■ Minimise the volume of waste created during occupation? ■ Maximise reuse, recycling and composting of waste? 	<p>It is assumed that any development has the potential to ensure sustainable waste management.</p> <p>It is assumed that any development on a contaminated site will ensure appropriate remediation prior to development.</p> <p>It is considered that the nature and significance of the effects against this IA Objective will primarily relate to the loss of best and most versatile agricultural land, and the presence of allocated or safeguarded mineral deposits.</p> <p>If there is uncertainty with regard to the agricultural land classification for a site option then a precautionary approach will be taken, i.e. if the evidence indicates that a site option is Grade 3, but no distinction is made between 3a and 3b, it will be assumed that development at the site will lead to the loss of Grade 3a agricultural land.</p>	++	Development at the site option will not hinder future access to minerals or result in the loss of any agricultural land. Development will remediate contaminated land.
				+	Development at the site option will not hinder future access to minerals or result in the loss of best and most versatile agricultural land.
				0	A neutral effect is not considered possible.
				?	An element of uncertainty exists until more detailed lower level surveys and assessment have been carried out through planning applications.
				-	Development at the site option would either result in; the loss of best and most versatile land or an area allocated/ safeguarded for minerals.
				--	Development at the site option would result in the loss of best and most versatile land and is within an area allocated/ safeguarded for minerals.

Appraising the Cheltenham Borough Local Plan Part 1

- 2.8 The Vision for the Cheltenham Borough Plan was appraised against the IA objectives for sustainable development. A compatibility analysis of the proposed issues for Cheltenham Local Plan objectives with the IA objectives was undertaken and the findings reported here in summary in section 5 with the detailed analysis provided in Appendix VI.
- 2.9 Each potential non-strategic site option was appraised against the full IA Framework of objectives, decision-aiding questions and thresholds of significance using professional judgment and the baseline evidence. Where possible and appropriate, specified qualitative and quantitative thresholds were used to define the 5 categories of significance of effects (major and minor negative; neutral; major and minor positive). The assessment of effects considered the nature of the likely sustainability effects, including positive/negative; short-medium term (5-10 years)/long term (10-20 years plus); permanent/temporary; direct/indirect; cumulative and synergistic, were described in accordance with Schedule 2 of the SEA Regulations.
- 2.10 An appraisal commentary was provided on how the potential options would progress SA objectives, and where appropriate, recommendations for enhancement and mitigation were provided. Detailed IA matrices for site options are provided in Appendix VII of this IA Report and summary findings are set out in sections 4 and 5. Where uncertainty or gaps in information were apparent, this was recorded.
- 2.11 The IA of the Cheltenham LP, including policies, is structured under 12 topic headings, which have been linked to the Objectives in the IA Framework as well as topics in the SEA Directive. This provides a framework and structure to evaluate the likely significant effects of the Cheltenham LP against these key topics. The appraisal of each topic has been divided into a number of sub-headings to ensure that each aspect of the emerging Plan (policies and site allocations) is considered as well as the interrelationships between topics and cumulative/synergistic effects of the Plan as a whole.
- 2.12 Integrated Appraisal is informed by the best available information and data. However data gaps and uncertainties exist and it is not always possible to accurately predict effects at the plan level. For example, specific significance of effects on biodiversity, heritage assets, or changes to local level traffic flows may depend on more detailed studies and assessments that are more appropriately undertaken at the next stage of planning - at the project or site level. Climate change impacts are difficult to predict as the effects are most likely to be the result of changes at a cumulative and regional or national level, and therefore a precautionary approach that seeks to deliver best practice mitigation and adaptation is the most appropriate approach.

Consultation

- 2.13 The SEA Directive and Regulations require early and effective public consultation. The development of the Cheltenham LP has been subject to two rounds of consultation so far. This IA Report will accompany the Cheltenham Borough Local Plan Part 1 Preferred Options on consultation in early 2017. This IA Report will be subject to consultation with the SEA statutory consultees (Historic England, the Environment Agency, and Natural England), stakeholders and the public. Any comments received on the IA will be taken into consideration and reported in subsequent stages of plan-making and the IA process.

3.0 SUSTAINABILITY CONTEXT, OBJECTIVES & BASELINE CHARACTERISTICS

Introduction

- 3.1 The IA scoping process was undertaken and presented in the Draft Scoping Report (June 2015). Comments were received from 5 consultees and minor amendments and additions to information were made and reported in the finalised IA Scoping Report (attached as Appendix II). The detailed review of relevant plans and programmes and baseline information was included in the Draft Scoping Report (June 2015) as Appendices I and II, and further attached to this IA Report as Appendices III and IV.
- 3.2 This Section provides a summary of the review of relevant plans and programmes and baseline information as well as the key issues and opportunities for sustainable development and spatial planning that were identified as a result of such studies.

Review of Relevant Plans and Programmes (PPs)

- 3.3 In order to establish a clear scope for the IA of the Cheltenham Borough Local Plan Part 1 (Cheltenham LP) it is necessary (and a requirement of the SEA Directive) to review and develop an understanding of the wider range of “policies, plans, programmes and sustainability objectives”¹⁶ that are relevant to the Plan. This includes International, European, National, Regional and local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives promotes systematic identification of the ways in which the Cheltenham LP could be influenced by - and help to fulfil them. A detailed analysis of the relevant PPs are provided in this IA Report in Appendix IV and the key relevant plans and programmes are summarised in the paragraphs following:

The National Planning Policy Framework, 2012

- 3.4 The National Planning Policy Framework (NPPF) is the overarching policy framework for the delivery of sustainable development across England, and is underpinned by a presumption in favour of sustainable development. The purpose of the planning system is to contribute to the achievement of sustainable development. The National Planning Policy Framework¹⁷ (paragraph 7) states that:

“There are three dimensions to sustainable development - economic, social and environmental - which give rise to the need for the planning system to perform a number of roles”.

¹⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

¹⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 3.5 These roles include meeting the needs (employment, housing and infrastructure) of the Borough as well as protecting and enhancing the environment. The NPPF (paragraph 8) states that:

"These roles should not be undertaken in isolation because they are mutually dependent".

- 3.6 The Cheltenham LP should draw upon the NPPF, and reflect the national priorities for new development. The NPPF sets out 12 core land-use planning principles that should underpin both plan-making and decision-taking.

The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), 2014 Submission version, including main modifications 2016

- 3.7 The JCS sets the level of development that the Cheltenham LP should plan for, identifying the need and location for housing, employment and supporting infrastructure, as well as a policy framework to guide the delivery of new development up to 2031. The JCS continues the approach set out in the NPPF of a presumption in favour of sustainable development, and ensures that development takes place in a planned way and in a way that is wanted; protecting and enhancing green infrastructure, areas of landscape and other cherished local features whilst meeting long-term development needs. The JCS provides the high level strategic policies and allocations for the JCS area; the Cheltenham LP supports this framework with more detailed, locally-specific planning policies and non-strategic allocations for development. The Cheltenham LP will need to reflect and be consistent with the policies in the JCS. The Integrated Appraisal (including SA, SEA, HIA & EqIA) and HRA for the JCS should help to inform the IA and HRA processes for the Cheltenham LP.

Cotswolds AONB Management Plan 2013-18

- 3.8 The Cotswolds AONB Management Plan sets the policy framework for the management of the Cotswolds AONB, and can inform the Cheltenham LP of the means by which they can demonstrate compliance with statutory duties to have regard to the purpose of the designation. The vision is for the Cotswolds to be a landscape which; retains its visual unity and scenic diversity, is richer in nature, where historic heritage is conserved, is home to vibrant communities supported by a sustainable local economy, and which provides a high quality experience for everyone. The Cheltenham LP can support the vision of the AONB management plan, and support the maintenance and enhancement of the AONB and its setting. The potential cumulative effects of the Cheltenham LP on the AONB will be an important consideration for the IA.

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Green Infrastructure Strategy, 2014

- 3.9 The JCS GI Strategy focuses on connectivity and water, with a vision where anyone in an urban area can walk out of their home or workplace and by going through a series of interconnected green spaces emerge into the strategic GI of the River Severn and its washlands or the Cotswolds AONB. The

Cheltenham LP can support this vision by ensuring that development does not lead to the fragmentation of habitats, and instead contributes to connectivity and the enhancement of existing GI as well as providing for new GI. The protection and enhancement of green and blue infrastructure will be an important consideration for the IA.

Draft Minerals Local Plan for Gloucestershire, 2018-2032

- 3.10 The Minerals Local Plan (yet to be adopted) sets the framework for determining planning applications for minerals development. The Strategy identifies sites for minerals extraction, which should be considered when assessing potential housing or employment allocations which may be on or in close vicinity to the identified minerals sites. The Cheltenham LP should reflect the priorities for mineral resources and ensure that new housing or employment development does not hinder any future extractions.

Gloucestershire Waste Core Strategy, 2012-2027

- 3.11 The strategy explains how the County Council and its partners will address the issue of planning for waste management in Gloucestershire in the period 2012-2027. The core strategic objectives include; waste reduction; re-use, recycling and composting; other recovery (including energy recovery); waste disposal; and minimising impacts. The Cheltenham LP should consider waste policy and include policies that promote the waste hierarchy. The Cheltenham LP should ensure that new development fully considers the appropriate storage and collection of waste.

Gloucestershire Local Transport Plan, 2015-2031

- 3.12 The overarching objectives for the Plan are: to support sustainable economic growth; to enable community connectivity; to conserve the environment; and to improve community health and wellbeing. The Cheltenham LP will need to consider the transport implications of future development and will need to demonstrate that the required infrastructure will be in place. The location of potential site options to existing facilities/services, employment and public transport will be an important consideration for the IA.

GFirst Local Enterprise Partnership, Strategic Economic Plan for Gloucestershire, 2014

- 3.13 The Economic Strategy seeks to grow the economy by 2022 to drive growth of 4.8% GVA per annum, averaged over the period of the plan. To achieve the growth potential, the Plan proposes a Growth Zone, a Growth Hub and a centre of excellence in renewable energy, engineering and nuclear skills. The Cheltenham LP should consider the long-term aspirations of the strategy for the economy of the area. The Cheltenham LP should provide the planning framework within which the economy can develop, while ensuring that this is achieved without compromising sustainability.

Gloucestershire Health and Wellbeing Strategy, 2012-2032

- 3.14 The aspiration of the Strategy is to continue to improve the quality of life for everyone in Gloucestershire within available resources, and the strategy spans 20 years with the plan to be implemented through three-year action plans that are refreshed annually, enabling the measurement of progress in the short, medium and longer term. The Strategy uses the life-course approach of; starting well, developing well, living and working well, and ageing well, and sets aspirations for each of these life stages. The Cheltenham LP can contribute to promoting healthy lifestyles and reducing health inequalities in the Borough, through measures like siting development close to existing facilities, services and employment opportunities. Health and well-being is linked to a number of different issues, such as access to open space and adjacent land uses, and will be an important consideration for the IA.

Cheltenham Borough Council Strategic Flood Risk Assessment (SFRA) (Level 1), 2007

- 3.15 The assessment maps all forms of flood risk in the Borough. The assessment can also assist in determining which areas within the Borough require further flood risk assessment prior to any development. The Cheltenham LP will use the SFRA to inform the direction and location of future development in the Borough as part of its evidence base. The SFRA can assist in directing development to areas of low flood risk, and support people and properties in the area.

Cheltenham Borough Council Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB, 2015

- 3.16 The assessment looks at reasonable site options that lie within or adjacent to the AONB, and provides information on the character, sensitivity and capacity of each site. The assessment can support the Cheltenham LP by providing evidence for the determination and protection of key sensitive landscape character areas in the Borough. The assessment of landscape sensitivity will be an important consideration for the IA.

Cheltenham Borough Council Local Green Spaces Study Report, 2015

- 3.17 The study, through consultation with local communities, identifies 29 sites that could be considered for inclusion in the emerging Cheltenham LP as designated Local Green Spaces. Locally valued green spaces will be an important consideration for the IA.

Cheltenham Borough Council Air Quality Action Plan, 2014

- 3.18 The Action Plan lays out a number of actions that if implemented could have a positive impact on air quality within Cheltenham, and contribute to the reduction of emissions in areas that currently fail to meet the air quality objective for nitrogen dioxide. The effects of development on air quality will be an important consideration for both the Cheltenham LP and IA as the

whole Borough is currently a designated Air Quality Management Area. The Cheltenham LP can assist in implementing the actions outlined in the Action Plan and achieving improved air quality throughout the Borough. The Cheltenham LP can ensure that development is directed to areas which minimise negative effects on air quality or ensure that appropriate mitigation is in place to minimise any negative effects. The IA will consider the location and capacity of sites to determine potential effects on air quality.

Cheltenham Economic Strategy: Developing Cheltenham as a Business Location, 2015

- 3.19 The strategy outlines a number of key priorities and objectives for Cheltenham's economic strategy and delivery ideas and options to help achieve these. The Cheltenham LP should reflect the spatial implications of the strategy, and can ensure that development achieves high design standards to attract further inward investment.

Baseline Conditions & Likely Evolution without the Cheltenham LP

- 3.20 The SEA Directive requires the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the plan area and to provide the basis for predicting and monitoring effects of the plan. In order to make judgments about how the Cheltenham Borough Local Plan Part 1 (Cheltenham LP) will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the Borough today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the Borough to allow the potential effects of the Cheltenham Local Plan to be adequately predicted.
- 3.21 The SA/ SEA Guidance provided by Government¹⁸ proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the IA process guides plan making and as new information becomes available.
- 3.22 A summary of the collated baseline information is provided below with a description of the current situation. The detailed baseline information is presented in Appendix III of this IA Report; this also sets out the likely evolution of the baseline without the Plan for each of the topics.

Water: Resources, Quality and Flooding

- 3.23 The Rivers Swilgate and Chelt within the Borough are of poor ecological quality and Hatherley Brook is of moderate ecological quality. The River Swilgate has good chemical quality, however the Hatherley Brook fails on its chemical quality status against the Environmental Quality Standards Directive

¹⁸ Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

2008/105/EC. The River Chelt has not been assessed for its chemical quality. The baseline information has shown that the quality of these rivers and groundwater bodies in the Borough are unlikely to meet the requirements of the Water Framework Directive¹⁹ to be at *good status* by 2015; however, the Severn River Basin Management Plan predicts that 34% of surface waters will be at good or better ecological status or potential and 65% of groundwater bodies will be at good status by 2015. Key issues for water quality include; point source pollution from water industry sewage works; physical modification of water bodies; and diffuse pollution from urban sources.

- 3.24 Cheltenham is in the Severn Trent water supply area, within the Strategic Grid Water Resource Zone which requires significant investment over the next 25 years, as a result water efficiency in development becomes a vital factor in mitigating the expected loss in deployable output.
- 3.25 There are 9 main rivers in the Borough, of relevance is the River Chelt which flows through the centre of Cheltenham and is regulated by a flood alleviation scheme. Flood risk is influenced by surface water and the overloading of the old drainage system. The Strategic Flood Risk Assessment indicates that a large proportion of any rain falling becomes runoff even when the soil is not saturated. The high degree of urbanisation coupled with the small size of catchments and impermeable underlying rock mean that the greatest flood risk in the region is from high-intensity convective storms. Effective Sustainable Drainage Systems will be a vital factor in future development in the Borough, and the Cheltenham LP has potential for positive effects by helping to address existing surface water flooding issues or by helping to reduce the risk of flooding.

Biodiversity: Fauna and Flora

- 3.26 There are no European designated biodiversity sites within the Borough. The Borough partially contains Leckhampton Hill and Charlton Kings Common SSSI, and is adjacent to a further 4 SSSIs. The area of the Leckhampton SSSI that falls within the Borough boundary contains areas that have been assessed as 'unfavourable recovering' and 'unfavourable declining'. The Cheltenham LP can seek improvements to this biodiversity site to contribute to achieving a favourable status. Further to this the Borough contains a designated Local Nature Reserve (Griffiths Avenue) and an urban nature reserve (Pilley Bridge), as well as 8 Key Wildlife Sites. Cheltenham Borough Council are currently seeking to upgrade the Pilley Bridge site to Local Nature Reserve designation status.

Cultural Heritage

- 3.27 The Borough contains highly valued heritage assets including; 7 Conservation Areas, 2 Registered Parks & Gardens, 6 Scheduled Monuments and over 2602 Listed Buildings. Of the Listed Buildings two are on the 'Heritage At Risk Register'; The Church of St Mark, Church Road and the Church of St Luke, College Road. The Cheltenham LP can seek development that contributes to

¹⁹ Directive 2000/60/EC establishing a framework for the Community action in the field of water policy

improving their condition. There is also an Index of Buildings of Local Interest which serves to protect locally important buildings that do not meet the strict criteria for statutory listing but nevertheless make a special local contribution to the history, appearance, character and cultural value of Cheltenham. The index contains around 450 buildings and structures. Further to this there are 6 sites of archaeological remains within the Borough which are also designated as scheduled Monuments. The lower end of the High Street is also recognised as an archaeologically sensitive area. The Borough has strong cultural heritage values which were highlighted in the Cheltenham LP scoping responses²⁰ as highly valued by residents. Cultural aspects include; Cheltenham Racecourse, Sports Facilities, Events and various music, arts and science festivals.

Landscape and Visual Amenity

- 3.28 A significant part the Borough (22%) lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB extends into southern and eastern edges of the town, as well as the parishes of Charlton Kings and the south east of Leckhampton. The AONB therefore is likely to come under pressure from housing development needs, and the sensitivity of this landscape area will be an important consideration for the Cheltenham LP. The Borough comprises of the Severn and Avon Vales National Character Area (NCA) and the Cotswolds NCA. The majority of the Severn and Avon Vales area is used for agriculture in a predominantly open landscape. The Cotswolds are characterised by patterns of steep scarp crowned by high, open wold, where expansive views across the Severn and Avon Vales exist. Settlements in the Cotswolds are also characterised by the use of local limestone in buildings and walls. Centrally the town is largely an urban townscape noted for its Regency architecture.
- 3.29 17% of the land within the Borough is also designated Green Belt land preventing the coalescence of Cheltenham with both Gloucester and Bishop's Cleeve.
- 3.30 A consultation process with local communities undertaken by GRCC has identified 29 sites within the Borough to be put forward for Local Green Space designation in the emerging Cheltenham LP. The evidence indicates that Pittville Park is the most used green space within the Borough, and that the overall quality of all green spaces in the Borough is of a good standard. Green infrastructure improvements / opportunities have been identified in the GCT JCS for Hatherley Brook, Kingham Dismantled Railway Line, River Chelt, Wyman's Brook, the Honeybourne Line and strategic cycle ways / Sustrans routes.

Energy and Climate Change

- 3.31 There is a decreasing trend in carbon dioxide emissions since 2005 within the Borough, and the biggest contributor of emissions is the industrial and

²⁰ Cheltenham Borough Council (2013) Cheltenham Plan Scoping Documentation [online] http://www.cheltenham.gov.uk/downloads/file/3578/summary_report [accessed June 2015]

commercial sector, closely followed by domestic and then transport. In 2012, the Borough had a total renewable energy capacity of 4.11MW. Renewable energy capacity is lower in Gloucestershire than most other local authorities in the South West. There is much room for improvement in renewable energy provisions. Although energy consumption rates have decreased since 2005 they are still generally higher than averages across the South West and England for both electricity and gas.

Air Quality

- 3.32 The whole of Cheltenham Borough is a designated Air Quality Management Area (AQMA). There are five key areas within the Borough where nitrogen dioxide levels exceed air quality objectives:
- High Street – Bath Road; a reduction of 24% is required
 - Swindon Road – St Georges Street Junction; a reduction of 17% is required
 - Fairview Road – Winchcombe Street Junction; a reduction of 8% is required
 - London Road – Hales Road Junction; a reduction of 19% is required
 - High Street (Western End) – Junction with Gloucester Road; a reduction of 14% is required.
- 3.33 The majority of nitrogen dioxide emissions are from road traffic exhaust emissions.

Infrastructure, Transport and Accessibility

- 3.34 The Borough has high rates of residents who travel to work by car, higher than national averages. There is also a higher than national average number of people who work from home, and number of people who cycle or walk to work. The M5 motorway is the busiest route in the County, carrying up to 90,000 vehicles a day, and there are further three main roads that pass through the Borough; the A40 London / South Wales route; the A46 / B4632 Coventry / Bath Road; and the A435 Evesham / Cirencester Road.
- 3.35 As Cheltenham is largely an urban area, daytime bus services within the Borough operate on a commercial basis (without the need for subsidy), and are largely more accessible than found in the surrounding rural areas. Cheltenham train station is located within the Borough boundary and its main routes include Gloucester, London, Birmingham and Bristol. There is also Gloucestershire Airport located in Tewkesbury Borough between Gloucester and Cheltenham. The civil airport is relatively small, but has customs facilities for flights to the continent. Constraints formed by surrounding development mean that Gloucestershire Airport is unlikely to significantly expand operations during the Transport Plan period. Therefore, the focus for commercial air travel to and from Gloucestershire will continue to be on the major airports located in the South East, West Midlands and at Bristol and Cardiff. The local cycle path network includes some traffic-free Sustrans routes connecting Cheltenham to Gloucester.

- 3.36 The Local Transport Plan²¹ identifies through an Access Matrix that the majority of Cheltenham Borough has good accessibility rankings, however accessibility scoring decreases in the more rural areas in the south east of the Borough within the Cotswold AONB.

Land, Minerals and Waste

- 3.37 Some of the geology of the area impedes drainage or is slowly permeable which can contribute to flood risk. There is limited agricultural land within the Borough, which is not surprising as it is predominantly an urban area. Small pockets of best and most versatile agricultural land exist in Leckhampton, Prestbury and adjacent to Kingsditch Industrial Estate. The area overlies Jurassic Limestone deposits, however there are no minerals allocations or safeguarded sites within the Cheltenham LP area.
- 3.38 In 2012, 87.2% of new housing development was located on previously developed land, there is only one site within the Borough that has been identified on the public register of contaminated land, and this site has since been remediated.
- 3.39 Waste is managed at the County level, and Municipal Solid Waste (MSW) and hazardous waste has been increasing since 2000. There are local recycling banks, generally located within car parks and supermarkets. There is a Materials Recovery Facility (MRF) at Moreton Valence (Gloucester), and planning permission for another MRF has been granted at Wingmoor Farm East (Tewkesbury). Wingmoor Farm also houses non-hazardous and hazardous waste landfill sites. There are currently 84 operational waste water treatment facilities in Gloucestershire, with major facilities at Netheridge (west of Gloucester) and Hayden (south west of Cheltenham)²².

Housing

- 3.40 Recent trends indicate an increase in housing delivery, and a need for at least 10,917 new homes in the Borough in the period up to 2031. The average sale prices of housing over the last five years are; £247,856 for a terraced property; £280,455 for a semi-detached house; £495,251 for a detached house; and £193,226 for a flat, creating an overall average house price of £311,502.
- 3.41 Affordable housing provision has fallen in the three years leading to 2010, which places pressure on existing housing to meet local needs. Over the period April 2006 to April 2011 the town delivered 2,100 new homes, with an average annual delivery of 430 dwellings. The current housing needs assessment estimates a requirement of 929 new affordable homes to be delivered every year. Housing need in Cheltenham is therefore more than twice as high as the actual supply of all new homes. The delivery of

²¹ Gloucestershire County Council (2011) Gloucestershire's Local Transport Plan 2011-26 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=44146&p=0> [accessed June 2015]

²² Gloucestershire County Council (2012) Gloucestershire Waste Core Strategy (WCS) [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=53886&p=0> [accessed June 2015]

affordable housing in the Borough will be a crucial consideration for the Cheltenham LP.

- 3.42 There is one authorised Gypsy and Traveller site within the Borough, which consists of one household, with two pitches. The 2007 GTAA identified the need for four pitches, however Cheltenham is largely seen as an unfavourable location for Gypsies and Traveller due to its urban nature; rural sites are favoured as they are better placed to meet Gypsy and Traveller needs (e.g. grazing for horses).

Healthy Communities and Equality

- 3.43 In 2011 Cheltenham had 115,732 usual residents, approximately 2.2% of the population of the South West, and there are slightly more females than there are males. The census data shows that the Borough had a population density of 24.8 people per hectare in 2011. The population has been steadily increasing from 110,013 residents in 2001. The majority of the resident population are white, with smaller ethnic groups of mixed race, Asian, Black and Arab communities²³.
- 3.44 The health of residents is generally better than the England average. Deprivation is lower than average, however about 15.2% (2,900) of children live in poverty. Life expectancy for both men and women is higher than the England average. In the most deprived areas of the Borough, life expectancy is reduced by 9.2 years for men and 7.3 years for women, reflecting the inequalities present.

Economy, Employment and Education

- 3.45 In 2013-14 85.5% of the working population of Cheltenham Borough were economically active, a significant decrease from 89.2% in 2007, and as such the unemployment rate (economically active but unemployed) has risen from 3.2% in 2007 to 4.6% in 2013/14, though this remains lower than the national average of 6.8%. The largest employment sector for Cheltenham residents in 2014 is in professional and senior occupations (58.4%), followed by administrative and skilled trades (19%). The statistics show that the majority of businesses within the Borough are within the service industry, and average weekly earnings are higher in the Borough than found in the South West, but lower than the Great Britain average.
- 3.46 In 2014, 50.5% of residents obtained skill levels of NVQ4 or higher, which is higher than the national average of 36%. Less than 1% of residents were identified in 2014 as having no qualifications, which is significantly lower than the national average of 8.8%. There are 74 educational establishments within the Borough including special schools, community schools, voluntary controlled schools, and independent schools. The University of Gloucestershire is located across 3 sites, 2 of which are in Cheltenham and one in Gloucester.

²³ ONS (2011) Datasets for Cheltenham Local Authority [online]
<http://www.neighbourhood.statistics.gov.uk/dissemination/> [accessed June 2015]

Key Sustainability Issues, Problems and Opportunities

3.47 The key sustainability issues that were identified during the IA Scoping stage are summarised in Table 4.1 below.

Table 3.1: Key Sustainability Issues

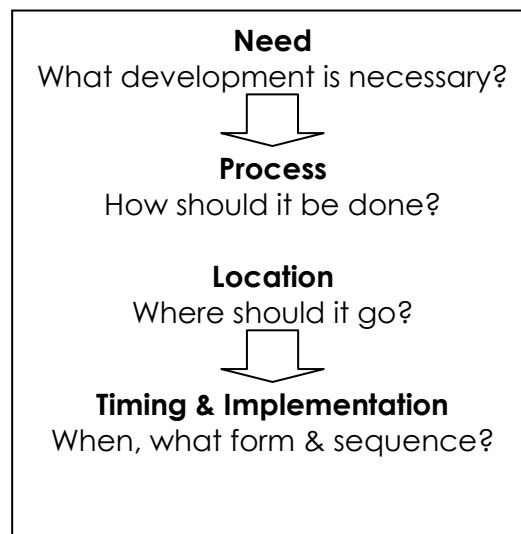
Key Sustainability Issues
<ul style="list-style-type: none"> ■ Maintaining and where appropriate, improving the quality of water bodies in the Borough (particularly the Rivers Chelt, Swilgate and Hatherley Brook) ■ Reducing the demand for water resources ■ Reducing the risk of flooding, particularly from surface water runoff, in new development and the impacts of flooding on existing development ■ Protecting and enhancing biodiversity where possible and required by legislation, and creating connections between existing and new GI and biodiversity sites ■ Maintaining and enhancing green/blue corridors to support the movement of people and biodiversity ■ Valuing local participation and responding to local views (e.g. designating locally valued green spaces identified through consultation, in the emerging Plan) ■ The sensitivity of historic environment ■ The promotion and enhancement of the cultural heritage of Cheltenham ■ Protecting and enhancing designated and non-designated heritage assets and their settings, including archaeology ■ Protecting and enhancing the landscape, in particular the Cotswolds AONB and its setting ■ Protecting limited agricultural land supplies in the Borough ■ Promoting development on previously developed land ■ Protecting the Green Belt to avoid the coalescence of Cheltenham with Gloucester and Bishop's Cleeve ■ Improving air quality in the Borough ■ Promoting and increasing renewable energy generation capacity in the Borough as well as a continued decrease in energy consumption ■ Ensuring communities can access key services, facilities, green/open space, and employment opportunities by sustainable modes of transport ■ Reducing the demand for the private vehicle ■ Reducing the impacts of development on the road network and on road capacity ■ Maintaining and improving walking and cycle routes through the Borough ■ Delivering a mix of housing, and delivering affordable housing, to avoid the exacerbation of existing inequalities in the Borough ■ Reducing existing inequalities ■ Supporting the retention of existing businesses, and promoting inward investment ■ Creating new job opportunities and reducing the rate of economic inactivity ■ Maintaining and enhancing high educational attainment levels found in the Borough

4.0 CONSIDERATION OF PLAN-MAKING OPTIONS AND ALTERNATIVES IN IA

Assessment of Alternatives in SA/SEA

- 4.1 The EU SEA Directive²⁴ requires assessment of the likely significant effects of implementing the plan and “reasonable alternatives” taking into account “the objectives and geographical scope” of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “reasonable alternative”; however, UK SA/SEA guidance²⁵ advises that it should be taken to mean “realistic and relevant” i.e. deliverable and within the timescale of the plan.
- 4.2 Extant SEA guidance²⁶ sets out an approach and methods for developing and assessment of alternatives. This includes acknowledgement of a hierarchy of alternatives that are relevant and proportionate to the tiering of plan-making. Alternatives considered at the early stages of plan-making need not be elaborated in too much detail so that the “big issues” are kept clear; only the main differences between alternatives need to be documented i.e. the assessment should be proportionate to the level and scope of decision-making for the plan preparation. The hierarchy of alternatives may be summarised in the following diagram:

Figure 4.1: Hierarchy of Alternatives in SA/SEA and Options in Plan-Making



- 4.3 Case law in England has clarified and provided further guidance for current practice on how alternatives should be considered in SA/SEA of spatial and land use plans. The Forest Heath Judgment²⁷ confirmed that the reasons for selecting or rejecting alternatives should be explained, and that the public should have an effective opportunity to comment on appraisal of

²⁴ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

²⁵ <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

²⁶ <http://www.pas.gov.uk/pas/core/page.do?pagelid=152450>

²⁷ Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

alternatives. The SA report accompanying the plan must refer to, summarise or repeat the reasons that had been given in earlier iterations of the plan and SA, and these must still be valid.

- 4.4 The Broadlands Judgment²⁸ drew upon the Forest Heath findings and further set out that, although not an explicit requirement in the EU SEA Directive, alternatives should be appraised to the same level as the preferred option; the final SA Report must outline the reasons why various alternatives previously considered are still not as good as the proposals now being put forward in the plan, and must summarise the reasons for rejecting any reasonable alternatives - and that those reasons are still valid. The Rochford Judgment²⁹ confirmed that the Council had adequately explained how it had carried out the comparative assessment of competing sites and that any shortcomings in the early process had been resolved by the publication of an SA Addendum Report.

Assessment of Options in Plan-Making

- 4.5 Development planning issues, such as how much, what kind of development and where, are considered within the requirements of legislation and policy together with the characteristics of the plan area and the views of its communities. Potential options for resolving such issues are identified by the Councils through various studies, such as population projections and housing need, community strategies, infrastructure capacities, and environmental constraints analysis – and through consultation with the regulators, the public, businesses, service providers, and the voluntary sector.
- 4.6 At the earlier and higher levels of strategic planning, options assessment is proportionate and may have a criteria-based approach and/or expert judgment; the focus is on the key differences between possibilities for scale, distribution and quality of development. At this early stage, the options presented may constitute a range of potential measures (which could variously and/or collectively constitute a policy) rather than a clear spatial expression of quantity and quality. Each option is not mutually exclusive and elements of each may be further developed into a preferred option. As a plan evolves, there may be further consideration of options that have developed by taking the preferred elements from earlier options. Thus the options for plan-making change and develop as responses from consultation are considered and further studies are undertaken.
- 4.7 At the later and lower levels of development planning for site allocations, options assessment tends to be more specific, often focused on criteria and thresholds, such as land availability, accessibility to services and impacts on local landscape, and particularly informed by technical studies such as the Strategic Housing Market Assessment (SHMA), the Strategic Housing Land Availability Assessment (SHLAA), and Strategic Flood Risk Assessment (SFRA). There is a hierarchy of options assessment, with sites that are not viable or

²⁸ Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

²⁹ Cogent Land LLP v Rochford District Council (2012) EWHC 2542

deliverable or which might have adverse effects on protected environmental assets, rejected at an early stage.

- 4.8 The role of the IA is to inform a Council in their selection and assessment of options; IA is undertaken of those reasonable alternatives (options) identified through the plan-making process. The findings of the IA can help with refining and further developing these options in an iterative and ongoing way. The IA findings do not form the sole basis for decision making – this is informed also from planning and other studies, feasibility, and consultation feedback.

The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy & the Cheltenham Borough Local Plan Part 1

- 4.9 Different options for accommodating proposed growth in the Gloucester, Cheltenham and Tewkesbury local authority areas have been considered and variously subject to SA/SEA and consultation since early Joint Study Area studies in 2004-6, through iterations of the emerging Joint Core Strategy 2009-2013 and Submission in 2014, and continuing during the Examination stages 2015-2016.
- 4.10 The approach that has been taken to options identification, refinement and appraisal is explained in the GCT JCS SA Report³⁰ (sections 4-8, 2014) which accompanied the JCS on submission (November 2014) to the Secretary of State for examination. This includes the SA findings and the reasons for selecting or rejecting alternatives in the JCS area and the Gloucester area itself. Consideration of options was discussed during the Examination of the JCS and this included reflection on the proposed Strategic Site Allocations (Policy SA1) to meet Cheltenham's identified need for development. Details are provided in the Inspector's Interim Report³¹ (May 2016) and the SA Addendum Report (September 2016) that accompanies the proposed Main Modifications to the JCS on consultation in October 2016.
- 4.11 Doing nothing is not a reasonable alternative for the Borough Plan since a strategy with locally relevant Policies and local (non-strategic) site allocations are required to avoid negative effects and ensure a sustainable delivery of the required development in the Cheltenham area and as identified in the JCS (Policies SP1 & 2).
- 4.12 There is limited possibility for investigating strategic options through the Cheltenham Borough Local Plan. The Strategy and Development Principles are underpinned by a City Centre first approach that has developed over considerable time and study with the JCS, including testing through SA. Local development opportunity options were considered through public consultation in June 2015 with the Issues & Options stage of plan preparation and Sustainability Appraisal.

³⁰ <http://www.gct-jcs.org/SustainabilityAppraisal/>

³¹ <http://www.gct-jcs.org/>

- 4.13 The plan-making process has identified the reasonable options (suitable and deliverable) available for proposed allocation as local sites in the Cheltenham LP; these have been subject to SA.

5.0 INTEGRATED APPRAISAL OF THE CHELTENHAM BOROUGH LOCAL PLAN PART 1 PREFERRED OPTIONS

Vision and Objectives

- 5.1 The Cheltenham Borough Local Plan Part 1 Preferred Options (Cheltenham LP) Vision Themes are compatible with the IA Objectives. In particular, the Theme A Vision is highly compatible with IA Objectives relating to housing, settlement infrastructure and settlement connectivity, the Theme B Vision is highly compatible with IA Objectives relating to the economy and education, and the Theme C Vision is highly compatible with IA Objectives relating to environmental considerations. The Vision Themes are all also compatible with IA Objectives to reduce inequalities and support health and wellbeing. No significant incompatibilities were identified, and no IA recommendations were made the Vision Themes.
- 5.2 The Objectives of each Theme were found to be compatible with at least one of all of the IA Objectives, and as such will contribute to sustainable development to a certain extent. Theme A Objectives were found to be highly compatible with IA Objectives relating to the provision of housing, employment and infrastructure. Theme B Objectives were found to be highly compatible with IA Objectives relating to the economy, employment and education. Theme C Objectives were found to be highly compatible with IA Objectives relating to the protection and enhancement of the natural environment and the promotion of healthy lifestyles. Theme A, B and C Objectives were all found to be compatible with IA Objectives to reduce inequalities and support health and wellbeing. No significant incompatibilities were identified.
- 5.3 Some of the Objectives are very specific and therefore only relate to certain IA Objectives, as such these are likely to have a neutral effect on other IA Objectives. Given the complex inter-relationships between objectives, some uncertainties were found; for example, the delivery of new housing and employment land has the potential to affect water resources and quality, flood risk, townscape, biodiversity and historic heritage settings. Positive effects and compatibility would be dependent on further objectives that seek to minimise potential negative effects, for example, objectives that seek to reduce demand for water resources, or objectives that seek high quality design. To reduce these uncertainties, two recommendations were made as follows:
- Theme A Objective B could be expanded to include wording that seeks to minimise effects on the natural environment whilst meeting housing needs. For example, '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, *whilst minimising the impacts of development on the natural environment*'.
 - Theme B Objective A could be expanded to include wording that seeks to minimise effects on the natural environment whilst

delivering new employment land. For example, 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, *whilst minimising the impacts of development on the natural environment*¹.

Potential Site Allocations

- 5.4 The Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (JCS) sets out the overarching strategy for development growth up until 2031. It has identified the objectively assessed need for the Cheltenham Borough area and the spatial strategy to accommodate this level of development. The JCS identifies a settlement hierarchy as the basis for delivering growth targets and Cheltenham Borough is identified within this as a Key Urban Area.
- 5.5 The Cheltenham Local Plan sets out in Policy PR1 housing site allocations and in Policy PR2 mixed-use development site allocations where new development will be provided to deliver the scale and distribution proposed in Policies SP1 and SP2 of the GCT Joint Core Strategy insofar as they relate to the need for development in Cheltenham Borough outside the strategic allocations proposed in the JCS. Policy SP2 of the JCS requires the Cheltenham Key Urban Area and its urban extensions to accommodate 10,917 new homes to 2031. Some of this development has already been completed and/or committed.
- 5.6 During preparation of the Cheltenham Local Plan, a number of site options were considered and appraised. Options were identified through the Strategic Housing Land Availability Assessment (SHLAA) and subject to Integrated Appraisal – the detailed findings of the IA are provided in this IA Report in Appendix VII.
- 5.7 Certain site options were progressed into the Cheltenham Borough Local Plan and others were not taken forward at this stage. The findings of the IA informed this selection but is not the sole source of information to inform decision-making as part of the plan preparation.

Table 5.1: Reasons for Selection or Non-Progression of Options for Site Allocations

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref (IA Ref)	Site Name	Reason for exclusion from Preferred Options
No	S002	CP001	Land at Hyde Lane, Hyde Lane	SALA found site to not be deliverable or developable
No	S003	CP002	Land at Hyde Farm (west section)	SALA found site to not be deliverable or developable
No	S003 a	CP003	Land off Brockhampton Lane	The site is too small to allocate
No	S004	CP004	Land at Hunting Butts (west)	SALA found site to not be deliverable or developable
No	S005	CP005	Land at Hunting Butts (south), Swindon Lane	SALA found site to not be deliverable or developable

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref (IA Ref)	Site Name	Reason for exclusion from Preferred Options
No	S006	CP006	Land at Hunting Butts (central) west of railway cutting	SALA found site to not be deliverable or developable
No	S007	CP007	Land at Hyde Farm (east section)	SALA found site to not be deliverable or developable
No	S008	CP008	Blooms Garden Centre, Evesham Road	SALA found site to not be deliverable or developable
No	S009	CP009	Hunting Butts Farm, east of railway cutting	SALA found site to not be deliverable or developable
No	S010	CP010	Land south of Hunting Butts Farm, Swindon Lane	SALA found site to not be deliverable or developable
No	S011	CP011	The Paddocks, Swindon Lane	SALA found site to not be deliverable or developable
No	S012	CP012	Land at Hunting Butts (east), Evesham Road	SALA found site to not be deliverable or developable
No	S013	CP013	Cheltenham Racecourse (north)	SALA found site to not be deliverable or developable
No	S014	CP014	Cheltenham Racecourse (south)	SALA found site to not be deliverable or developable
No	S015	CP015	Land off New Barn Lane 1 (south of Racecourse)	SALA found site to not be deliverable or developable
No	S016	CP016	Land off New Barn Lane 2 (south of Racecourse)	SALA found site to not be deliverable or developable
No	S017	CP017	Land off New Barn Lane 3 (south of Racecourse)	SALA found site to not be deliverable or developable
No	S018	CP018	Land east of Cheltenham Racecourse 1, Lake Street	SALA found site to not be deliverable or developable
No	S019	CP019	Land east of Cheltenham Racecourse 2, Park Lane	SALA found site to not be deliverable or developable
No	S020	CP020	Land north of Cheltenham Racecourse	SALA found site to not be deliverable or developable
No	S021	CP021	Land between Cheltenham Racecourse and B4632	SALA found site to not be deliverable or developable
No	S022	CP022	Land at Prestbury	SALA found site to not be deliverable or developable
Mixed use	S023	CP023	Priors Farm Fields (Land at Oakley)	Significant sustainability issues (landscape)
No	S024	CP024	Castle Dream Stud, Mill Lane	SALA found site to not be deliverable or developable
No	S025	CP025	Land at Mill Lane	SALA found site to not be deliverable or developable
No	S026	CP026	Land north of Greenway Lane	SALA found site to not be deliverable or developable
No	S027	CP027	Land south of Greenway Lane	SALA found site to not be deliverable or developable
No	S028	CP028	Land adjacent to Orchard Cottages	SALA found site to not be deliverable or developable
No	S029	CP029	Land south of Glenfall Way	SALA found site to not be deliverable or developable
No	S030	CP030	Land off Timbercombe Lane	SALA found site to not be deliverable or developable
No	S031	CP031	Land off Leckhampton Road	Site has planning permission: 15/00681/FUL

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref (IA Ref)	Site Name	Reason for exclusion from Preferred Options
No		CP032	Land at Sunnyfield Lane (south), Up Hatherley Way	SALA found site to not be deliverable or developable
No	S040	CP033	Land at Sunnyfield Lane (north), Up Hatherley Way	SALA found site to not be deliverable or developable
No	S041	CP034	Arle Nursery and allotments, Old Gloucester Road	SALA found site to not be deliverable or developable
No	S042	CP035	Land at Old Gloucester Road	SALA found site to not be deliverable or developable
No	S043	CP036	Land at Fiddler's Green, Fiddler's Green Lane	SALA found site to not be deliverable or developable
No	S044	CP037	Land at Fiddler's Green, adjacent to Hayden	SALA found site to not be deliverable or developable
No	S045	CP038	Land at Golden Valley, Pheasant Lane	SALA found site to not be deliverable or developable
No	S046	CP039	Land north of Bamfurlong Lane	SALA found site to not be deliverable or developable
No	S047	CP040	Briarfields Motel and Touring Park, Bamfurlong Lane	SALA found site to not be deliverable or developable
No	S048	CP041	Land between A40 and Bamfurlong Lane (east)	SALA found site to not be deliverable or developable
No	S049	CP042	Land between A40 and Bamfurlong Lane (west)	SALA found site to not be deliverable or developable
No	S050	CP043	Land at The Reddings, north of Branch Road	SALA found site to not be deliverable or developable
No	S051	CP044	Land at The Reddings, south of Branch Road	SALA found site to not be deliverable or developable
No	S052	CP045	Land at the Hayloff (west), The Reddings / Badgeworth Road	SALA found site to not be deliverable or developable
No	S053	CP046	Land at the Hayloff (east), south of The Reddings	SALA found site to not be deliverable or developable
No	S054	CP047	Flowerdale Farm, The Reddings	SALA found site to not be deliverable or developable
No	S055	CP048	Land at Stansby Mobile Home and Touring Caravan Park, The Reddings	SALA found site to not be deliverable or developable
No	S056	CP049	Land west of Grovefield Way, The Reddings	SALA found site to not be deliverable or developable
No	S057	CP050	Land off Grovefield Way, The Reddings	SALA found site to not be deliverable or developable
No	S058	CP051	Land r/o Shakespeare Cottages, The Reddings	SALA found site to not be deliverable or developable
Housing	S059	CP052	Springbank Shopping Centre	Promotes plan objectives and aligns with strategy
No	S060	CP053	Land adjacent to former Goat and Bicycle Public House	SALA found site to not be deliverable or developable
Mixed use	S061	CP054	Land and buildings at Coronation Square	Site has mixed ownership but could come forward as a mixed regeneration scheme
No	S062	CP055	Community Centre & Scout Hut, Brooklyn Road	SALA found site to not be deliverable or developable

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref (IA Ref)	Site Name	Reason for exclusion from Preferred Options
No	S063	CP056	Rowanfield Exchange, Devon Avenue	No net gain expected. Site is unlikely to come forward within the plan period.
Housing	S064	CP057	Christ College Site B	Promotes plan objectives and aligns with strategy
No	S065	CP058	Outer West, Land at Tewkesbury Road	SALA found site to not be deliverable or developable
No	S066	CP059	The Folley, Gardner's Lane	SALA found site to not be deliverable or developable
No	S067	CP060	Cheltenham Spa Railway Station	SALA found site to not be deliverable or developable
Housing	S068	CP061	Land at Lansdown Road (Gloucestershire Constabulary Headquarters)	Promotes plan objectives and aligns with strategy
No	S069	CP062	Commercial Street Car Park	SALA found site to not be deliverable or developable
Housing	S070	CP063	Reeves Field, Old Bath Road	Promotes plan objectives and aligns with strategy
No	S071	CP064	King Alfred Way 1 & 2	SALA found site to not be deliverable or developable
No	S072	CP065	St Edwards Car Park, London Road	SALA found site to not be deliverable or developable
No	S073	CP066	Ellerslie Care Home, Albert Road	Site has planning permission: 13/01861/FUL
Mixed use	S074	CP067	Prestbury Road / Windsor Street 1	Part of larger mixed use site with S123
No	S075	CP068	Prestbury Road / Windsor Street 2	SALA found site to not be deliverable or developable
No	S076	CP069	Cakebridge Place	SALA found site to not be deliverable or developable
No	S077	CP070	Land at Prestbury Road	SALA found site to not be deliverable or developable
No	S078	CP071	Bences Timber Yard, St Johns Avenue	SALA found site to not be deliverable or developable
No	S079	CP072	Sherborne Place Car Park	SALA found site to not be deliverable or developable
No	S080	CP073	Axiom, 57 Winchcombe Street	Site has planning permission: 15/02268/FUL
No	S081	CP074	Rodney Road Car Park, Rodney Road	SALA found site to not be deliverable or developable
Mixed use	S082	CP075	Royal Well & Municipal Offices	Promotes plan objectives and aligns with strategy
No	S083	CP076	St Georges House, Bayshill Road	Site has planning permission: 15/00786/FUL
No	S084	CP077	Land at St Georges Place / St James Square	SALA found site to not be deliverable or developable
Housing	S085	CP078	Rivershill House, St Georges Road	Employment but planning permission for housing has been granted but it is pending a legal agreement
No	S086	CP079	Elim Pentecostal Church, St Georges Road	SALA found site to not be deliverable or developable
No	S087	CP080	Land adjoining Great Western Road	SALA found site to not be deliverable or developable

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref (IA Ref)	Site Name	Reason for exclusion from Preferred Options
No	S088	CP081	Land at Chester Walk Car Park	Site is too small to allocate
No	S089	CP082	Rear of High Street Car Park	SALA found site to not be deliverable or developable
No	S090	CP083	Henrietta Street Car Park, St Margarets Road	SALA found site to not be deliverable or developable
No	S091	CP084	47 - 51 Swindon Road	Site has planning permission: 15/00354/FUL
No	S092	CP085	Land adjoining Kynance, Church Road	Site capacity is below 10 units
Housing	S093	CP086	Former Monkscroft Primary School	Promotes plan objectives and aligns with strategy
No	S094	CP087	Land at Stone Crescent	Site has planning permission: 14/01276/OUT but no S106. Site is too small to allocate
No	S095	CP088	Pittville School, New Barn Lane	Site has planning permission: 15/01163/OUT
No	S096	CP089	Pittville Campus	Site has planning permission: 14/01928/FUL
No	S098	CP090	Land adjacent to Ellerslie, Albert Road	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.
No	S099	CP091	Hardwick Site, St. Pauls Road	SALA found site to not be deliverable or developable
No	S100	CP092	Park Campus	SALA found site to not be deliverable or developable
No	S101	CP093	Depot	SALA found site to not be deliverable or developable
No	S102	CP094	Sandford Lido Car Park	SALA found site to not be deliverable or developable
No	S103	CP095	St James's Street Car Park	SALA found site to not be deliverable or developable
No	S104	N/A	Bath Road Car Park	SALA found site to not be deliverable or developable
No	S105	CP096	St. George's Road Car Park	SALA found site to not be deliverable or developable
No	S106	CP097	Bath Terrace Car Park	SALA found site to not be deliverable or developable
No	S107	CP098	Land south of Collum End Rise	SALA found site to not be deliverable or developable
No	S108	CP099	Land at Swindon Lane (Adj to dismantled line)	SALA found site to not be deliverable or developable
No	S109	CP100	Battledown	SALA found site to not be deliverable or developable
Mixed use	S110	CP101	North Place and Portland Street	Mixed use allocation in previous Local Plan
No	S111	CP102	Spirax Sarco HQ, Charlton House	SALA found site to not be deliverable or developable
No	S112	CP105	Land at Whaddon Road	Site capacity is below 10 units

Preferred Housing site or mixed use allocation	Site Ref	CP I&O Ref (IA Ref)	Site Name	Reason for exclusion from Preferred Options
Housing	S113	N/A	Premiere Products, Bouncers Lane	Promotes plan objectives and aligns with strategy
No	S114	N/A	Land Adjacent to Timbercombe Farm, Little Herberts Road, Charlton Kings	SALA found site to not be deliverable or developable
No	S115	N/A	Land to rear of 291-297 Cirencester Road, Charlton Kings	SALA found site to not be deliverable or developable
No	S116	N/A	The East Gloucestershire Club, Old Bath Road;	Site capacity is below 10 units
No	S117	N/A	Land adjacent to Longfield, Charlton Kings	SALA found site to not be deliverable or developable
No	S118	N/A	John Dower House, 24 Crescent Place, Cheltenham, Gloucestershire, GL50 3RA and South Court	SALA found site to not be deliverable or developable
No	S119	N/A	Karenza, Naunton Parade (HLA ref: COL1052)	Site is too small to allocate
No	S121	N/A	The Bredons, Harp Hill	SALA found site to not be deliverable or developable
No	S122	N/A	Land rear of Nuffield Hospital, Hatherley Lane	Safeguarded employment site
Mixed use	S123	N/A	100 – 102 Prestbury Road, Cheltenham	Part of larger mixed use site with S074
No	S124	N/A	Park Corner and land to the west of Park Corner, Bowbridge Lane, Prestbury	SALA found site to not be deliverable or developable
No	S125	N/A	Land north west of Racecourse	SALA found site to not be deliverable or developable
No	S126	N/A	Land south west of Racecourse	SALA found site to not be deliverable or developable
No	S127	N/A	Land south east of Ham Road	Site is within the AONB

- 5.9 The Integrated Appraisal considered cumulative effects and the inter-relationships between sustainability topics for each site option where possible; uncertainty and any gaps in information were recorded also.

IA of Policies: Social, Economic, Environmental

Introduction

- 5.10 This Section sets out the findings of the IA of the Cheltenham Borough Local Plan Part 1 Preferred Options. It is structured according to 3 key topics which cover the development of the Local Plan to date and which have been linked to relevant SA Objectives as well as SEA Directive topics. The appraisal of these topics have been divided into a number of sub-headings to ensure that each aspect of the emerging Local Plan is considered, including policies and site allocations, as well as the interrelationships between topics and cumulative effects of the Plan as a whole.

- 5.11 Further topics covering in particular the natural environment, design and the Historic Environment are not assessed in detail in this appraisal, given that the more detailed development management policies will arise in later development of the Cheltenham Local Plan Part 2. The Cheltenham Local Plan Part 2 will be subject to SA which will identify the potential effects of the implementation of the Plan Part 2 and the Cheltenham Borough Local Plan as a whole. In the absence of detailed development management policies at this stage of Plan production, the Council has decided to retain the saved policies from the 2006 review of the previous Cheltenham Borough Local Plan. The saved policies include core principle policies (e.g. sustainable development and design), built environment policies (e.g. historic environment protection policies), natural environment policies (including urban green environment policies), landscape policies, retailing policies, cultural and recreational policies, transport policies, and utilities infrastructure policies. These retained policies will provide protection and mitigation for potential negative effects arising as a result of new development.
- 5.12 These policies are further supported by the policy framework contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (GCT JCS) and national planning policies. The GCT JCS was subject to SA which concluded that given the mitigation provided through the plan and recommendation of the SA, the level and distribution of development is unlikely to lead to any significant negative effects.
- 5.13 In accordance with the SEA Directive and Regulations any likely significant effects are identified along with any mitigation measures necessary to address them.

Housing

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 1: To ensure everyone has access to a high quality home that they can afford and meets their needs

Appraisal of Cheltenham Borough Local Plan Policies

- 5.14 The overall level of housing growth is strategically set by the GCT JCS which seeks to deliver 35,175 new homes during the plan period. Policy SP1 in the Submission JCS (November 2014) sets a housing requirement of 10,917 new homes to be delivered in Cheltenham Borough between 2011 and 2031, with the distribution of development between the three authorities defined further in GCT JCS Policy SP2. Cheltenham Borough is unable to meet its full objectively assessed housing needs within the Borough boundary, and as such the JCS has determined strategic urban extensions on adjacent land which will support the future growth of Cheltenham. The urban extensions are identified as North West Cheltenham and West Cheltenham, which together

will deliver 5,385 new homes. The residual need of 5,532 dwellings will be met within the existing city boundary and is distributed across 9 allocations identified in Proposed Policy PR1 and 5 allocations for mixed-use development proposed in Policy PR2. This includes the Leckhampton site that has been subject to SA through the GCT JCS, and given significant reductions in numbers at this site, is now considered through the Local Plan.

- 5.15 Policies and allocations which deliver new housing have the potential for major long term positive effects on housing. Whilst the overall level of growth is determined by the GCT JCS, the Cheltenham LP seeks to deliver growth in areas with the least constraint (e.g. away from the Green Belt and AONB), to minimise potential negative effects arising.
- 5.16 It is considered that development in the Borough could be enhanced by further housing policies which seek to deliver an appropriate mix of types and tenures to meet the needs of the population in these local areas in line with the Plan and SA Objectives. Though it is recognised that this may emerge in later in the Cheltenham Borough Local Plan Part 2 as part of the more detailed development management policies, and is supported through Policy SD12 of the GCT JCS.
- 5.17 Gypsy and Traveller needs were assessed in the GCT JCS which has identified no need to deliver any new pitches within the Borough boundary. Affordable housing delivery targets are set in the GCT JCS, and the Cheltenham LP does not include any further policies relating to affordable housing.

Appraisal of Site Allocations

- 5.18 All of the proposed site allocations have the potential for long term positive effects on housing through the provision of residential development. Housing site allocations a) to g) are considered to have the potential for positive effects of greater significance given that these sites can be developed within the early stages of the plan period to address the existing housing backlog. The mixed-use site allocations are also considered to have positive effects of greater significance by delivering housing that is well connected to employment and infrastructure development. Housing Site Allocation i) is a combination of the previously assessed CP034 and CP035. Housing Site Allocation g) has a slightly amended boundary to that assessed as CP061, however this is not considered to significantly affect the findings of the assessment of site option CP061.

Synergistic and Cumulative Effects

- 5.19 Overall, the Cheltenham LP will have short to long term positive cumulative effects on housing through the provision of new homes to help meet the objectively assessed need of the Plan area as determined within the GCT JCS. The Cheltenham LP seeks to designate existing green spaces (Proposed Policy GE8) which will support housing and mixed-use development with the potential for major long term positive synergistic effects, through connected spaces, new green infrastructure network connections, and an attractive public realm which can attract continued investment and renewal.

Interrelationships with other Topics

- 5.20 The provision of housing and associated delivery of services and facilities also has the potential for indirect positive effects on a number of other topics, which include economy and employment, health and equalities, and transport and accessibility. Conversely, the delivery of housing also has the potential for negative effects on a number of topics, which include health and equalities, transport and accessibility, air quality, climate change, water resources, water quality, flooding, the natural environment, cultural heritage and waste and recycling. The potential indirect effects are mitigated by other saved policies from the 2006 review of the Cheltenham Local Plan, and through higher level policies provided through the GCT JCS and NPPF.

Economy and Employment

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 2: Ensure the availability of employment land and premises to encourage inward investment, support the growth of existing businesses and the vitality of the town and its suburbs

Appraisal of Cheltenham Local Plan Policies

- 5.21 Policy SP1 in the GCT JCS plans for the delivery of new employment land to support around 39,500 new jobs. Policy SD2 supports economic development within the identified strategic allocations in the GCT JCS, as well as within Gloucester, Cheltenham and Tewkesbury town. GCT JCS Policy SD3 identifies that new retail development will be encouraged in accordance with the saved policies of the existing Cheltenham Local Plan (saved from the 2006 review).
- 5.22 The delivery of new employment land outlined in Policy EM3 has the potential for major long term positive effects on the economy by helping to meet the employment needs of the Plan area. The Cheltenham LP further seeks to support economic development through the safeguarding of existing key employment sites, including non-designated employment sites which is likely to lead to major long term positive effects by retaining and supporting existing businesses to thrive and grow.
- 5.23 Policy PR2 further seeks to deliver mixed-use development, which can indirectly lead to long-term major positive effects on the economy by increasing accessibility and supporting comprehensive development to meet local needs. This is supported by Policy EM5 which seeks to safeguard the former Honeybourne rail line, recognising its value as a future sustainable transport corridor linked to economic areas.

- 5.24 Policy EM4 seeks to promote the economic strengths of Cheltenham (the cyber-security sector) which is likely to lead to long term major positive effects by increasing the opportunity to economies distinct to Cheltenham and of high value.
- 5.25 It is considered that the economic policies could be enhanced by recognition of the tourism values within Cheltenham, particularly Cheltenham Racecourse, which supports local economies and local economic distinctiveness. However it is recognised that retail and tourism is likely to be considered in Part 2 of the Cheltenham Local Plan.

Appraisal of Site Allocations

- 5.26 The employment site allocations have the potential for long term positive effects on the economy through the provision of new employment land. Allocation E3 is considered to have positive effects of greater significance given the larger scale of development at this site. Allocation E1 is located centrally and as such is well connected to the central area infrastructure, services and facilities and easily accessible by existing public transport routes, which will support access to employment opportunities for local residents.

Synergistic and Cumulative Effects

- 5.27 Overall the policies contained within the Cheltenham LP seek to deliver the identified employment growth needs, protect and enhance existing employment areas, and restrict the loss of existing employment areas with the potential for minor to major long term positive cumulative effects.

Interrelationships with other Topics

- 5.28 The provision of new employment land has the potential for indirect positive effects on health and equalities, and transport and accessibility. However, there is also the potential for negative effects on a number of topics, which include health and equalities, transport and accessibility, air quality, climate change and flooding, water resources, water quality, flooding, natural environment, cultural heritage and waste and recycling. The potential indirect effects are mitigated by other saved policies from the 2006 review of the Cheltenham Local Plan, and through higher level policies provided through the GCT JCS and NPPF.

Equality Impact Assessment (EqIA)

- 5.29 Under the Equality Act 2010, public authorities such as Cheltenham Borough Council must, in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.

- Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 5.30 An EqlA is a tool which seeks to improve the work of the Council and ensure that they meet the requirement of the Equality Act 2010. This Act applies to the provision of services and public functions and includes the development of Council policies and plans. The Act prevents discrimination on the basis of nine protected characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
- 5.31 Inequality can exist in a number of forms and where land use planning is concerned, this can include inadequate provision of and access to services (health, food stores, education facilities), good quality homes, employment opportunities, a healthy living environment and transport infrastructure (roads, pavements, public transport) for all members of society.
- 5.32 It is important to note that assessment of equality, diversity, and health/well-being (which is an important aspect of equality) has been detailed through the Integrated Appraisal (IA) process. All aspects of the developing Cheltenham Local Plan have been appraised against a IA framework including several IA objectives that directly and indirectly address equality, health and diversity and these include: No.1 – Housing; No.2 Economy & Employment; No. 3 Healthy Communities; No. 4 Accessibility to Services (including health & education); No. 5 Accessibility to Public Transport; No. 7 Air Quality; No. 11 Landscape; No.12 Historic Environment and No. 13 Cultural Heritage. The findings of this EqlA have been integrated into the IA of the Cheltenham Local Plan and are provided separately as Appendix VIII to the Draft IA Report.
- 5.33 The screening assessment has found that the Cheltenham Local Plan is unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqlA will not be required.

Habitats Regulations Assessment (HRA)

- 5.34 The Conservation of Habitats and Species Regulations 2010 (as amended) [the Habitats Regulations] require that Habitats Regulations Assessment (HRA) is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of European sites³².
- 5.35 The HRA process for the Cheltenham Local Plan will be informed by the findings and conclusions of the HRA process for the JCS. The Pre-Submission Draft JCS HRA Report³³ (May 2014) concluded that the mitigation provided through JCS policies and available at the project level is sufficient to ensure that there will be no adverse effects on any European sites as a result of proposed development either alone or in combination.

³² These include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites.

³³ <http://www.gct-jcs.org/PublicConsultation/SAPR-Sustainability-Appraisal-Pre-Submission.aspx>

- 5.36 An initial screening assessment of the Cheltenham Local Plan was carried out to determine if the emerging policies and potential sites have the potential for likely significant effects on any European sites. The screening found that the development proposed in the Cheltenham Local Plan is considered unlikely to have significant effects on any European sites alone or in combination with other plans and projects.

6.0 PROPOSED MONITORING

Proposed Monitoring

- 6.1 The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance³⁴ on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication.
- 6.2 Government requires local planning authorities to produce Monitoring Reports (MRs), and the Cheltenham Borough Monitoring Report (produced annually) alongside the monitoring framework provided in the GCT JCS is considered sufficient to ensure appropriate monitoring takes place going forward.

³⁴ http://planningguidance.planningportal.gov.uk/?post_type=&s=sustainability+appraisal+

7.0 CONSULTATION AND NEXT STEPS

- 7.1 The Cheltenham Borough Local Plan Part 1 Preferred Options and its accompanying IA documents are provided for consultation through the Council's website. Comments made and responses will be recorded and made available. Thus consultation is a vital ongoing and iterative element of the plan-making and the IA processes. The Cheltenham Borough Local Plan Part 1 and the accompanying IA Report reflect the findings of various technical studies and the responses received so far during consultation.
- 7.2 The Cheltenham Borough Local Plan Part 1 and this accompanying Integrated (Sustainability) Appraisal Report will be available for consultation for a period of approximately eight weeks between in early 2017.

The documents are available to download from the Cheltenham Borough Council website.

Comments on the Draft Integrated Appraisal Report of the Cheltenham Borough Local Plan Part 1 are encouraged to be made online via the Cheltenham Borough Council website.

Glossary & Abbreviations

MR	Monitoring Report - Government requires local planning authorities to produce annual Monitoring Reports (MRs) relating to Local Plans. According to Government guidance, these need to include the findings of SA monitoring.
AONB	Area of Outstanding Natural Beauty. A landscape area of high natural beauty which has special status, and within which major development will not be permitted, unless there are exceptional circumstances. Designated under the 1949 National Parks and Access to Countryside Act.
Compatibility Analysis	The comparison of the vision and strategic objectives against the SA Framework.
Cumulative Effects	The effects that result from changes caused by a project, plan, programme or policy in association with other past, present or reasonably foreseeable future plans and actions. Cumulative effects are specifically noted in the SEA Directive in order to emphasise the need for broad and comprehensive information regarding the effects.
EqlA	Equality Impact Assessment - a process of analysing a proposed or existing service, strategy, policy or project. The aim is to identify any effect or likely effect on different groups within the community. The outcome is to make sure that, as far as possible, any negative consequences for minority groups are eliminated or minimised and opportunities for promoting equality are maximised.
Green Infrastructure	Green Infrastructure (GI) is a network of high quality green and blue spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.
HIA	Health Impact Assessment - is a practical approach that determines how a proposal will affect people's health. Recommendations to 'increase the positive' and 'decrease the negative' aspects of the proposal are produced to inform decision-makers.
HRA	Habitats Regulations Assessment - The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
Indicator	A means by which change in a system or to an objective can be measured.
LEP	Local Enterprise Partnership
Mitigation	Measures to avoid, reduce or offset the significant adverse effects of the plan on sustainability.
Monitoring	Activities undertaken after the decision is made to adopt the plan or programme to examine its implementation. For example, monitoring to examine whether the significant sustainability effects occur as predicted or to establish whether mitigation measures are implemented.
Objective	A statement of what is intended, specifying the desired direction of change.
SA	Sustainability Appraisal - A process by which the economic, social and environmental impacts of a project, strategy or plan are assessed.
SA Framework	The SA Framework provides the basis by which the sustainability effects of the emerging development planning document will be described, analysed and compared. It includes a number of sustainability objectives, elaborated by 'decision-aiding questions'.
Scoping	The process of deciding the scope and level of detail of the SEA. This also includes defining the environmental / sustainability effects and alternatives that need to be considered, the assessment methods to be used, the structure and contents of the

- Environmental / Sustainability Report.
- Screening** The process of deciding whether a plan or programme requires SEA or an Appropriate Assessment.
- SEA** Strategic Environmental Assessment - systematic method of considering the likely effects on the environment of policies, plans and programmes.
- SEA Directive** Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".
- SFRA** Strategic Flood Risk Assessment - Detailed and robust assessment of the extent and nature of the risk of flooding in an area and its implications for land use planning. Can set the criteria for the submission of planning applications in the future and for guiding subsequent development control decisions. SFRA's inform sustainability appraisal.
- Sustainability Appraisal** A systematic assessment process designed to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of spatial development planning documents.
- SSSI** Site of Special Scientific Interest - Areas of high quality habitat (or geological features) of regional, national or international nature conservation importance, designated by English Nature.
- Target** A specified desired end, stated usually within a specified time-scale.

APPENDICES *(provided separately)*

- I Statement of Compliance with SEA Directive & Regulations
- II Cheltenham Borough Local Plan IA Final Scoping Report 2016
- III Baseline Information
- IV Plans & Programmes Review
- V IA Consultation Representations and Responses
- VI IA Compatibility Analysis of Vision & Strategic Objectives
- VII IA of Site Options
- VIII Equality Impact Assessment (EqIA) Screening Report
Appendix I of Appendix VIII – EqIA Plans and Programmes Review
Appendix II of Appendix VIII – EqIA Screening Summary Assessment

Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive¹ (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)². This is Appendix I of the Integrated (Sustainability) Report that constitutes the Environmental Report as required by the SEA Directive and the UK SEA Regulations.

This Appendix I sets out how the requirements for SEA have been met and signposts where this information is found in the Integrated (Sustainability) Appraisal Report (October 2016) –and in accordance with paragraph 165 of the National Planning Policy Framework (2012)³.

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans 	Section 1 Introduction	<ul style="list-style-type: none"> Sets out the vision and main objectives of Draft Cheltenham Borough Local Plan.
	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises the relationship with other relevant plans and the implications for the Draft Cheltenham Borough Local Plan.
<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the Cheltenham Borough Plan area, and likely evolution without the Plan.
<ul style="list-style-type: none"> The environmental characteristics of the area likely to be affected 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarised in Section 3 of Main IA Report.
<ul style="list-style-type: none"> Any existing environmental problems which are relevant to the 	Section 3 Context &	<ul style="list-style-type: none"> Summarises existing sustainability (including environmental problems) for the Cheltenham Borough Plan area.

¹ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

² <http://www.parliament.uk/documents/post/postpn223.pdf>

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
<p>plan including, in particular, those in relation to any areas of a particular environmental importance</p>	<p>Baseline</p>	
<ul style="list-style-type: none"> ▪ The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation 	<p>Section 2 IA Methods Section 3 Context & Baseline</p>	<ul style="list-style-type: none"> ▪ Provides the summary of objectives for sustainability in the Cheltenham Borough Plan area (including environmental objectives) and the implications of these objectives for the Draft Cheltenham Borough Local Plan. Detailed IA Framework guiding assessment of effects against the Objectives.
<ul style="list-style-type: none"> ▪ The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects 	<p>Section 2 IA Methods Table 2.1</p>	<ul style="list-style-type: none"> ▪ Presents the IA Framework of objectives that shows which of the issues listed by the SEA Regulations are progressed by which IA objectives. This ensures that all of the issues are considered during the assessment of each element of the Draft Cheltenham Borough Local Plan. All policies and site allocations are assessed against IA objectives.
	<p>Section 5 Appendices III to V</p>	<ul style="list-style-type: none"> ▪ Summarises the likely significant effects of implementing the Draft Cheltenham Borough Local Plan Part 1 with details provided in the appendices. ▪ Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term
<ul style="list-style-type: none"> ▪ The measures envisaged to prevent, reduce and as fully as possible offset any significant 	<p>Section 5 Appendices III to V</p>	<ul style="list-style-type: none"> ▪ Where potential significant negative effects are predicted the IA has sought to provide suggestions for mitigation possibilities. These are provided in Section 5 of the IA Report and in the

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
adverse effects on the environment of implementing the plan		appraisal matrices (appendices).
<ul style="list-style-type: none"> ▪ An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information 	Sections 4, 5 Appendix VII Table 5.1	<ul style="list-style-type: none"> ▪ The potential site allocations were appraised through IA (Appendix VII). The reasons for progressing options & not taking others forward is set out in Table 5.1.
	Sections 2 & 3 Methods & Context, Baseline	<ul style="list-style-type: none"> ▪ Outlines how the assessment was undertaken – the appraisal methodology and difficulties encountered in compiling information are noted.
<ul style="list-style-type: none"> ▪ A description of the measures envisaged concerning monitoring 	Section 6	<ul style="list-style-type: none"> ▪ Provides measures proposed for monitoring the sustainability (and environmental) effects of the implementation of the Draft Cheltenham Borough Local Plan.
<ul style="list-style-type: none"> ▪ A non-technical summary of the information provided under the above headings 	Report preface (available separately)	<ul style="list-style-type: none"> ▪ Provides a non-technical summary.



CHELTENHAM
BOROUGH COUNCIL

CHELTENHAM BOROUGH LOCAL PLAN

INTEGRATED APPRAISAL
(Sustainability Appraisal; Strategic
Environment Assessment, Health Impact
Assessment & Equality Impact Assessment)

FINAL SCOPING REPORT

October 2016

enfusion



Cheltenham Borough Council Cheltenham Borough Local Plan

INTEGRATED APPRAISAL [Sustainability Appraisal (SA); Strategic Environment Assessment (SEA), Health Impact Assessment (HIA) Equality Impact Assessment (EqIA)]

Final Scoping Report

October 2016

<i>date:</i>	19 June 2015 Draft v01 10 May 2016 Final v01 20 October 2016 Final v02	
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**Cheltenham Borough Plan
 Integrated Appraisal: Final Scoping Report**

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1.0 INTRODUCTION

Integrated Appraisal (IA): Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA)

- 1.1 A sustainability appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan. The purpose of SA is to promote sustainable development through assessing the extent to which an emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives¹.
- 1.2 The requirement for SA is set out in Section 19 of the Planning and Compulsory Purchase Act 2004 and in Paragraph 165 of the National Planning Policy Framework (NPPF). Extant guidance² recommends that SA incorporates the requirements for Strategic Environmental Assessment (SEA) set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which implements the requirements of the EU SEA Directive³. Cheltenham Borough Council (the Council) have commissioned independent specialist consultants Enfusion Ltd to undertake the SA process for the Cheltenham Borough Local Plan (Cheltenham LP).
- 1.3 In addition, the Council has chosen to integrate the Health Impact Assessment (HIA) and Equality Impact Assessment (EqIA) processes with the overarching SA/SEA process. HIA is not a statutory requirement for Councils; however, health considerations are a requirement of the SEA process and thus the overall SA process. Public bodies have a duty⁴ to assess the impact of their policies on different population groups to ensure that discrimination does not take place and where possible, to promote equality of opportunity. The SA, SEA, HIA and EqIA therefore all form part of the Integrated Appraisal (IA) process for the Cheltenham Borough Local Plan. The Council is also required to undertake a Habitats Regulations Assessment (HRA) of the Cheltenham Borough Local Plan. The HRA process has its own legislative drivers and requirements and while the different processes can inform each other, it is important that the HRA remains distinguishable from the wider IA process. While the HRA process will be undertaken in parallel to the IA, the detailed method and findings will be reported separately.
- 1.4 National Planning Practice Guidance sets out the key stages and tasks for the SA process and their relationship with the Local Plan process, which are illustrated in Figure 1.1. These key stages and tasks are applicable to the IA process for the Cheltenham LP. It is important to note that IA is an iterative and on-going process. Stages and tasks in the IA process may be revisited and updated or revised as a plan develops, to take account of updated or new evidence as well as consultation responses.

¹ Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

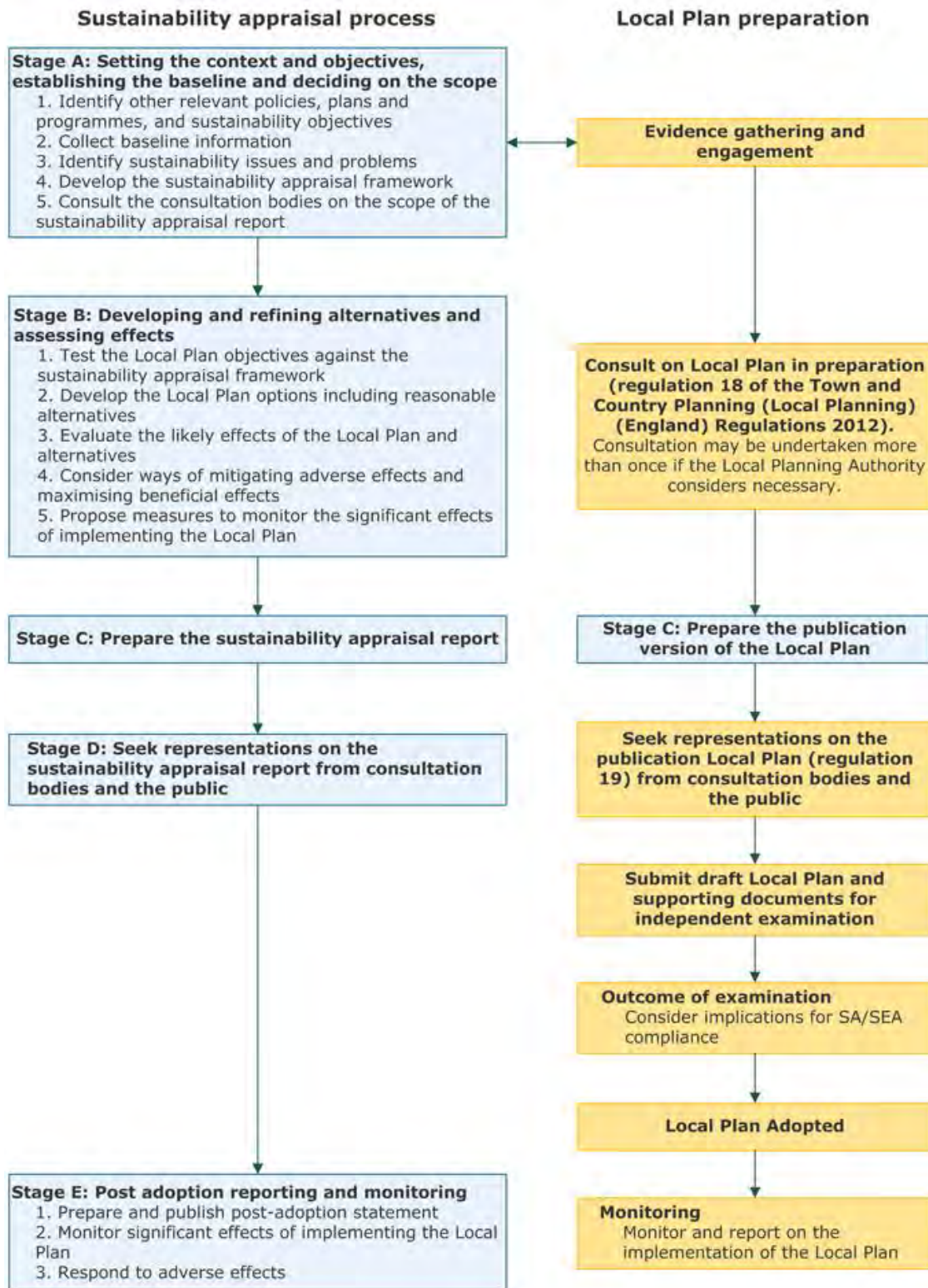
² Ibid.

³ EU Directive 2001/42/EC

⁴ Equality Act, 2010

1.5 The scoping stage is the first stage of the IA process, which must identify the scope and level of detail of the information to be included in the IA Report. It sets out the context, objectives and approach of the assessment; and identifies relevant environmental, economic and social issues and objectives.

Figure 1.1: SA and Plan-making Stages and Tasks



Source: National Planning Practice Guidance (2014)

The Cheltenham Borough Local Development Plan

- 1.6 Cheltenham Borough Council are working in partnership with Gloucester City Council and Tewkesbury Borough Council to prepare a Joint Core Strategy that will guide development in the area up to 2031. The purpose of the Joint Core Strategy (JCS) is to bring together the strategic and development management planning policies and strategic allocations for housing and employment development into one overall document for the three administrative areas. The JCS is the spatial expression of the vision and strategic objectives for the area and how it will develop during the period up to the year 2031. The JCS was submitted to the Secretary of State for examination on 20 November 2014.
- 1.7 The JCS sets out the overall level and strategic direction for development in the wider JCS area, which includes the provision of 30,500 new homes and land to support about 64 ha of new employment land (Policy SP1). The JCS identifies that Cheltenham Borough Council will need to accommodate 9,100 new homes for its existing and future community during the life of the Plan up to 2031. Housing development will be distributed through a number of strategic allocations as well as through smaller scale development meeting local needs. Each of the three Councils will prepare a Local Plan to identify locations for non-strategic development in its own area (and in conformity with the higher level JCS).
- 1.8 The Cheltenham Borough Local Plan (Cheltenham LP) will be a borough level document looking at issues specific to Cheltenham borough, for example the valued heritage setting of the town, and will include lower level development management policies to be used in the determination of planning applications. It will also identify locations to accommodate non-strategic development as required in the JCS. The JCS and lower level Cheltenham LP, along with neighbourhood plans, will form the statutory Development Plan for the Borough.
- 1.9 Initial scoping consultation on the Cheltenham LP was undertaken in 2013, and the council have reported the main issues raised by those that commented⁵. These issues will be used to inform preparation of a draft plan and within this IA.

Purpose and Structure of this IA Scoping Report

- 1.10 This document reports the scoping stage of the IA process for the Cheltenham Borough Local Plan. It builds upon existing SA work, including scoping work, undertaken for the Joint Core Strategy. Following this introductory Section 1, this report is structured into five further sections:

⁵ Cheltenham Borough Council (2013) Cheltenham Plan Scoping Documentation [online] http://www.cheltenham.gov.uk/downloads/file/3578/summary_report [accessed June 2015]

- Section 2 provides a brief summary of the key plans and programmes of relevance to the IA of the Cheltenham LP. The detailed plans, policies and programmes review is provided separately in Appendix I;
- Section 3 describes the characteristics of the Cheltenham Plan area, setting out a summary of the collated baseline information. Detailed baseline information is provided separately in Appendix II;
- Section 4 sets out the key sustainability issues and IA Framework of Objectives;
- Section 5 sets out proposed approach and method for the IA; and
- Section 6 provides the consultation details for this Draft IA Scoping Report and next steps for the process.

2.0 PLANS AND PROGRAMMES REVIEW

Introduction

- 2.1 In order to establish a clear scope for the IA of the Cheltenham LP, it is necessary (and a requirement of SEA) to review and develop an understanding of the wider range of plans and programmes that are relevant to the Plan. This includes International, European, National, Regional, and Local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives promotes systematic identification of the ways in which the Cheltenham LP could help fulfil them.
- 2.2 A summary of key plans and programmes is provided below, with the detailed review presented in Appendix I of this report.

Key Plans and Programmes

The National Planning Policy Framework (2012)

- 2.3 The National Planning Policy Framework (NPPF) is the overarching policy framework for the delivery of sustainable development across England, and is underpinned by a presumption in favour of sustainable development. The purpose of the planning system is to contribute to the achievement of sustainable development. The National Planning Policy Framework⁶ (paragraph 7) states that:

"There are three dimensions to sustainable development - economic, social and environmental - which give rise to the need for the planning system to perform a number of roles".

- 2.4 These roles include meeting the needs (employment, housing and infrastructure) of the District as well as protecting and enhancing the environment. The NPPF (paragraph 8) states that:

"These roles should not be undertaken in isolation because they are mutually dependent".

- 2.5 The Cheltenham LP should draw upon the NPPF, and reflect the national priorities for new development. The NPPF sets out 12 core land-use planning principles that should underpin both plan-making and decision-taking.

The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) (2014 Submission version)

- 2.6 The JCS sets the level of development that the Cheltenham LP should plan for, identifying the need and location for housing, employment and supporting infrastructure, as well as a policy framework to guide the delivery of new development up to 2031. The JCS continues the approach set out in

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

the NPPF of a presumption in favour of sustainable development, and ensures that development takes place in a planned way and in a way that is wanted; protecting and enhancing green infrastructure, areas of landscape and other cherished local features whilst meeting long-term development needs. The JCS provides the high level strategic policies and allocations for the JCS area; the Cheltenham LP supports this framework with more detailed, locally-specific planning policies and non-strategic allocations for development. The Cheltenham LP will need to reflect and be consistent with the policies in the JCS. The Integrated Appraisal (including SA, SEA, HIA & EqIA) and HRA for the JCS should help to inform the IA and HRA processes for the Cheltenham LP.

Cotswolds AONB Management Plan 2013-18

- 2.7 The Cotswolds AONB Management Plan sets the policy framework for the management of the Cotswolds AONB, and can inform the Cheltenham LP of the means by which they can demonstrate compliance with statutory duties to have regard to the purpose of the designation. The vision is for the Cotswolds to be a landscape which; retains its visual unity and scenic diversity, is richer in nature, where historic heritage is conserved, is home to vibrant communities supported by a sustainable local economy, and which provides a high quality experience for everyone. The Cheltenham LP can support the vision of the AONB management plan, and support the maintenance and enhancement of the AONB and its setting. The potential cumulative effects of the Cheltenham LP on the AONB will be an important consideration for the IA.

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Green Infrastructure Strategy (2014)

- 2.8 The JCS GI Strategy focuses on connectivity and water, with a vision where anyone in an urban area can walk out of their home or workplace and by going through a series of interconnected green spaces emerge into the strategic GI of the River Severn and its washlands or the Cotswolds AONB. The Cheltenham LP can support this vision by ensuring that development does not lead to the fragmentation of habitats, and instead contributes to connectivity and the enhancement of existing GI as well as providing for new GI. The protection and enhancement of green and blue infrastructure will be an important consideration for the IA.

A Local Delivery Plan for Biodiversity: A New Framework for Delivering Priority Habitats and Species in Gloucestershire 2010-2015

- 2.9 The Local Delivery Plan provides the strategic objectives for the implementation of the Local Biodiversity Action Plan (Gloucestershire Biodiversity Delivery Plan) during the period 2010-2015. The vision is for a landscape rich in wildlife, where wild species and habitats are part of healthy, functioning ecosystems that are well-managed and valued by everyone. The conservation of biodiversity is a natural consideration of policies and decisions and is integrated with social, cultural and economic activities. The Cheltenham LP should consider the requirements of the habitats and species set out in the LBAP and should aim to maintain or enhance wider biodiversity.

The potential effects of site options and cumulative effects of the Cheltenham LP as a whole will be an important consideration for the IA.

Gloucestershire Minerals Local Plan Site Options and Draft Policy Framework (2014)

- 2.10 The Minerals Local Plan (yet to be adopted) sets the framework for determining planning applications for minerals development. The Strategy identifies new sites for minerals extraction, which should be considered when assessing potential housing or employment allocations which may be on or in close vicinity to the identified minerals sites. The Cheltenham LP should reflect the priorities for mineral resources and ensure that new housing or employment development does not hinder any future extractions.

Gloucestershire Waste Core Strategy 2012-2027

- 2.11 The strategy explains how the County Council and its partners will address the issue of planning for waste management in Gloucestershire in the period 2012-2027. The core strategic objectives include; waste reduction; re-use, recycling and composting; other recovery (including energy recovery); waste disposal; and minimising impacts. The Cheltenham LP should consider waste policy and include policies that promote the waste hierarchy. The Cheltenham LP should ensure that new development fully considers the appropriate storage and collection of waste.

Gloucestershire Local Transport Plan 3 (LTP3) 2011-2026

- 2.12 The vision for the Plan is to provide a safe and sustainable transport network within Gloucestershire; where safe means a transport network that people feel safe and secure using; and sustainable means a transport network that is both environmentally and financially sustainable. The Cheltenham LP will need to consider the transport implications of future development and will need to demonstrate that the required infrastructure will be in place. The location of potential site options to existing facilities/services, employment and public transport will be an important consideration for the IA. The LTP3 is currently being reviewed, public consultation took place in March 2015. There is a new approach being taken through the review which places a focus on 'connecting places' and will have a corridor-based approach.

Gloucestershire Integrated Economic Strategy 2009-2015

- 2.13 The Economic Strategy seeks to create and foster a sustainable, low carbon economic environment in which businesses flourish, communities thrive, and individuals have the opportunity to reach their potential. The Strategy provides a strategic framework to guide investment in the County's infrastructure and economy, and seeks to replace the previous economic, rural, urban and energy strategies with a single economic strategy. The Cheltenham LP should consider the long-term aspirations of the strategy for the economy of the area. The Cheltenham LP should provide the planning framework within which the economy of the area can develop, while ensuring that this is achieved without compromising sustainability.

Gloucestershire Health and Wellbeing Strategy 2012-2032

- 2.14 The aspiration of the Strategy is to continue to improve the quality of life for everyone in Gloucestershire within available resources, and the strategy spans 20 years with the plan to be implemented through three-year action plans that are refreshed annually, enabling the measurement of progress in the short, medium and longer term. The Strategy uses the life-course approach of; starting well, developing well, living and working well, and ageing well, and sets aspirations for each of these life stages. The Cheltenham LP can contribute to promoting healthy lifestyles and reducing health inequalities in the Borough, through measures like siting development close to existing facilities, services and employment opportunities. Health and well-being is linked to a number of different issues, such as access to open space and adjacent land uses, and will be an important consideration for the IA.

Cheltenham Borough Council Strategic Flood Risk Assessment (SFRA) (Level 1 and 2)

- 2.15 The assessment maps all forms of flood risk in the Borough, and considers flood risk in the potential site options for the emerging Cheltenham LP. The assessment can also assist in determining which areas within the Borough require further flood risk assessment prior to any development. The Cheltenham LP will use the SFRA to inform the direction and location of future development in the Borough as part of its evidence base. The SFRA can assist in directing development to areas of low flood risk, and support people and properties in the area.

Cheltenham Borough Council Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB

- 2.16 The assessment looks at reasonable site options that lie within or adjacent to the AONB, and provides information on the character, sensitivity and capacity of each site. The assessment can support the Cheltenham LP by providing evidence for the determination and protection of key sensitive landscape character areas in the Borough. The assessment of landscape sensitivity will be an important consideration for the IA.

Cheltenham Borough Council Local Green Spaces Study Report

- 2.17 The study, through consultation with local communities, identifies 29 sites that could be considered for inclusion in the emerging Cheltenham LP as designated Local Green Spaces. Locally valued green spaces will be an important consideration for the IA.

Cheltenham Borough Council Air Quality Action Plan

- 2.18 The Action Plan lays out a number of actions that if implemented could have a positive impact on air quality within Cheltenham, and contribute to the reduction of emissions in areas that currently fail to meet the air quality

objective for nitrogen dioxide. The effects of development on air quality will be an important consideration for both the Cheltenham LP and the IA of the Cheltenham LP as the whole Borough is currently a designated Air Quality Management Area. The Cheltenham LP can assist in implementing the actions outlined in the Action Plan and achieving improved air quality throughout the Borough. The Cheltenham LP can ensure that development is directed to areas which minimise negative effects on air quality or ensure that appropriate mitigation is in place to minimise any negative effects. The IA will consider the location and capacity of sites to determine potential effects on air quality.

Our Future, Our Choice: Cheltenham's Sustainable Community Strategy 2008-2011

- 2.19 The strategy has a 20 year vision which seeks to deliver a sustainable quality of life, where people, families, their communities and businesses thrive; and in a way which cherishes cultural and natural heritage, reduces the impact on climate change and does not compromise the quality of life of present and future generations. The Cheltenham LP can contribute to achieving this vision for example, by conserving and enhancing valued cultural heritage assets. The Cheltenham LP should seek to reflect the spatial implications of the strategy, and the effects of development on local communities will be an important consideration for the IA.

Cheltenham Economic Strategy: Developing Cheltenham as a Business Location

- 2.20 The strategy outlines a number of key priorities and objectives for Cheltenham's economic strategy and delivery ideas and options to help achieve these. The Cheltenham LP should reflect the spatial implications of the strategy, and can ensure that development achieves high design standards to attract further inward investment.

3.0 BASELINE INFORMATION

Introduction

- 3.1 The SEA Directive requires the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the Borough and providing the basis for predicting and monitoring effects of the Cheltenham Borough Local Plan (Cheltenham LP). To make judgements about how the emerging content of the Cheltenham LP will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the Borough today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the Borough to allow the potential effects of the Cheltenham LP to be adequately predicted.
- 3.2 The SA/ SEA Guidance provided by Government⁷ proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the IA process guides plan making and as new information becomes available.
- 3.3 A summary of the collated baseline information is provided below. The detailed review is presented in Appendix II of this report; which also sets out the evolution of the baseline without the Plan for each of the topics.

Current Situation

Water: Resources, Quality and Flooding

- 3.4 The Rivers Swilgate and Chelt within the Borough are of poor ecological quality and Hatherley Brook is of moderate ecological quality. The River Swilgate has good chemical quality, however the Hatherley Brook fails on its chemical quality status against the Environmental Quality Standards Directive 2008/105/EC. The River Chelt has not been assessed for its chemical quality. The baseline information has shown that the quality of these rivers and groundwater bodies in the Borough are unlikely to meet the requirements of the Water Framework Directive⁸ to be at *good status* by 2015; however, the Severn River Basin Management Plan predicts that 34% of surface waters will be at good or better ecological status or potential and 65% of groundwater bodies will be at good status by 2015. Key issues for water quality include; point source pollution from water industry sewage works; physical modification of water bodies; and diffuse pollution from urban sources.
- 3.5 Cheltenham is in the Severn Trent water supply area, within the Strategic Grid Water Resource Zone which requires significant investment over the next 25

⁷ Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

⁸ Directive 2000/60/EC establishing a framework for the Community action in the field of water policy

years, as a result water efficiency in development becomes a vital factor in mitigating the expected loss in deployable output.

- 3.6 There are 9 main rivers in the borough, of relevance is the River Chelt which flows through the centre of Cheltenham and is regulated by a flood alleviation scheme. Flood risk is influenced by surface water and the overloading of the old drainage system. The Strategic Flood Risk Assessment indicates that a large proportion of any rain falling becomes runoff even when the soil is not saturated. The high degree of urbanisation coupled with the small size of catchments and impermeable underlying rock mean that the greatest flood risk in the region is from high-intensity convective storms. Effective Sustainable Drainage Systems will be a vital factor in future development in the borough, and the Cheltenham LP has potential for positive effects by helping to address existing surface water flooding issues or by helping to reduce the risk of flooding.

Biodiversity: Fauna and Flora

- 3.7 There are no European designated biodiversity sites within the borough. The borough partially contains Leckhampton Hill and Charlton Kings Common SSSI, and is adjacent to a further 4 SSSIs. The area of the Leckhampton SSSI that falls within the borough boundary contains areas that have been assessed as 'unfavourable recovering' and 'unfavourable declining'. The Cheltenham LP can seek improvements to this biodiversity site to contribute to achieving a favourable status. Further to this the borough contains a designated Local Nature Reserve (Griffiths Avenue) and an urban nature reserve (Pilley Bridge), as well as 8 Key Wildlife Sites. Cheltenham Borough Council are currently seeking to upgrade the Pilley Bridge site to Local Nature Reserve designation status.

Cultural Heritage

- 3.8 The borough contains highly valued heritage assets including; 7 Conservation Areas, 2 Registered Parks & Gardens, 6 Scheduled Monuments and over 2602 Listed Buildings. Of the Listed Buildings two are on the 'Heritage At Risk Register'; The Church of St Mark, Church Road and the Church of St Luke, College Road. The Cheltenham LP can seek development that contributes to improving their condition. There is also an Index of Buildings of Local Interest which serves to protect locally important buildings that do not meet the strict criteria for statutory listing but nevertheless make a special local contribution to the history, appearance, character and cultural value of Cheltenham. The index contains around 450 buildings and structures. Further to this there are 6 sites of archaeological remains within the borough which are also designated as scheduled Monuments. The lower end of the High Street is also recognised as an archaeologically sensitive area. The borough has strong cultural heritage values which were highlighted in the Cheltenham LP scoping responses⁹ as highly valued by residents. Cultural aspects include; Cheltenham Racecourse, Sports Facilities, Events and various music, arts and science festivals.

⁹ Cheltenham Borough Council (2013) Cheltenham Plan Scoping Documentation [online] http://www.cheltenham.gov.uk/downloads/file/3578/summary_report [accessed June 2015]

Landscape and Visual Amenity

- 3.9 A significant part the borough (22%) lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB extends into southern and eastern edges of the town, as well as the parishes of Charlton Kings and the south east of Leckhampton. The AONB therefore is likely to come under pressure from housing development needs, and the sensitivity of this landscape area will be an important consideration for the Cheltenham LP. The borough comprises of the Severn and Avon Vales National Character Area (NCA) and the Cotswolds NCA. The majority of the Severn and Avon Vales area is used for agriculture in a predominantly open landscape. The Cotswolds are characterised by patterns of steep scarp crowned by high, open wold, where expansive views across the Severn and Avon Vales exist. Settlements in the Cotswolds are also characterised by the use of local limestone in buildings and walls. Centrally the town is largely an urban townscape noted for its Regency architecture.
- 3.10 17% of the land within the borough is also designated Green Belt land preventing the coalescence of Cheltenham with both Gloucester and Bishop's Cleeve.
- 3.11 A consultation process with local communities undertaken by GRCC has identified 29 sites within the borough to be put forward for Local Green Space designation in the emerging Cheltenham LP. The evidence indicates that Pittville Park is the most used green space within the borough, and that the overall quality of all green spaces in the borough is of a good standard. Green infrastructure improvements / opportunities have been identified in the GCT JCS for Hatherley Brook, Kingham Dismantled Railway Line, the River Chelt, Wyman's Brook, the Honeybourne Line and strategic cycle ways / Sustrans routes.

Energy and Climate Change

- 3.12 There is a decreasing trend in carbon dioxide emissions since 2005 within the borough, and the biggest contributor of emissions is the industrial and commercial sector, closely followed by domestic and then transport. In 2012, the borough had a total renewable energy capacity of 4.11MW. Renewable energy capacity is lower in Gloucestershire than most other local authorities in the South West. There is much room for improvement in renewable energy provisions. Although energy consumption rates have decreased since 2005 they are still generally higher than averages across the South West and England for both electricity and gas.

Air Quality

- 3.13 The whole of Cheltenham Borough is a designated Air Quality Management Area (AQMA). There are five key areas within the borough where nitrogen dioxide levels exceed air quality objectives:
- High Street – Bath Road; a reduction of 24% is required

- Swindon Road – St Georges Street Junction; a reduction of 17% is required
- Fairview Road – Winchcombe Street Junction; a reduction of 8% is required
- London Road – Hales Road Junction; a reduction of 19% is required
- High Street (Western End) – Junction with Gloucester Road; a reduction of 14% is required.

3.14 The majority of nitrogen dioxide emissions are from road traffic exhaust emissions.

Infrastructure, Transport and Accessibility

3.15 The borough has high rates of residents who travel to work by car, higher than national averages. There is also a higher than national average number of people who work from home, and number of people who cycle or walk to work. The M5 motorway is the busiest route in the County, carrying up to 90,000 vehicles a day, and there are further three main roads that pass through the borough; the A40 London / South Wales route; the A46 / B4632 Coventry / Bath Road; and the A435 Evesham / Cirencester Road.

3.16 As Cheltenham is largely an urban area, daytime bus services within the Borough operate on a commercial basis (without the need for subsidy), and are largely more accessible than found in the surrounding rural areas. Cheltenham train station is located within the borough boundary and its main routes include Gloucester, London, Birmingham and Bristol. There is also Gloucestershire Airport located in Tewkesbury Borough between Gloucester and Cheltenham. The civil airport is relatively small, but has customs facilities for flights to the continent. Constraints formed by surrounding development mean that Gloucestershire Airport is unlikely to significantly expand operations during the Transport Plan period. Therefore, the focus for commercial air travel to and from Gloucestershire will continue to be on the major airports located in the South East, West Midlands and at Bristol and Cardiff. The local cycle path network includes some traffic-free Sustrans routes connecting Cheltenham to Gloucester.

3.17 The Local Transport Plan¹⁰ identifies through an Access Matrix that the majority of Cheltenham Borough has good accessibility rankings, however accessibility scoring decreases in the more rural areas in the south east of the Borough within the Cotswold AONB.

Land, Minerals and Waste

3.18 Some of the geology of the area impedes drainage or is slowly permeable which can contribute to flood risk. There is limited agricultural land within the borough, which is not surprising as it is predominantly an urban area. Small pockets of best and most versatile agricultural land exist in Leckhampton, Prestbury and adjacent to Kingsditch Industrial Estate. The area overlies Jurassic Limestone deposits, however there are no minerals allocations or safeguarded sites within the Cheltenham LP area.

¹⁰ Gloucestershire County Council (2011) Gloucestershire's Local Transport Plan 2011-26 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=44146&p=0> [accessed June 2015]

- 3.19 In 2012, 87.2% of new housing development was located on previously developed land, there is only one site within the borough that has been identified on the public register of contaminated land, and this site has since been remediated.
- 3.20 Waste is managed at the County level, and Municipal Solid Waste (MSW) and hazardous waste has been increasing since 2000. There are local recycling banks, generally located within car parks and supermarkets. There is a Materials Recovery Facility (MRF) at Moreton Valence (Gloucester), and planning permission for another MRF has been granted at Wingmoor Farm East (Tewkesbury). Wingmoor Farm also houses non-hazardous and hazardous waste landfill sites. There are currently 84 operational waste water treatment facilities in Gloucestershire, with major facilities at Netheridge (west of Gloucester) and Hayden (south west of Cheltenham)¹¹.

Housing

- 3.21 Recent trends indicate an increase in housing delivery, and a need for 9,100 new homes in the Borough in the period up to 2031. The average sale prices of housing over the last five years are; £247,856 for a terraced property; £280,455 for a semi-detached house; £495,251 for a detached house; and £193,226 for a flat, creating an overall average house price of £311,502.
- 3.22 Affordable housing provision has fallen in the three years leading to 2010, which places pressure on existing housing to meet local needs. Over the period April 2006 to April 2011 the town delivered 2,100 new homes, with an average annual delivery of 430 dwellings. The current housing needs assessment estimates a requirement of 929 new affordable homes to be delivered every year. Housing need in Cheltenham is therefore more than twice as high as the actual supply of all new homes. The delivery of affordable housing in the borough will be a crucial consideration for the Cheltenham LP.
- 3.23 There is one authorised Gypsy and Traveller site within the Borough, which consists of one household, with two pitches. The 2007 GTAA identified the need for four pitches, however Cheltenham is largely seen as an unfavourable location for Gypsies and Traveller due to its urban nature; rural sites are favoured as they are better placed to meet Gypsy and Traveller needs (e.g. grazing for horses).

Healthy Communities and Equality

- 3.24 In 2011 Cheltenham had 115,732 usual residents, approximately 2.2% of the population of the South West, and there are slightly more females than there are males. The census data shows that the Borough had a population density of 24.8 people per hectare in 2011. The population has been steadily increasing from 110,013 residents in 2001. The majority of the resident

¹¹ Gloucestershire County Council (2012) Gloucestershire Waste Core Strategy (WCS) [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=53886&p=0> [accessed June 2015]

population are white, with smaller ethnic groups of mixed race, Asian, Black and Arab communities¹².

- 3.25 The health of residents is generally better than the England average. Deprivation is lower than average, however about 15.2% (2,900) of children live in poverty. Life expectancy for both men and women is higher than the England average. In the most deprived areas of the Borough, life expectancy is reduced by 9.2 years for men and 7.3 years for women, reflecting the inequalities present.

Economy, Employment and Education

- 3.26 In 2013-14 85.5% of the working population of Cheltenham Borough were economically active, a significant decrease from 89.2% in 2007, and as such the unemployment rate (economically active but unemployed) has risen from 3.2% in 2007 to 4.6% in 2013/14, though this remains lower than the national average of 6.8%. The largest employment sector for Cheltenham residents in 2014 is in professional and senior occupations (58.4%), followed by administrative and skilled trades (19%). The statistics show that the majority of businesses within the borough are within the service industry, and average weekly earnings are higher in the borough than found in the South West, but lower than the Great Britain average.
- 3.27 In 2014, 50.5% of residents obtained skill levels of NVQ4 or higher, which is higher than the national average of 36%. Less than 1% of residents were identified in 2014 as having no qualifications, which is significantly lower than the national average of 8.8%. There are 74 educational establishments within the borough including special schools, community schools, voluntary controlled schools, and independent schools. The University of Gloucestershire is located across 3 sites, 2 of which are in Cheltenham and one in Gloucester.

¹² ONS (2011) Datasets for Cheltenham Local Authority [online]
<http://www.neighbourhood.statistics.gov.uk/dissemination/> [accessed June 2015]

4.0 KEY SUSTAINABILITY ISSUES AND IA FRAMEWORK

Introduction

- 4.1 It is important to distil the key sustainability issues and opportunities from the collated baseline information and the review of plans and programmes, as the IA Objectives are derived to address the key sustainability issues outlined for the borough.

Key Sustainability Issues

- 4.2 The key sustainability issues that have arisen during the IA Scoping stage have been summarised in Table 4.1 below.

Table 4.1: Key Sustainability Issues

Key Sustainability Issues
<ul style="list-style-type: none">■ Maintaining and where appropriate, improving the quality of water bodies in the borough (particularly the Rivers Chelt, Swilgate and Hatherley Brook)■ Reducing the demand for water resources■ Reducing the risk of flooding, particularly from surface water runoff, in new development and the impacts of flooding on existing development■ Protecting and enhancing biodiversity where possible and required by legislation, and creating connections between existing and new GI and biodiversity sites■ Maintaining and enhancing green/blue corridors to support the movement of people and biodiversity■ Valuing local participation and responding to local views (e.g. designating locally valued green spaces identified through consultation, in the emerging Plan)■ The sensitivity of historic environment■ The promotion and enhancement of the cultural heritage of Cheltenham■ Protecting and enhancing designated and non-designated heritage assets and their settings, including archaeology■ Protecting and enhancing the landscape, in particular the Cotswolds AONB and its setting■ Protecting limited agricultural land supplies in the borough■ Promoting development on previously developed land■ Protecting the Green Belt to avoid the coalescence of Cheltenham with Gloucester and Bishop's Cleeve■ Improving air quality in the borough■ Promoting and increasing renewable energy generation capacity in the borough as well as a continued decrease in energy consumption■ Ensuring communities can access key services, facilities, green/open space, and employment opportunities by sustainable modes of transport■ Reducing the demand for the private vehicle■ Reducing the impacts of development on the road network and on road capacity■ Maintaining and improving walking and cycle routes through the borough■ Delivering a mix of housing, and delivering affordable housing, to avoid the exacerbation of existing inequalities in the borough

- Reducing existing inequalities
- Supporting the retention of existing businesses, and promoting inward investment
- Creating new job opportunities and reducing the rate of economic inactivity
- Maintaining and enhancing high educational attainment levels found in the borough

IA Framework

- 4.4 The IA Framework provides the basis by which the sustainability effects of the Cheltenham LP will be described, analysed and compared. It includes a number of objectives, elaborated by decision making criteria. These objectives have been refined through the IA Scoping Stage for the Cheltenham LP from the information collated in the plans and programmes review, baseline information and key sustainability issues.
- 4.5 The IA Framework is presented below in Table 4.2 and has been developed and refined to highlight key issues or criteria of importance for each IA Objective. Any assumptions and uncertainties are noted along with a clear indication of the standards and thresholds that will be used to determine the nature and significance of the effects for site options. Table 4.2 shows a clear progression of how the IA Objectives that have been developed to address the sustainability issues of the Cheltenham LP area, will be used to appraise the sustainability of potential non-strategic site options in Cheltenham Borough.
- 4.6 Waste was not identified as a key sustainability issue for the Borough, and has therefore been scoped out of the IA for the Cheltenham LP.

Table 4.2 IA Framework

IA Objective		Decision making criteria: Will the option / proposal...	Assumptions or uncertainties	Significance criteria: standards and thresholds for IA	
1	Housing Ensure everyone has access to a high quality home that they can afford and that meets their needs. Relevant NPPF Paragraphs: 47-68 Relevant GCT JCS SA Objectives: 15	<ul style="list-style-type: none"> ■ Identify an appropriate land supply for housing? ■ Ensure everyone has access to high quality and flexible housing? ■ Provide enough affordable housing to meet local needs? ■ Support the existing housing stock? ■ Support minority groups with appropriate provisions, including Gypsies and Travellers? ■ Deliver zero carbon homes? 	It is assumed that development at any of the site options has the potential to meet the design standards of the NPPF, Building Regulations and the Government's zero carbon buildings policy. It is assumed that development at any of the site options has the potential to meet the affordable housing requirements set out in the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. The nature and significance of the effects on this IA Objective will primarily relate to the capacity of the site to accommodate housing development, and the timescale for delivery, those sites that can be delivered in the immediate term are considered to	++	Site option has the potential to accommodate housing in the immediate term and address housing backlog. Potential for major long term positive effect.
				+	Site option has the potential to accommodate housing in the longer term of the plan period. Potential for minor long term positive effect.
				0	If no housing is being proposed as part of development, as it is an employment site, then it is considered to have a neutral effect against this IA Objective.
				?	Capacity of the site to accommodate residential development is unknown.
				-	Not applicable.
				--	Not applicable.

			<p>have a significant positive effect as it addresses the backlog in housing delivery.</p> <p>The Cheltenham Borough Council Sites Assessment will be used to inform the IA in regards to site capacity and delivery term.</p>		
<p>2</p> <p>Economy, Employment and Tourism Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.</p> <p>Relevant NPPF Paragraphs: 18-22</p> <p>Relevant GCT JCS SA Objectives: 10, 11, 17</p>	<ul style="list-style-type: none"> ■ Support the vitality and viability of the town and its suburbs? ■ Enhance the quality of the public realm? ■ Support the retention and enhancement of existing businesses? ■ Deliver new employment land? ■ Provide opportunities to connect with existing housing, facilities and amenities? ■ Provide opportunities to connect with sustainable transport modes? ■ Encourage inward investment? ■ Promote tourism and cultural distinctiveness? 	<p>The nature and significance of the effects against this IA Objective will primarily relate to the capacity of the site to accommodate employment land, and the potential loss of existing employment.</p>	++	Potential for the site option to accommodate a significant level of employment development (greater than 1 ha).	
		<p>Access to employment opportunities has been addressed against IA Objective 4.</p>	+	Potential for the site option to accommodate employment development (less than 1ha).	
		<p>Access to existing transport modes has been addressed against IA Objective 5.</p>	0	If no employment land is being proposed as part of development, as it is a housing site, then it is considered to have a neutral effect against this IA Objective.	
		<p>The Cheltenham Borough Council Sites Assessment will be used to inform the IA in regards to site capacity.</p>	?	Capacity of the site to accommodate employment development is unknown.	
			-	Development at the site may restrict other	

					employment development and/ or has poor access to existing employment opportunities.
				--	Development at the site may prevent other employment development and/ or lead to the loss of existing employment.
3	Healthy Communities Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity. Relevant NPPF Paragraphs: 69-78 Relevant GCT JCS SA Objectives: 12, 13, 14, 16, 17	<ul style="list-style-type: none"> ■ Reduce opportunities for crime? ■ Make people feel safer through good design? ■ Enable everyone to participate in local decision making? ■ Encourage healthy and active lifestyles? ■ Be surrounded by compatible land uses? ■ Ensure that existing open spaces, gardens, allotments are protected and enhanced? ■ Help to reduce inequalities in wellbeing and opportunity? 	<p>It is assumed that development at any of the site options has the potential for design that minimises opportunities for crime, and that makes people safer.</p> <p>It is assumed that development at any of the site options has the potential for short-term minor negative effects arising during construction phases, and that suitable mitigation exists to ensure that these do not result in long-term negative effects on health and wellbeing.</p> <p>It is assumed that development at any of the site options has the</p>	++	It is considered unlikely that development at any of the site options will have major positive effects on health.
				+	The site option is within a reasonable walking distance of green / open space, and surrounded by compatible land uses
				0	The site is not likely to be affected by neighbouring land uses or major infrastructure. Potential for a residual neutral effect.
				?	An element of uncertainty exists until more detailed site level assessments have been undertaken.
				-	The site is affected by neighbouring land uses or major infrastructure and / or

			<p>potential for indirect long-term positive effects on health through the provision of housing or employment by helping to meet the needs of the Borough.</p> <p>It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services, or contributions towards them.</p> <p>It is therefore considered that the nature and significance of the effects against this IA Objective will primarily relate to neighbouring land uses and access to green / open space, or the loss of green / open space as a result of development at the site.</p> <p>Is the site located within a Cordon Sanitaire area?</p> <p>The Cheltenham Borough</p>	<p>--</p>	<p>is not within a reasonable walking distance of green / open space.</p> <p>The site is affected by neighbouring land uses or major infrastructure and is located over 300m from green / open space.</p>
--	--	--	--	-----------	---

			Council Sites Assessment will be used to inform the IA in regards to neighbouring land uses.		
4	Access to Services, Facilities and Employment Improve provision and accessibility to services and facilities, including health and educational facilities. Relevant NPPF Paragraphs: 29-46 Relevant GCT JCS SA Objectives: 12, 14	<ul style="list-style-type: none"> ■ Support housing growth with good access to existing services and facilities? ■ Provide adequate means of access to health care and educational facilities? ■ Increase provision of local services and facilities? 	<p>It is assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, and other community facilities and services.</p> <p>Access is measured using Maiden services provided by Gloucestershire County Council.</p> <p>The nature and significance of effects against this IA Objective will primarily relate to the accessibility of a range of services and facilities including; employment, supermarket, post office, library, primary school, secondary school, children's centre, GP, Pharmacy, A&E / MIU and fitness facilities.</p>	++	Site is within 400m of all services and facilities (including health and educational). Development has the potential to reduce reliance on the private vehicle.
				+	Site is within 800m of most services and is likely to reduce reliance on the private vehicle.
				0	A neutral effect is not considered possible
				?	An element of uncertainty exists.
				-	The site is within 800m of most facilities and services, development is less likely to reduce reliance on the private vehicle (i.e. steep topography or lack of suitable footpath).

				--	The site option is beyond 800m to all existing facilities and services. Development is likely to continue reliance on the private vehicle.
<p>5 Access to Sustainable Transport Modes Maximise the use of sustainable modes of transport and reduce the need to travel by car</p> <p>Relevant NPPF Paragraphs: 29-46</p> <p>Relevant GCT JCS SA Objectives: 8</p>	<ul style="list-style-type: none"> Maximise opportunities for cycling and walking? Provide adequate means of access to public transport modes? Reduce the frequency and duration of journeys by private car? 	<p>5 a) This IA Objective will address two separate issues relating to access to sustainable transport modes. The first being access to public transport modes and the second being access to strategic footpaths and cycle routes.</p> <p>It is assumed that development at any of the site options could potentially provide or contribute to improved sustainable modes of transport.</p> <p>It is also assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.</p>	++	Site has good access to all sustainable transport modes; within 400m of bus connections, and 800m of a train station. Development has the potential to reduce the need to travel by car. There are no potential barriers to movement.	
			+	The site has access to either bus (within 400m) or a train station (within 800m). Development is likely to reduce the need to travel. There are no potential barriers to movement.	
			0	A neutral effect is not considered possible.	
			?	There is an element of uncertainty for all site options.	

			<p>Access is measured using Maiden services provided by Gloucestershire County Council.</p>	-	<p>The site has access to either bus (within 400m) or a train station (within 800m).</p>
			<p>The nature and significance of the effects against this IA Objective will primarily relate to access to existing modes of public transport.</p>	--	<p>Development is less likely to reduce the need to travel. There may be barriers to movement.</p>
			<p>Where necessary the appraisal will note the realities of the situation with regard to existing access, for example if there are barriers to movement.</p>		<p>Site option is not within a reasonable walking distance (over 800m) of a bus connection or a train station. Development is likely to increase the need to travel by car. There may be significant barriers to movement.</p>
			<p>5 b) This IA Objective will address two separate issues relating to access to sustainable transport modes. The first being access to public transport modes and the second being access to strategic footpaths and cycle routes.</p>	++	<p>Site has good access (within 400m) to strategic footpath and cycle routes. Development has the potential to reduce the need to travel by car. There are no potential barriers to movement.</p>
			<p>It is assumed that development at any of the site options could potentially provide or contribute to improved</p>	+	<p>The site has good access (within 400m) to either strategic footpaths or strategic cycle routes. Development has the potential to reduce the need to travel by car. There</p>

			<p>sustainable modes of transport.</p> <p>It is also assumed that any proposal for development can make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities and services.</p> <p>Access is measured using Maiden services provided by Gloucestershire County Council.</p> <p>The nature and significance of the effects against this IA Objective will primarily relate to access to existing strategic pedestrian and cycle routes.</p> <p>Where necessary the appraisal will note the realities of the situation with regard to existing access, for example if there are barriers to movement.</p> <p>The appraisal commentary</p>		<p>are no potential barriers to movement.</p> <p>A neutral effect is not considered possible.</p> <p>There is an element of uncertainty for all site options.</p> <p>The site has access (within 400m) to either strategic footpaths or strategic cycle routes. Development is less likely to reduce the need to travel. There may be barriers to movement.</p> <p>The site is not within reasonable distance (400m) of strategic footpaths or cycle routes. Development is likely to increase the need to travel by car. There may be significant barriers to movement.</p>
				0	
				?	
				-	
				--	

			will make a judgement on the overall accessibility (to public transport, services and facilities and employment) of the site options with regard to IA Objectives 4 and 5 and whether a particular site option is more likely to reduce the need to travel?		
6	Traffic To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth. Relevant NPPF Paragraphs: 29-41 Relevant GCT JCS SA Objectives: 8	<ul style="list-style-type: none"> ■ Provide safe and clear access to the road network? ■ Overload the surrounding work network? ■ Increase traffic in the area? ■ Exacerbate any congestion issues? 	<p>The nature and significance of the effects against this IA Objective will primarily relate to traffic impacts / road capacity and site access.</p> <p>Cheltenham Borough Council's traffic modelling report will inform the IA.</p>	++	Development has the potential to significantly reduce levels of traffic in an area that is experiencing congestion issues.
				+	Development has the potential to reduce levels of traffic. Potential for a minor positive effect.
				0	There is satisfactory access to the road network and the site is well located in respect of the road network and vehicle movements. Whilst development at the site has the potential to increase traffic, there is suitable mitigation available to reduce negative effects with the potential for a residual neutral effect.

				?	An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
				-	Development has the potential to increase traffic in the surrounding road network and there is no satisfactory access to the site from the road network or the site is not well located in respect of the road network and vehicle movements. Mitigation available, potential for a residual minor negative effect.
				--	Development is likely to increase the levels of traffic in an area that is already experiencing congestion issues, there is no satisfactory access to the site from the road network, and the site is not well located in respect of the road network and vehicle movements. Mitigation difficult and/or expensive.
7	Air Quality and Climate Change	<ul style="list-style-type: none"> ■ Reduce Cheltenham Borough's carbon 	It is assumed that development at any of the	++	Development has the potential to significantly

<p>To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.</p> <p>Relevant NPPF Paragraphs: 93-125</p> <p>Relevant GCT JCS SA Objectives: 2, 3, 5, 6, 9</p>	<p>footprint?</p> <ul style="list-style-type: none"> ■ Ensure that sustainable construction principles and standards are integrated into all development schemes, aiming for the highest possible standards? ■ Ensure new and existing buildings, infrastructure and the environment are resilient to the effects of extreme weather events? ■ Help people, businesses and the environment to adapt to the physical and social impacts of climate change? 	<p>site options has the potential to meet the design standards of the NPPF, Building Regulations and the Government's zero carbon buildings policy.</p>		<p>reduce emissions within an area that experiences congestion issues.</p>	
		<p>It is assumed that any proposal for development can ensure high standards of energy efficiency in construction and occupation.</p>	+	<p>Development has the potential to reduce levels of emissions. Potential for a minor positive effect.</p>	
		<p>Flood risk has been assessed against IA Objective 9.</p>	0	<p>Whilst development at the site has the potential to increase emissions, there is suitable mitigation available to reduce negative effects with the potential for a residual neutral effect.</p>	
		<p>It is assumed that any proposal for development can incorporate climate change adaptation measures.</p>		<p>An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.</p>	
		<p>The nature and significance of the effects against this IA Objective will primarily relate to emissions.</p>	-	<p>Development has the potential to increase emissions. Mitigation available, potential for a residual minor negative effect.</p>	
		<p>A significant source of emissions comes from traffic, therefore the appraisal commentary will</p>	--	<p>Development is likely to increase the levels of emissions in an area that already experiences congestion issues. Mitigation difficult and/or expensive.</p>	

			make a judgement on the overall effect of development on air quality and climate change considering IA Objectives 6 and 7.		
8 Water Resources and Quality To reduce the demand for water, and maintain and improve the quality of water Relevant NPPF Paragraphs: 94,99, 109-125 Relevant GCT JCS SA Objectives: 5, 6	<ul style="list-style-type: none"> ■ Reduce the demand for water? ■ Enhance opportunities for water recycling? ■ Improve the quality of water? 	The nature and significance of effects on water quality is dependent on whether the site option lies within a Surface Water Safeguard Zone, Ground Water Safeguard Zone, or Water Protection Zone.	++	Development has the potential to significantly enhance water quality.	
			+	Development has the potential to enhance water quality.	
			0	The site is not within any Surface Water Safeguard Zones, Ground Water Safeguard Zones, or Water Protection Zones.	
			?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.	
			-	Site option lies partially within a Surface Water Safeguard Zone, Ground Water Safeguard Zone, or Water Protection Zone.	

				--	It is considered unlikely that development at any of the site options will have a major negative effect on water quality.
9 Flooding To manage and reduce flood risk. Relevant NPPF Paragraphs: 93-108 Relevant GCT JCS SA Objectives: 4	<ul style="list-style-type: none"> ■ Ensure that the risk of flooding in the immediate vicinity and in the wider catchment is not increased as a result of development? ■ Ensure that surface water run-off is slowed and absorbed? ■ Ensure that surface water run-off does not increase flood risk in the immediate vicinity or the wider catchment? ■ Include the use of Sustainable Drainage Systems? ■ Maximise water collection opportunities? 	<p>It is considered that the nature and significance of the effects against this IA Objective will primarily relate to flood risk.</p> <p>There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.</p>	++	The site option is not located within an area of flood risk and there is evidence that development could offer an opportunity to potentially reduce flood risk.	
			+	The site option is not located within an area of flood risk.	
			0	The site is partially within an area of high flood risk but development can avoid this area / suitable mitigation is available resulting in a residual neutral effect.	
			?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.	
			-	The site is partially within an area of high flood risk, or at risk of surface water flooding in parts of the site. The areas of flood risk would be difficult to avoid and	

					mitigation is likely to be expensive / difficult.
				--	The site is located wholly within an area of high flood risk or at risk of surface water flooding across the entire site.
10	Biodiversity To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats. Relevant NPPF Paragraphs: 109-125 Relevant GCT JCS SA Objectives: 1, 16	<ul style="list-style-type: none"> ■ Protect and enhance European designated sites outside of the Borough boundaries? ■ Protect and enhance SSSIs? ■ Protect and enhance sites recognised for their local biodiversity and geodiversity values? ■ Lead to the loss of priority habitat(s)? ■ Disturb European Protected Species, Priority Species or Habitats upon which they depend? ■ Lead to the fragmentation of green corridors? ■ Link up areas of fragmented habitat? ■ Promote the creation of new habitats and sites of wildlife interest? 	<p>The nature and significance of effects against this IA Objective will primarily relate to potential effects on designated biodiversity.</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any nationally designated biodiversity or geodiversity (SSSIs)? It should be noted that there are no European Designated Sites within the Borough boundary.</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any biodiversity or geodiversity sites designated as being of regional (RIGS) or local importance (Key Wildlife Sites, Local Nature Reserves)?</p>	++	Development will; deliver biodiversity gains, or improve green corridors / connections to strategic GI, or development will address a significant existing sustainability issue relating to biodiversity or geodiversity.
				+	Development will not lead to the loss of an important habitat, species, trees and hedgerows or lead to fragmentation of green corridors and there are potential opportunities to enhance biodiversity or geodiversity.
				0	Development at the site is not likely to have negative effects on any internationally / nationally or regionally/ locally designated biodiversity or geodiversity or contribute towards a severance of green and blue

			<p>Is there evidence of European Protected Species or Habitats on the site?</p> <p>It is recognised that when considering the potential for effects on designated biodiversity, distance in itself is not a definitive guide to the likelihood or severity of an impact. The appraisal commentary will try to note any key environmental pathways that could result in development potentially having a negative effect on designated biodiversity that may be some distance away.</p> <p>Are there opportunities to enhance biodiversity? Possibly improve connectivity, green / blue infrastructure or enhance an important habitat?</p> <p>Are there any opportunities to enhance geodiversity?</p>	<p></p> <p>?</p> <p>-</p>	<p>infrastructure or impede the migration of biodiversity. Potential for a residual neutral effect.</p> <p>or</p> <p>Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation possible, potential for a residual neutral effect. Development at the site does not contribute to the severance of green or blue infrastructure or impede the migration of biodiversity.</p> <p>Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out</p> <p>Development at the site has the potential for negative effects on sites designated as being of regional or local importance. Mitigation difficult and / or expensive, potential for a minor residual negative effect.</p> <p>or</p> <p>Development at the site has the potential for negative</p>
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					effects on National (SSSI) designated sites and / or European protected species or habitats. Mitigation possible, potential for a minor residual negative effect.
				--	Development at the site has the potential for negative effects on International designated sites, or National (SSSI, NNR) designated sites and / or European protected species or habitats. Mitigation difficult and / or expensive, potential for a major residual negative effect.
11	Landscapes and Townscapes Protect and improve the quality of the townscape and the broader landscape setting. Relevant NPPF Paragraphs: 109-125 Relevant GCT JCS SA Objectives: 5,	<ul style="list-style-type: none"> ■ Protect and enhance the quality, character and distinctiveness of the townscape? ■ Protect and enhance local identities and distinctiveness? ■ Encourage well-designed, high quality development that enhances the built and natural environment? ■ Protect and enhance the Cotswolds AONB? ■ Reduce the potential for 	The nature and significance of the effects will primarily be dependent on the landscape sensitivity of the site option. The Cheltenham Borough Council sites assessment, and the Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB will inform the IA in regards to landscape sensitivity and the presence of previously	++	Development significantly enhances the landscape or removes a significant eyesore and/or would regenerate previously developed land and buildings (PDL) that is currently having a major negative effect on the landscape/ townscape.
				+	Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having

6, 16, 18	coalescence of Cheltenham with adjoining settlements?	<p>developed land.</p> <p>The appraisal commentary will note if the site forms an important contribution to the character of the settlement.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a greenfield site has the potential for a minor negative effect as there would be development in a previously undeveloped area.</p> <p>If the landscape sensitivity is not known then it is assumed that development on a brownfield site has the potential for a minor positive effect as it would result in the regeneration of the site.</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out through</p>		a minor negative effect on the landscape/ townscape.
			0	A neutral effect is not considered possible.
			?	Element of uncertainty exists until more detailed lower level assessments have been carried out.
			-	The site option has medium sensitivity in landscape terms, and / or is within the AONB setting. Mitigation available. Potential for a minor residual negative effect.
			--	The site option has medium to high or high sensitivity in landscape terms and / or is within the AONB or its setting. Mitigation is likely to be difficult/ expensive. Potential for major residual negative effect.

			<p>planning applications.</p> <p>It is assumed that any Tree Preservation Orders within a site option will be retained.</p>		
<p>12</p>	<p>Historic Environment To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.</p> <p>Relevant NPPF Paragraphs: 126-141</p> <p>Relevant GCT JCS SA Objectives: 7, 18</p>	<ul style="list-style-type: none"> ■ Protect and where appropriate enhance nationally designated and locally important heritage assets and their settings (Conservation Areas, Listed Buildings, Registered Parks and Gardens, Scheduled Monuments)? ■ Protect significant archaeology? ■ Ensure appropriate archaeological assessment where there is the potential for archaeological finds? ■ Improve access to, understanding of, or enjoyment of the historic environment? 	<p>The nature and significance of the effects against this IA Objective will primarily relate to designated heritage assets and their setting. Any important non-designated heritage assets will be noted within the appraisal commentary.</p>	<p>++</p>	<p>Development is likely to have a substantial positive effect on the significance of the heritage asset / historic environment or address a significant existing sustainability issue relating to culture and heritage.</p>
			<p>Are there any designated heritage assets, or their setting, that could be effected within or adjacent to the site?</p>	<p>+</p>	
			<p>Are there any opportunities to enhance culture or heritage assets, such as; securing appropriate new uses for unused Listed Buildings; the removal of an eyesore</p>	<p>0</p>	<p>Development will have no significant effect. This may be because there are no heritage assets within the influence of proposed development or that mitigation measures are considered sufficient to</p>

					address potential negative effects with the potential for a residual neutral effect.
				?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
				-	Development has the potential for a minor negative effect on a Conservation Area, Scheduled Monument, Listed Building, Registered Battlefield and Registered Historic Parks and Gardens and/or their setting. Even once avoidance and mitigation measures have been considered there is still the potential for a residual minor negative effect.
				--	Development has the potential for a major residual negative effect on a Conservation Area, Scheduled Monument, Listed Building, Registered Battlefield and Registered Historic Parks and Gardens and/or their setting. Mitigation difficult and / or expensive.

<p>13 Cultural Heritage To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.</p> <p>Relevant NPPF Paragraphs: 126-141</p> <p>Relevant GCT JCS SA Objectives: 7, 18</p>	<ul style="list-style-type: none"> ■ Protect and enhance the retail attractions of the town? ■ Protect and enhance opportunities for cultural events, including Cheltenham Races, Festivals, Arts, and Cultural events? ■ Protect and enhance the character of the immediate and wider area? ■ Provide opportunities for new attractions or events? 	<p>The nature and significance of the effects against this IA Objective will primarily relate to cultural heritage assets and their settings e.g. Cheltenham Racecourse.</p>	++	There is evidence to suggest that development at the site option will have a significant positive effect on cultural heritage.
			+	There is evidence to suggest that development at the site option will have a positive effect on cultural heritage.
			0	Evidence suggests that development is unlikely to result in any significant effects, or there is mitigation available to reduce negative effects, with the potential for a residual neutral effect,
			?	There is an element of uncertainty, or evidence is unavailable at this stage.
			-	There is evidence to suggest that development at the site option will have a minor negative effect on cultural heritage.
			--	There is evidence to suggest that development at the site option will have a significant negative effect on cultural heritage.

<p>14</p> <p>Land and Soils Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.</p> <p>Relevant NPPF Paragraphs: 28, 93-125, 142-149</p> <p>Relevant GCT JCS SA Objectives: 5, 6, 9</p>	<ul style="list-style-type: none"> ■ Result in the loss of greenfield land? ■ Protect best and most versatile agricultural land? ■ Encourage redevelopment of previously developed land? ■ Safeguard and protect strategic or important mineral deposits for future use? ■ Avoid the sterilisation of mineral resources? ■ Improve / remediate contaminated land? ■ Minimise the volume of waste created during construction? ■ Minimise the volume of waste created during occupation? ■ Maximise reuse, recycling and composting of waste? 	<p>It is assumed that any development has the potential to ensure sustainable waste management.</p> <p>It is assumed that any development on a contaminated site will ensure appropriate remediation prior to development.</p> <p>It is considered that the nature and significance of the effects against this IA Objective will primarily relate to the loss of best and most versatile agricultural land, and the presence of allocated or safeguarded mineral deposits.</p> <p>If there is uncertainty with regard to the agricultural land classification for a site option then a precautionary approach will be taken, i.e. if the</p>	++	<p>Development at the site option will not hinder future access to minerals or result in the loss of any agricultural land. Development will remediate contaminated land.</p>
			+	
			0	<p>A neutral effect is not considered possible.</p>
			-	

			evidence indicates that a site option is Grade 3, but no distinction is made between 3a and 3b, it will be assumed that development at the site will lead to the loss of Grade 3a agricultural land.	--	Development at the site option would result in the loss of best and most versatile land and is within an area allocated/safeguarded for minerals.
--	--	--	--	----	---

5.0 PROPOSED METHODS

Introduction

5.1 This section explains the proposed approach and methods for the IA of the Cheltenham LP. The Council are in the process of identifying potential sites that could be allocated for development through the Cheltenham LP as well as considering suitable alternatives. For the purposes of the Cheltenham LP and this IA, a reasonable alternative is considered to be one that is realistic and deliverable during the timescales of the Plan. It also needs to be within the geographical scope of the Plan.

IA of Site Options

5.2 The IA Framework presented in Table 4.2 will form the basis for appraising reasonable options for site allocations. It sets out the standards and thresholds that will be used to determine the nature and significance of effects against IA Objectives, including any assumptions or uncertainties that will be made. This ensures a consistent approach is taken for the appraisal of all reasonable site options. It is important to read the IA of Site Allocations (decision making criteria, including any assumptions or uncertainties) column and significance criteria column in conjunction with each other as the former sets the context and justification for the latter. This includes a clear explanation of where particular issues are considered within the IA Framework.

5.3 The SA for the JCS used a system of symbols to represent the findings of the SA for different elements of the emerging plan as follows:

Table 5.1: IA Key

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect

5.4 The IA of site options for the Cheltenham LP will use the same system of symbols to represent the findings. The absolute constraints category is not

considered relevant for the IA of site options for the Cheltenham LP as the Council's own site selection and appraisal method should have removed any potential site options that have absolute constraints.

- 5.5 Each reasonable site option will be considered against the full IA Framework of Objectives set out in Table 4.2. An example of a detailed appraisal matrix for a site option is provided in Table 5.2 below.

Table 5.2: Appraisal Matrix for Site Options

Site Option														
Site Name & Ref	IA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Appraisal Summary:														
<i>Narrative reporting significant effects for the site option, issues for cumulative effects, any uncertainties, mitigation, and any recommendations from the IA.</i>														

- 5.6 The appraisal will be undertaken using professional judgment, supported by the baseline information and wider Plan evidence base. A summary appraisal commentary will be provided to set out any significant effects, along with suggestions for mitigation or enhancement to be made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) will be described, along with any assumptions or uncertainties noted. The appraisal will take into account mitigation that is provided by policies set out in the JCS as well as the Cheltenham LP and the symbols will reflect this within the detailed appraisal matrix.

IA of the Draft Cheltenham LP (Policies and Preferred Sites)

- 5.7 The IA of the Draft Cheltenham LP, including policies, will be structured under topic headings, which have been linked to Objectives in the IA Framework as well as topics in the SEA Directive. This will provide a framework and structure to evaluate the likely significant effects of the Cheltenham LP against these key topics, which will include health and equality. The appraisal of each topic will be divided into a number of sub-headings to ensure that each aspect of the emerging Plan (Policies and Preferred Sites) is considered as well as the interrelationships between topics and cumulative effects of the Plan as a whole. This method allows the IA to focus on the policies and preferred sites that are likely to have significant effects and provide further detail. It also allows for the consideration of mitigation that may be provided through policies in the Plan. An example of a topic and sub-headings is provided below in Figure 5.1 below.

Figure 5.1: IA Topic and Sub-headings



5.8 As for the IA of site options, the appraisal will be undertaken using professional judgment, supported by the baseline information and evidence for the Cheltenham LP, as well as any other relevant information sources available. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) are described, together with any uncertainty noted. Evidence is cited where applicable and a commentary provided and suggestions for mitigation or enhancement made where relevant. IA is informed by the best available information and data; however, data gaps and uncertainties exist and it is not always possible to accurately predict effects at a strategic level of assessment.

Health and Equalities Impact Assessment

5.9 Consideration of effects on equality and health will be made throughout the IA process. The IA Framework (Table 4.2) and topics (Para 5.7 & Figure 5.1) contain several direct and indirect links to health and equality. To demonstrate compliance with the Equality Act 2010 a separate detailed screening will be carried out, which will be presented as technical Appendix to the IA Report.

Habitats Regulations Assessment (HRA)

- 5.10 The Conservation of Habitats and Species Regulations (as amended) (2010) [the Habitats Regulations] require that HRA is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of any European site designated for its nature conservation importance. The HRA of the Cheltenham LP will be undertaken alongside the IA with the findings of the HRA informing the IA. The methods and findings of the HRA process will be reported separately and will be sent to the statutory consultee (Natural England) and placed on the Council's website for consultation with the wider public.

How Will the IA Inform the Decision-Making Process?

- 5.11 IA is an assessment tool that helps to inform decision-making, it is not the sole basis for a decision. The Council will consider the findings of the IA alongside the wider evidence base to inform the development of policy as well as help to determine which of the reasonable site options should be progressed through the Cheltenham LP. The IA Report will clearly set out the reasons for the selection or rejection of site options in plan-making.

6.0 CONSULTATION AND NEXT STEPS

- 6.1 The Draft IA Scoping Report was sent to Statutory Consultees (Natural England, Historic England and the Environment Agency) and was made available for wider stakeholders including the general public for comment on the Council's website. Comments received were taken into account and informed the production of this Final IA Scoping Report, which is included as an appendix to the main IA Report.

Appendix III: Baseline Information

- A) Water: Resources, Quality & Flooding
- B) Biodiversity, Fauna and Flora
- C) Cultural Heritage
- D) Landscape and Visual Amenity
- E) Energy and Climate Change
- F) Air Quality
- G) Infrastructure, Transport and Accessibility
- H) Land, Minerals and Waste
- I) Housing
- J) Healthy Communities and Equality
- K) Economy, Employment and Education

A) Water: Resources, Quality & Flooding

Water Quality	
SEA Directive Topics: Water NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: Current available data from the Environment Agency¹ shows that the Rivers Swilgate and Chelt in the Borough are of poor ecological quality, Hatherley Brook is of moderate ecological quality. The River Swilgate has good chemical quality, however the Hatherley Brook fails on its chemical quality status against the Environmental Quality Standards Directive 2008/105/EC. The River Chelt has not been assessed for its chemical quality.</p> <p>The River Basin Management Plan (RBMP) for the Severn² asserts that by 2015, 17% of surface waters (rivers, lakes, estuaries) in this river basin district are going to improve for at least one biological, chemical or physical element. 34% of surface waters will be at good or better ecological status / potential and 65% of groundwater bodies will be at good status by 2015. 38% of assessed surface waters will be at good or better biological status by 2015.</p> <p>The RBMP indicates that the key issues for the Severn River Basin District include:</p> <ul style="list-style-type: none"> ■ Diffuse pollution from agriculture and other rural activities ■ Point source pollution from water industry sewage works ■ Physical modification of water bodies ■ Diffuse pollution from urban sources. <p>Likely Evolution without the Plan: Water quality is carefully monitored and licensing for discharges (consented) strictly controlled through existing policy and legislative frameworks. While there are unlikely to be any significant differences in terms of water quality without the Plan, improvements to water quality are more likely to occur with it in place. Policies seeking to reduce the impacts of surface water run-off, through for example the incorporation of sustainable drainage systems, can help to minimise the transfer of pollutants. Co-ordinated development and improvements to</p>	<p>Implications for the Plan: The Water Framework Directive requires that all inland and coastal waters within defined River Basin Districts must reach at least <i>good status</i> by 2015. The trends predicted in the Severn RBMP indicate that this target is not likely to be met, particularly within the Borough which contains areas of poor ecological quality. The Plan will need to ensure that water quality is protected and improved where possible. Development should try and minimise impacts on water quality by incorporating sustainable drainage systems where possible and reducing the transfer of pollutants.</p>

¹ Environment Agency (2014) What's in your backyard – River Basin Management Plans – Rivers [online] http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683&y=355134&scale=1&layerGroups=default&ep=map&textonly=off&lang=e&topic=wfd_rivers#x=386767&y=226639&lg=1,7,8,9,5,6.&scale=5 [accessed June 2015]

² Environment Agency (2009) River Basin Management Plan Severn River Basin District [online] <https://www.gov.uk/government/publications/river-basin-management-plan-severn-river-basin-district> [accessed June 2015]

public transport modes could help to reduce levels of atmospheric pollution and therefore nutrient inputs in to the water environment.	
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Water Resources	
SEA Directive Topics: Water NPPF Paragraphs: 94, 99, 109-125	
<p>Current Situation & Trends: The Borough falls within Severn Trent Waters supply area. The Severn Trent Water Resource Management Plan (WRMP)³ identifies 15 Water Resource Zones (WRZ) within the supply area. Cheltenham is located within the Strategic Grid WRZ. The WRMP identifies that the Strategic Grid WRZ is likely to require significant future investment over the next 25 years as 85 million litres of abstraction from unsustainable sources will need to be replaced. There is an immediate short term challenge to maintain supplies during the required changes in operations at the River Wye and at Elan Valley reservoirs which are likely to result in a loss of up to 40MI/d of deployable output. Recent work which Severn Trent Water Ltd and Natural Resources Wales have undertaken has managed to reduce the impacts from a previously predicted loss of 75MI/d of deployable output. The Plan has resulted in a feasible list of just over 30 schemes to meet the current and future needs in the WRZ.</p> <p>Likely Evolution without the Plan: Abstraction licences are strictly controlled by the EA under existing policy and legislative frameworks. Without the Plan, there is the potential for greater pressure on water resources as there will not be the policy in place to ensure that development incorporates certain standards in terms of water efficiency.</p>	<p>Implications for the Plan: The Plan should seek to minimise the impacts of proposed development on water resources through requiring the incorporation of water efficiency measures.</p>

Flood Risk	
SEA Directive Topics: Water NPPF Paragraphs: 93-108	
<p>Current Situation & Trends: Cheltenham Borough occupies a low-lying urban area of the Lower Severn catchment with gentle topography. There are 9 main rivers in the Borough, each with its own catchment. The river catchments contributing to flood risk originate within, or in the vicinity of, the Borough. The whole Borough falls within the Severn (Lower Mid) catchment and ultimately drains into the River Severn. The catchments are underlain by largely impermeable rock (mainly Lower Lias impermeable clay).</p>	<p>Implications for the Plan: The Plan can directly contribute to the achievement of flood objectives by applying sequential testing to site options, by requiring high</p>

³ Severn Trent Water Ltd (2014) Final Water Resources Management Plan 2014 [online] <http://www.severntrent.com/future/plans-and-strategy/water-resources-management-plan> [accessed June 2015]

Of relevance is the River Chelt which flows through the centre of Cheltenham, regulated by a flood alleviation scheme. Flood risk is influenced by surface water and the overloading of the old drainage system, particularly during intense rainfall events. The SFRA⁴ indicates that a large proportion of any rain falling becomes runoff even when the soil is not saturated, however the gently topography reduces the speed of runoff and therefore the risk of flash flooding. Nevertheless, the high degree of urbanisation coupled within the small size of the catchments and impermeable underlying rock mean that the greatest flood risk in the region is from high-intensity convective storms more common during the summer season.

In the future, climate change means that areas in Flood Zones 2 and 3 are likely to flood more frequently, and the extent of flooding might increase. Surface water flooding might also increase although this can be reduced by the improved management of surface water.

Likely Evolution without the Plan:

Without the Plan, any proposal for development would still be subject to sequential testing, as set out in the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. Without the Plan however, development may be less co-ordinated and therefore less likely to contribute to increased flood mitigation and protection, and may encroach upon areas safeguarded for future flood management uses.

quality design that incorporates water management measures, by requiring impermeable surfaces or SuDS and other relevant mitigation measures to reduce surface water, by directing development away from areas that may be required for future flood schemes, and through development contributions to improve river corridors. The Plan is also an opportunity to raise awareness of the flood risk, and emergency planning scenarios.

⁴ Cheltenham Borough Council (2008) Strategic Flood Risk Assessment Level 1 [online]
http://www.cheltenham.gov.uk/downloads/file/601/cheltenham_borough_council_level_1_strategic_flood_risk_assessment [accessed June 2015]

B) Biodiversity, Fauna and Flora

International Nature Conservation Designations	
SEA Directive Topics: Biodiversity, Fauna and Flora NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: There are no European designated biodiversity sites within the Borough boundaries. The closest European designated sites are Dixton Wood Special Area of Conservation (SAC) roughly 6km north of the Borough, and Cotswolds Beechwoods SAC roughly 4km south of the Borough.</p> <p>Dixton Wood Special Area of Conservation (SAC) lies roughly in the centre of Tewkesbury Borough between Tewkesbury and Winchcombe. The site is roughly 13ha of broad-leaved deciduous woodland with a dominance of ash including exceptionally large ancient pollards. The area is known to contain the Violet Click-Beetle <i>Limoniscus violaceus</i>, which is largely dependent on decaying timber⁵.</p> <p>Cotswold Beechwoods SAC lies between and south of Gloucester and Cheltenham. The site is 585.85 ha of predominantly broad-leaved deciduous woodland, but also contains mixed woodland, coniferous woodland, dry grassland, water bodies and other land. The primary reason for the selection of the site is the extensive habitat of <i>Asperulo-Fagetum</i> beech forests with rare plant species⁶.</p> <p>Likely Evolution without the Plan: Without the Plan, any proposal for development will still need to meet the requirements of the Habitats Directive and Regulations if there is the potential for a likely significant effect on a European site. However, there is likely to be a less co-ordinated approach to development and improvements to infrastructure at the Borough level, which means that there is greater likelihood for indirect negative effects on European sites through increased recreation, atmospheric pollution and reduced water levels and quality.</p>	<p>Implications for the Plan: The JCS already seeks the protection and enhancement of biodiversity, including internationally designated sites and European protected species (Policy SD10). The Plan must ensure that that these sites are protected and enhanced by ensuring that the indirect effects of proposed development, such as increased recreation and atmospheric pollution, are minimised.</p>
National Nature Conservation Designations	
SEA Directive Topics: Biodiversity, Fauna and Flora NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: There is one Site of Special Scientific Interest (SSSI) located partially within the Borough; Leckhampton Hill and</p>	<p>Implications for the Plan: The JCS already seeks the</p>

⁵ JNCC Natura 2000 data form [online] www.jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0030135

⁶ JNCC Natura 2000 data form [online] www.jncc.gov.uk/protectedsites/sacselection/sac.asp?EUCodeUK0013658

<p>Charlton Kings Common. There are a further 4 SSSIs adjacent to the Borough boundary. The details of these are listed below⁷. The majority of the biodiversity sites are located in the east of the Borough, within the Cotswolds AONB. There are no National Nature Reserves within, or in close proximity to, the Borough.</p> <p>Leckhampton Hill and Charlton Kings Common: The site is 63.71 ha stretching across Tewkesbury and Cheltenham, 35.85 ha of which falls within Cheltenham Borough. The area of the site that falls within Tewkesbury boundaries is in a favourable condition, however the area within Cheltenham is a mixture of favourable, unfavourable recovering and unfavourable declining. Within the Tewkesbury area an Earth heritage habitat is particularly important for Jurassic research and education. The main concerns for the Tewkesbury area are bramble encroachment in the Earth heritage habitat, and a borderline favourable condition status for the other main habitat of calcareous grassland lowland under threat from scrub encroachment and grass litter. Recommendations for the area within Cheltenham to achieve favourable condition are:</p> <ul style="list-style-type: none"> ▪ Continue to increase the grazing pressure over the Common to reduce sward height and increase floral diversity ▪ Continue the programme of scrub management across the Common ▪ Continue the annual monitoring of the unit to advise on the success of the management ▪ The recording of notable species will help to guide future more targeted site management work <p>Badgeworth: The site is 3 ha, and in a favourable condition. The main habitat is standing open water and canals, and the main concerns for the area are the decline in the species of Spearwort plants in the southern field.</p> <p>Lineover Wood: The site is 17.46ha, and in a favourable condition, located within the Cotswold AONB. The main habitat is broadleaved, mixed and yew woodland.</p> <p>Puckham Woods: The site is 32.29ha, and the majority of the site is in favourable condition. Roughly a quarter of the site (8.14ha) is in an unfavourable – no change condition. The main habitats are broadleaved, mixed and yew woodland, and calcareous grassland. The main concerns for the site are forestry and deer grazing / browsing.</p> <p>Cleeve Common: The site is 455.48 ha and in a favourable condition. The main habitats are calcareous grassland lowland, dwarf</p>	<p>protection and enhancement of biodiversity, including nationally designated sites (Policy SD10). The Plan must ensure that that these sites are protected and enhanced by ensuring that the indirect effects of proposed development, such as increased recreation and atmospheric pollution, are minimised.</p>
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⁷ Natural England (2014) SSSI information [online] www.sssi.naturalengland.org.uk/special/ssi/ssi_details.cfm?ssi_id=2000372 [accessed June 2015]

<p>shrub heath lowland, and Earth heritage, and the main concerns for the site are litter and small areas at risk from undergrazing. The site has seen increases in positive indicators since 2003.</p> <p>Likely Evolution without the Plan: Without the Plan, there is likely to be a less co-ordinated approach to development and improvements to infrastructure at the Borough level, which means that there is greater likelihood for indirect negative effects through increased recreation, atmospheric pollution and reduced water levels and quality. It is also likely that less consideration will be given to the cumulative effects of proposed development.</p>	
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Local Nature Conservation Designations	
SEA Directive Topics: Biodiversity, Fauna and Flora NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: The Borough contains Griffiths Avenue Local Nature Reserve, and Pilley Bridge Nature Reserve⁸.</p> <p>Griffiths Avenue: As part of the old Granleys Estate, the site is a Victorian stable building and walled garden in over two and a half acres of land. There are two wild flower meadows supporting over 15 species of butterfly and a wealth of flowers and grasses. A range of small mammals including badgers, foxes and bats have made their homes on the reserve. There is also a varied range of trees including Monterey Cypress and Wellingtonia Sequoia.</p> <p>Pilley Bridge: Pilley Bridge Nature Reserve is an urban nature reserve in the southern part of Cheltenham. It was once part of the Great Western Railway on the Cheltenham to Banbury line, but after its closure in the 1960s the council designated it as a kilometre-long nature reserve. The site contains a wide variety of natural habitats, the railway embankments form a woodland edge habitat with an understorey of holly and hawthorn and a range of ground flora. Foxes, badgers and deer have all been recorded using the reserve and a peregrine falcon has also been spotted feeding on the site. The site also contains a community orchard, and on the eastern side a meadow area providing open space for butterflies, dragonflies and damselflies to feed.</p> <p>The council are currently seeking to upgrade all nature reserves within the Borough to Local Nature Reserve Status.</p>	<p>Implications for the Plan: The JCS already seeks the protection and enhancement of biodiversity, including locally designated sites (Policy SD10). The Plan must ensure that that these sites are protected and enhanced by ensuring that the indirect effects of proposed development, such as increased recreation and atmospheric pollution and habitat fragmentation, are minimised. The Plan should ensure that development takes account of the key issues for local biodiversity within the Borough and</p>

⁸ Cheltenham Borough Council - Nature Reserves [online] http://www.cheltenham.gov.uk/info/200073/parks_and_open_spaces/569/nature_reserves [accessed June 2015]

There are also two Ancient Woodlands within the Borough in the Charlton Kings area and Timbercombe Woods, as well as Ancient Woodlands bordering the Borough in the Cotswold AONB to the east. A number of Protected Species of flora and fauna thrive across the Borough, including (but not limited to) birds, bats, badgers, butterflies, hedgehogs and Great Crested Newts⁹.

The Gloucestershire Local Nature Partnership further identify that there are 750 recognised Key Wildlife Sites within Gloucestershire, covering approximately 5% of the county area. Cheltenham Borough Council identify that 8 of these are located within the Borough boundary. The Gloucestershire Geological Records Centre (GGRC) also identify over 300 geological SSSIs, Regionally Important Geological Sites (RIGS) and local sites within the County, however Cheltenham Borough Council identify that no RIGS are located within the Plan area, SSSIs are identified in the National Nature Conservation Designations section above.

Non-statutory conservation sites in the Borough include; Ashgrove Farm Meadows, Charlton Kings, Fiddlers Green Lane Meadow, Glenfall Wood, Honeybourne Line, Ravensgate Hill and Timbercombe¹⁰.

Likely Evolution without the Plan:

Without the Plan, there is likely to be a less co-ordinated approach to development and improvements to infrastructure at the Borough level, which means that there is greater likelihood for indirect negative effects on biodiversity through increased disturbance, atmospheric pollution and reduced water levels and quality. Development is less likely to be directed away from areas of particular local importance and there is likely to be less consideration for the cumulative effects of development on local biodiversity.

require them to provide improvements where possible, through for example improvements to green infrastructure.

⁹ Cheltenham Borough Council (2008) Biodiversity Audit [online] http://www.cheltenham.gov.uk/downloads/file/3071/biodiversity_audit [accessed June 2015]

¹⁰ Ibid.

C) Cultural Heritage

Conservation Areas	
SEA Directive Topics: Cultural Heritage NPPF Paragraphs: 126-141	
<p>Current Situation & Trends: There are currently 7 conservation areas in the Borough¹¹, listed below;</p> <p>Central Conservation Area: Designated in 1973 and extended in 1987, the designation covers around 599ha and includes the whole of the town centre, most of the Victorian, Edwardian and some of the later 20th century suburbs. It covers commercial, industrial, retail and residential areas, as well as the university campus complexes, some extensive school campuses and the hospital complex. Due to its size, the area has been split into 19 character areas, and a character appraisal and management plan has been adopted for each character area.</p> <p>Swindon Village Conservation Area: The village has a long history dating back to the 10th century. The Church of St Lawrence contains a Norman tower, dating to around 1100AD. The area has a diverse mix of building types and styles including grand historic buildings dating from the 17th and 19th centuries. Large areas of open space and mature tree growth contribute significantly to the overall appearance and character of the area.</p> <p>St Mary's (Charlton Kings) Conservation Area: St Mary's has two distinctive character areas within it. The first comprises the older part of Charlton Kings, around St Mary's Church, and the second comprises turn of the 19th – 20th century red brick houses along Copt Elm Road, and Lyefield Road East and West. The area contains the Churchyard Cross Scheduled Monument in St Mary's Churchyard.</p> <p>Prestbury Conservation Area: Designated in 1971 and revised in 2001, the area covers 26ha. It has a varied mix of building type, style, age and function, and has retained its unique village character through visual dominance of important buildings and attractive historic settings. Mature tree growth, extensive open spaces and historic buildings positioned in large plots adds to a sense of space in some areas of the designated site. Cotswolds stone walls also form a distinctive feature that contributes to its identity.</p>	<p>Implications for the Plan: The Plan can support the existing policy framework in protecting and enhancing Conservation Areas and their settings, and give weight to local level knowledge and strategies like Conservation Area Appraisals / Supplementary Planning Documents.</p>

¹¹ Cheltenham Borough Council - Cheltenham's Conservation Areas [online]
[http://www.cheltenham.gov.uk/info/200023/conservation/644/cheltenham's conservation areas](http://www.cheltenham.gov.uk/info/200023/conservation/644/cheltenham%20conservation%20areas) [accessed June 2015]

Cudnall Street (Charlton Kings) Conservation Area:

Designated in 1989 and revised in 2001, the area covers around 4.75ha. Cudnall Street contains a high number of statutory and locally Listed Buildings in attractive settings and historic plot boundaries. The area has a diverse mix of building type, style, age and function, and the different size blocks, varied roof lines and mix of architectural features adds to the special interest of the area. The street was historically named London Road and forms part of the ancient route through Charlton Kings across country to London.

Bafford (Charlton Kings) Conservation Area:

Designated in 1989 and revised in 2001, the area covers around 3.75ha. The area has an interesting mix of building styles and ages, and Bucklehaven Almshouses provide an important contribution. The area is well concealed giving it a hidden and secretive character. The green environment makes a significant contribution to forming the character of the area, with a large number of green spaces and mature trees. Southfield Brook and Lilley Brook determine part of the boundary to the area, and have a significant physical presence within the area.

Poets (St Mark's) Conservation Area:

Designated in 2001, the area covers around 26ha. The Poets comprises a carefully planned and laid-out residential suburb, built in the years following the First World War. Houses are set in well spaced plots which create a unifying rhythm along the street. Roads are often tree-lined with the trees forming a distinctive visual characteristic of the area. The overall form and layout of the development is based upon 'garden city' principles. There is a strong influence of the Arts and Crafts movement to be found in the architecture, and the road junctions within the area are defined by the planned and formal arrangement of houses around them. The junctions also create an interesting visual symmetry as houses on opposite sides of the road to one another are often identical.

Likely Evolution without the Plan:

Without the Plan, development may be less likely to consider local level information that supports understanding of the quality and value of conservation areas and their settings, like Conservation Area Appraisals. There will also be less consideration for the cumulative effect of development on Conservation Areas.

Registered Parks and Gardens	
SEA Directive Topics: Cultural Heritage NPPF Paragraphs: 126-141	
Current Situation & Trends:	Implications for the Plan:

<p>There are two Registered Parks & Gardens in the Borough; Pitville Park and Bouncer's Lane Cemetery. Details for these can be found below.</p> <p>Pitville Park: The Grade II park is roughly 33ha and divided by the north-south running Evesham Road. Designed by Richard Ware, the site forms the centrepiece of the Regency estate of Pitville. The park is the largest ornamental park in Cheltenham and features the Grade I listed Pump Rooms and the lakes¹².</p> <p>Bouncer's Lane Cemetery: The Grade II cemetery is roughly 17.5ha and set back from Bouncer's Lane behind 20th century commercial premises. The 19th Century cemetery was laid out to the designs of W H Knight. The cemetery was extended to the east in 1883 and a further extensions were made in 1926 and the later 20th century. The cemetery retains a good representative collection of C19 and C20 funerary monuments¹³.</p> <p>Likely Evolution without the Plan: Although designated heritage assets are protected through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, without the Plan there is greater potential that development may detract from the intrinsic quality of the Registered Parks and Gardens, with the potential for negative effects on the setting of these areas. There will also be less consideration for the cumulative effect of development.</p>	<p>The Plan can support the protection and enhancement of Registered Parks and Gardens through ensuring high quality development that responds sensitively to the environment and the setting, and does not result in the direct loss of valued land.</p>
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Scheduled Monuments	
<p>SEA Directive Topics: Cultural Heritage NPPF Paragraphs: 126-141</p>	
<p>Current Situation & Trends: There are 6 Scheduled Monuments within the Borough:</p> <ul style="list-style-type: none"> ▪ Northfield round barrow 1100m east of Glenfall, Charlton Kings ▪ Battledown camp, Charlton Kings ▪ Churchyard cross in St Mary's Churchyard, Charlton Kings ▪ Churchyard cross in St Mary's Churchyard, Cheltenham ▪ Leckhampton moated site, Leckhampton ▪ Prestbury moated site, Prestbury 	<p>Implications for the Plan: The Plan can support the enhancement of Scheduled Monuments, through appropriate development and through financial contributions from development.</p>

¹² Cheltenham Borough Council – Pitville Park [online] http://www.cheltenham.gov.uk/downloads/file/1054/pitville_park [accessed June 2015]

¹³ Cheltenham Borough Council – Bouncer's Lane Cemetery [online] http://www.cheltenham.gov.uk/downloads/file/1055/bouncers_lane_cemetery [accessed June 2015]

<p>None of the Scheduled Monuments are identified as 'at risk'.</p> <p>Likely Evolution without the Plan: The historic environment is protected through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, however, the Cheltenham Borough Local Plan can ensure effective implementation of this at the local level, assessing and ensuring that development enhances the setting of Scheduled Monuments. Without the Plan, development is less likely to consider the setting of Scheduled Monuments, and there may be less input of local knowledge and expertise. There will also be less consideration for the cumulative effect of development.</p>	
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Listed Buildings	
SEA Directive Topics: Cultural Heritage NPPF Paragraphs: 126-141	
<p>Current Situation & Trends: Borough wide, there are over 2602 Listed Buildings of which 5 are Grade I, 387 are Grade II*, and 2210 are Grade II. The Heritage At Risk Register¹⁴ identifies that 2 buildings are at risk; the Church of St Mark, Church Road, Cheltenham and the Church of St Luke, College Road, Cheltenham.</p> <p>Further to this, the Index of Buildings of Local Interest¹⁵ identifies buildings and structures which do not meet the strict criteria for statutory listing, but nevertheless still make a special local contribution to the history, appearance, character and cultural value of Cheltenham. The index contains about 450 buildings and structures that are valued by the community.</p> <p>Likely Evolution without the Plan: The historic environment is protected through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, however, the Cheltenham Borough Local Plan can ensure effective implementation of this at the local level, assessing and ensuring that development enhances the setting of Listed Buildings. Without the Plan, development is less likely to consider the setting of Listed Buildings, and there may be less input of local knowledge and expertise. There will also be less consideration for the cumulative effect of development on Listed Buildings.</p>	<p>Implications for the Plan: The Plan can support the enhancement of disused, run down or Listed Buildings 'at risk', through allocations and through financial contributions from development.</p>

¹⁴ English Heritage – Heritage At Risk Register [online] <http://risk.historicengland.org.uk/register.aspx> [accessed June 2015]

¹⁵ Cheltenham Borough Council (2007) Index of Buildings of Local Interest SPD [online] http://www.cheltenham.gov.uk/downloads/file/3203/index_of_buildings_of_local_interest_spd [accessed June 2015]

Archaeology	
SEA Directive Topics: Cultural Heritage NPPF Paragraphs: 126-141	
<p>Current Situation & Trends: Cheltenham's origins have been identified through archaeological excavations as being from the medieval or earlier period. Cheltenham is likely to have been settled in the prehistoric and Roman periods. Excavations in the town centre and the Arle Court area have identified evidence of Iron Age settlement, while Roman settlement and field systems have been identified in Pittville and the area of St James. Information from the Roman period suggests a low level of activity, and the town was not served by the Roman road system. Medieval settlement centred on the church of St Mary's (originally constructed around 1200AD) and the town's urban status was recognised in 1226AD when permission for a weekly market was given. Narrow lanes running from the High Street at right angles are a surviving reminder of Cheltenham's medieval road pattern.</p> <p>There are six sites of archaeological remains within the Borough which are designated as Scheduled Monuments. In addition to these six scheduled sites, it is recognised that the lower end of the High Street is an archaeological sensitive area¹⁶.</p> <p>Likely Evolution without the Plan: The historic environment is protected through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, however, without the Plan, there may not be appropriate archaeological investigation prior to development, and there would be less local level input on the potential for archaeological remains at various sites across the Borough.</p>	<p>Implications for the Plan: The Plan can ensure that appropriate archaeological investigation is undertaken prior to development in areas that are known to, or have the potential for archaeological deposits.</p>

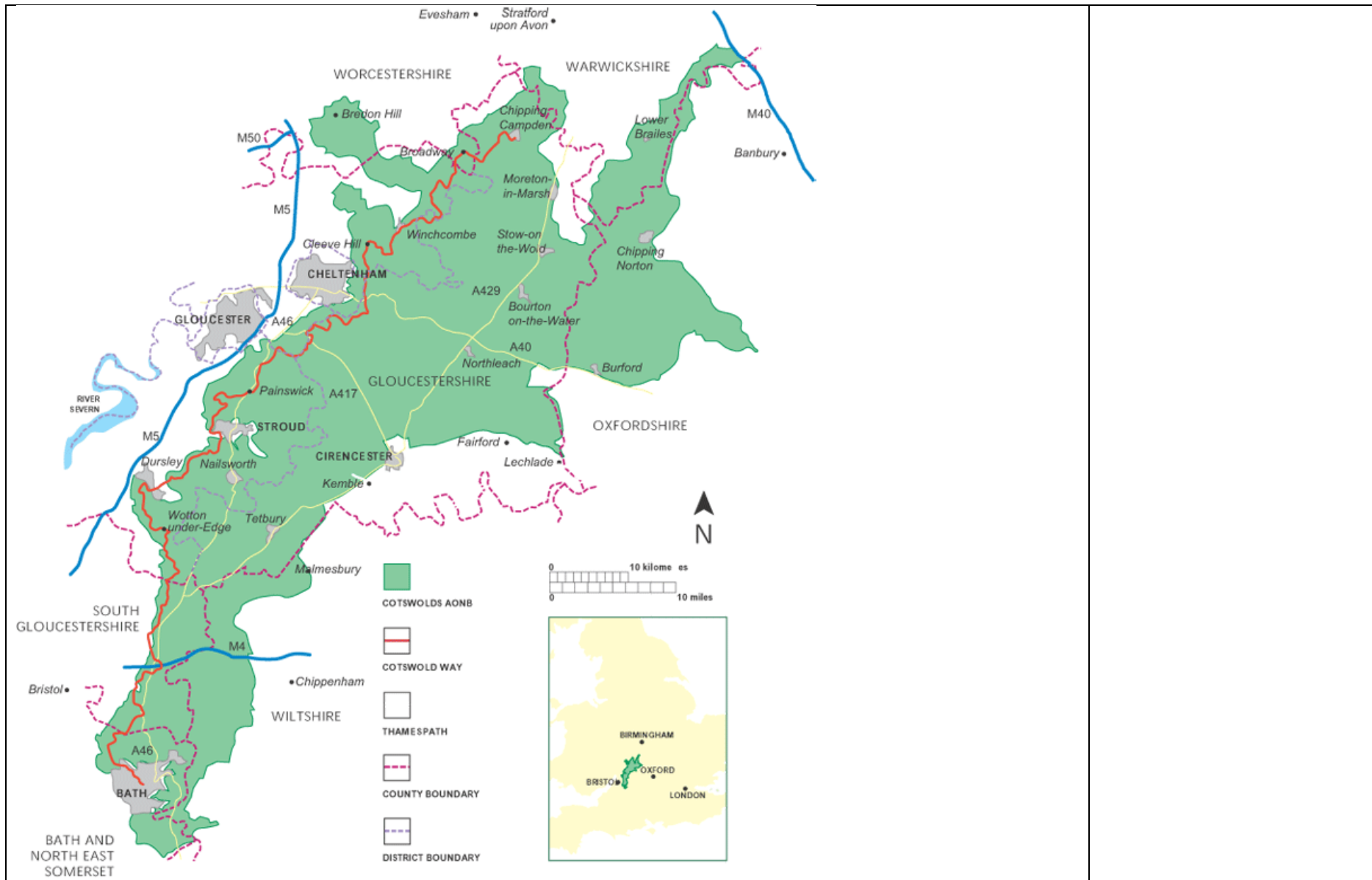
Cultural Heritage	
SEA Directive Topics: Cultural Heritage NPPF Paragraphs: 126-141	
<p>Current Situation & Trends: The borough has strong cultural heritage values, which were highlighted in the Cheltenham LP scoping responses as highly valued by residents. Cultural aspects of Cheltenham include; Cheltenham Racecourse, Sports Facilities, Events and various music, arts and science festivals.</p> <p>Likely Evolution without the Plan: Speculative and uncoordinated development could result in the loss of valued local spaces that are utilised for cultural events. Development at Cheltenham Racecourse is restricted through Policy SD6 in the GCT JCS.</p>	<p>Implications for the Plan: The Cheltenham LP can ensure that development avoids key local areas that are valued for their contribution to cultural heritage, and promote the existence and</p>

¹⁶ Cheltenham Borough Council - Archaeology [online] <http://www.cheltenham.gov.uk/info/200023/conservation/747/archaeology> [accessed June 2015]

	enhancement of these assets.
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D) Landscape and Visual Amenity

Areas of Outstanding Natural Beauty (AONBs)	
SEA Directive Topics: Landscape NPPF Paragraphs: 109-125	
Current Situation & Trends: 22% of the Borough lies within the Cotswolds AONB. The map below indicates the extent of the AONB.	Implications for the Plan: The Plan should support the wider framework of protection for the AONB, and ensure that there are no negative cumulative effects on its setting.



Source: <http://www.cotswoldsaonb.org.uk/?page=map>

The AONB extends into southern and eastern edges of the town, as well the parishes of Charlton Kings and the south east of Leckhampton.

The area is a rich mosaic of historical, social, economic, cultural, geological, geomorphological, and ecological features. The special qualities of the Cotswolds include:

- The unifying character of the limestone geology – its visible presence as natural outcrops, its use as a building material and through the plant and animal communities it supports
- The Cotswolds escarpment, including views to and from it
- The high wolds - a large open, elevated landscape with commons, 'big' skies and long-distance views
- River valleys, the majority forming the headwaters of the Thames, with high-quality water
- Dry stone walls, which give the AONB its essential character in many areas
- Internationally important flower-rich limestone grasslands
- Internationally important ancient broadleaved woodland, particularly along the crest of the escarpment
- Variations in the colour of the stone from one part of the AONB to another which add a vital element of local distinctiveness
- The tranquillity of the area
- Well-managed arable and livestock farms
- Distinctive settlements, developed in the Cotswold vernacular, high architectural quality and integrity
- Accessible landscape for quiet recreation
- Historic associations

The AONB is likely to come under future pressure from housing development needs, an increasing demand for more reliable journey times between employment centres, road and footpath improvements and enhanced infrastructure provisions like high speed broadband.

Likely Evolution without the Plan:

The AONB is protected through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, however, the Cheltenham Borough Local Plan can ensure effective implementation of this at the local level, assessing and ensuring that development enhances the setting of the AONB. Without the Plan, there is likely to be less

consideration on the cumulative effects of development on the setting of the AONB, and there may be less input of local knowledge and expertise.	
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National Character Areas	
SEA Directive Topics: Landscape NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: Cheltenham Borough lies within two National Character Areas (NCAs); Severn and Avon Vales and the Cotswolds.</p> <p>Severn and Avon Vales¹⁷: The majority of the area is used as agricultural land, woodland is sparse and it is a generally open landscape. Traditional orchards are also widespread across the area. A small proportion of the NCA, which includes Cheltenham, is urban. Woodland in this area is sparsely scattered and the coverage has increased since 1999, however traditional orchards have declined and been lost, particularly on the fringes of settlements. Field boundaries in the area have been neglected, and loss and deterioration of hedges is ongoing. There is a loss of dairy herds in the area causing the fragmentation of holdings, and there has been an increase in arable land with some increase in cereals and horticulture. Decline in grassland area has been arrested but not reversed. Both overgrazing and undergrazing remains a significant problem, resulting in species losses. Future opportunities for the area include; new wetland habitats, renewable energy generation, increased food production, and managed realignment or flood storage schemes.</p> <p>Cotswolds¹⁸: This area forms the best-known section of the predominantly oolitic Jurassic Limestone belt that stretches from the Dorset coast to Lincolnshire. The dominant patterns of the Cotswold landscape is of a steep scarp crowned by a high, open wold; the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. The scarp provides a backdrop to the major settlements of Cheltenham, Gloucester, Stroud and Bath and provides expansive views across the Severn and Avon Vales to the west. The limestone has been quarried and used locally in buildings and walls, bringing a distinctive harmony to the area. New woodland increased by 3,610 ha in the AONB area between 1999 and 2007 in the form of small scattered blocks of mixed broadleaves. The Cotswolds has been identified as one of 12 national priority areas for woodland conservation and</p>	<p>Implications for the Plan: The National Character Areas can provide insight into the character of areas, the Plan is likely to protect the overall character of NCAs and ensure that development does not detract from the intrinsic qualities of the area.</p>

¹⁷ Natural England (2012) NCA Profile: 106 Severn and Avon Vales (NE336) [online] <http://publications.naturalengland.org.uk/publication/1831421> [accessed November 2014]

¹⁸ Natural England (2013) NCA Profile: 107 Cotswolds (NE420) [online] <http://publications.naturalengland.org.uk/publication/5900626> [accessed November 2014]

<p>reinstatement of management to restore the internationally important ancient beech woodlands, and nationally important mixed and oak woods and parks in response to deteriorating conditions. Boundary features are an important aspect of the Cotswolds and key features have largely been retained. The Cotswolds are also identified as a priority area for farmland birds, in particular six rarer species; grey partridge, lapwing, turtle dove, yellow wagtail, tree sparrow and corn bunting; which have declined over recent years. The AONB's Landscape Characterisation indicates that there has been a loss of long straw thatch, in particular, and replacement with 'alien' materials such as reed thatch and slate. The Cotswolds is a popular tourist destination, and as such there is pressure for the development of tourist facilities as well as increased maintenance of eroding footpaths and road congestion impacts. Future opportunities for the area include; retained and enhanced vernacular building styles, extensions and new links for area of ancient woodland (particularly the beech woodland along the scarp), increased resilience of habitats providing a buffer for the SAC woodlands, enhancements to the rights of way network, and protection and management of roadside verges as an important part of the wider network of limestone and species rich grasslands for their biodiversity and cultural value.</p> <p>Likely Evolution without the Plan: Without the Plan, development has greater potential to alter the character of an area, and effect the intrinsic qualities that shape an area. There will also be less consideration for the cumulative effect of development on NCAs.</p>	
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Landscape Character Areas	
SEA Directive Topics: Landscape NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: The Borough is predominantly an urban townscape, renowned for its Regency architecture. Together with the high quality shopping and facilities and fine topographical setting, the town is a major attraction for tourists.</p> <p>The 2015 Cotswold AONB Landscape Assessment Report¹⁹ examines all reasonable development options along the urban fringe which includes land located within or adjacent to the AONB. The report identifies landscape character and visual amenity of sites. A high percentage of the sites were identified as having major landscape constraints and low capacity for built development. 5 Landscape Character Areas were identified as having greater than low capacity built development (all were identified as having low / medium capacity):</p>	<p>Implications for the Plan: The Landscape Character Areas can provide local level detail and insight into the character of areas, the Plan is likely to protect the overall character of LCAs and the valued aspects of the townscape and ensure</p>

¹⁹ Ryder Landscape Consultants for Cheltenham Borough Council (2015) Landscape Character, Sensitivity and Capacity Assessment of Cotswolds AONB within the Cheltenham Borough Administrative Area [online] http://www.cheltenham.gov.uk/downloads/file/4251/01_cbc_landscape_assessment_main_report [accessed June 2015]

<ul style="list-style-type: none"> ■ Noverton Lowland Pasture ■ Ham Lowland Pasture ■ Oakley Pasture Slopes ■ Coxhome Settled Lowlands ■ Little Herbert's Wooded Pasture Slopes <p>The Various Vales Landscape Character Assessment²⁰ further characterises the rural landscape, in particular the Severn Vale that surrounds Cheltenham. Landscape Character Types in this vale include; Littoral Sands and Rock Outcrops; Drained Riverine Farmland and Grazed Salt Marsh; Floodplain Farmland; Riverside Meadows; Unwooded Vale; Settled Unwooded Vale; Low Triassic Ridge; Low Sandstone Hills; Gently Undulating Farmed Lowland; Low Wooded Cambrian Hills; Vale Hillocks; Low Hills and Commons; Rolling Hills and Valleys; and Escarpment Outliers.</p> <p>Likely Evolution without the Plan: Without the Plan, speculative development has greater potential to alter the character of an area, and effect the intrinsic qualities that shape an area. There will also be less consideration for the cumulative effect of development on LCAs.</p>	<p>that development does not detract from the intrinsic qualities of the area.</p>
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Green Belt	
SEA Directive Topics: Landscape NPPF Paragraphs: 79-92	
<p>Current Situation & Trends: 17% of the Borough is designated as Green Belt land. The Green Belt prevents urban sprawl and the coalescence of Cheltenham with Gloucester and Bishop's Cleeve. The Green Belt is stable with no change in its extent for the last 20 years. A Green Belt Assessment in 2011²¹ identified the following clusters of segments that make a significant contribution towards Green Belt purposes:</p> <ul style="list-style-type: none"> ■ Land between Bishop's Cleeve and Cheltenham ■ Land between Cheltenham and Gloucester to the east of the M5 ■ Land between Gloucester and Churchdown to the west of the M5 	<p>Implications for the Plan: The Plan can support growth in areas outside of the Green Belt where alternative sites are available.</p>

²⁰ LDA Design (2006) Gloucestershire Landscape Character Assessment [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=51673&p=0>

²¹ AMEC (2011) Tewkesbury Borough Council, Gloucester City Council, Cheltenham Borough Council Joint Core Strategy Green Belt Assessment [online] <http://www.gct-ics.org/EvidenceBase/GreenBeltReview.aspx> [accessed June 2015]

<ul style="list-style-type: none"> ■ Land between Cheltenham and the M5 north of the A40 ■ Land to the west of the M5, north of the A40, and north and south-west of Churchdown ■ Land to the north of Innsworth ■ Land to the west of the M5 and north of the B4063 <p>Further clusters that make a contribution, or limited contribution were identified in this assessment.</p> <p>Likely Evolution without the Plan: The Green Belt is protected at a national level; however, without the Plan there is the potential for a greater number of speculative applications for development within the Green Belt.</p>	
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Green Infrastructure	
SEA Directive Topics: Landscape NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: The GRCC 2015 consultation process²² identified locally important green spaces to be considered for designation in the emerging Cheltenham Borough Local Plan. The initial assessment considered 110 sites, which has been narrowed down to the following 29 sites to be put forward for Local Green Space designation in the emerging plan:</p> <ul style="list-style-type: none"> ■ Leckhampton Fields ■ Westdown Gardens ■ Witcombe Place ■ Fairview Green ■ Newcourt Green ■ Hardwick Campus ■ Pilgrove Way ■ George Readings Park ■ Triscombe Way ■ Christ College ■ Monkscroft School Field ■ Community Centre 	<p>Implications for the Plan: The Plan can protect and enhance existing green infrastructure, require new green infrastructure as part of new development, and put forward sites in which development could increase connectivity of green infrastructure and habitats.</p>

²² GRCC for Cheltenham Borough Council (2015) Local Green Spaces Study Report [online]
http://www.cheltenham.gov.uk/downloads/file/4178/local_green_space_study_report [accessed June 2015]

- Lynworth Green
- Prior's Field
- Albemarle Orchard gardens
- Circa Green Link
- St Paul's Walk
- Prestbury Parish Council Playing Fields
- Blacksmith's Lane Allotment Gardens
- Robson Memorial Field
- Chargrove Open Space
- Redthorne Way
- A40 corridor
- Colesbourne Road and Redgrove Park
- Swindon Village (Fields)
- Victoria Cricket Ground
- All Saints Allotments and Church
- Holy Apostles Primary School Fields
- Holy Trinity School Fields

The 2008 Green Space Audit²³ reaches the following overall conclusions:

- Green Space is well used in Cheltenham
- The main reasons for using green space is for walking and to relax
- The main barriers to use are lack of time and anti-social behaviour
- Safety concerns are also a major barrier and the main reasons for this involve young people
- A range of sites are used outside of the Borough
- The overall quality of all sites is of a good standard

Further to this the audit also identifies the following for the most frequently used sites:

- The most used site in Cheltenham is Pittville Park
- The majority of users visit weekly or more often
- The sites score well for welcoming and safe places to visit but are lacking in promotion and celebration
- The average quality score is 7.15 which is of a very high standard
- Most important improvements involve control of litter and dog fouling
- The quality over the past three years has stayed the same or improved.

²³ Cheltenham Borough Council (2008) Green Space Audit [online] http://www.cheltenham.gov.uk/site/scripts/download_info.php?fileID=975 [accessed June 2015]

The GI strategy²⁴ for the Joint Core Strategy indicates that the opportunities for GI delivery in Cheltenham involves:

For Hatherley Brook:

- Improve signage of PROW to A46 Show links to Leckhampton Hill and Cotswold AONB.
- Explore potential for a hard surfaced path shared use path from A46 to Church Road. Enhance existing habitat along brook through the playing field, with more wildlife friendly maintenance, for example by relaxing the mowing regime.
- Enhance the existing good quality riparian vegetation on the section of the brook along Merlin Way. Provide surfaced access between Merlin Way and Burrows playing field. Consider interpretation and increase habitat in Burrows through creation of wetland as part of drainage scheme for site.
- Provide two multifunctional green corridors along the brooks through the potential development between Shurdington Road, Kidnappers Lane and Church Road. Provide crossing points across Kidnappers Lane and Shurdington Road.
- Improve access across Shurdington Road, through provision of pedestrian crossing or traffic calming.
- Improve pedestrian link and wildlife habitat along dismantled railway between Merestones Drive and Cheltenham Bournside School. Promote habitat improvements in Bournside School. Negotiate access to rear of school along old railway to Warden Hill Road.
- Good example of multifunctional green corridor between Merestone Drive and Rowena Cade Avenue – providing SUDs, pedestrian connectivity and wildlife habitat. Little to add other than interpretation.
- Work with Belmont School to improve wildlife habitat along section of brook through the school grounds.
- Work with Dean Close school to improve wildlife habitat along the section of brook through the school grounds.
- Improved signage from Hatherley Road, to pedestrian bridge over the railway track, investigate feasibility of providing ramped / better access over railway line.
- Improve wildlife habitat of Benhall Open Space through more sympathetic management – for example through more innovative mowing regimes. Provide surfaced paths (especially along existing PROW) linking existing surfaced paths through Benhall Open Space with railway bridge, Draycott Road pedestrian and Willersey Road pedestrian links.
- Improve habitat through better management and signage along brook corridor between Gloucester Road and Fiddlers Green.

²⁴ Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council (2014) Green Infrastructure Strategy [online] <http://www.gct-ics.org/Documents/EvidenceBase/Green-Infrastructure-Strategy-June-2014.pdf> [accessed June 2015]

- Provide a multifunctional green corridor along the brook through the potential development west of Fiddlers Green.

For Kingham Dismantled Railway Line:

- Investigate the potential for a pedestrian / cycle way along the dismantled railway to the East of Cheltenham.
- Designation of permissive path along this section of dismantled railway. Investigate potential of shared path along line of railway potentially connecting to A40. Engage with residents along Beeches Road and Ravensgate Road to improve back garden habitat for wildlife connectivity.
- Promote access and management for wildlife of railway cutting between Cirencester Road and Little Herberts Road.
- Work with Chelsea Building Society to improve connectivity for wildlife through their site.
- Work with Lilley Brook Golf Course to improve habitat value and general connectivity for wildlife.
- Work with Old Pates to improve connectivity and access to this section of dismantled railway.
- Provide stepped or ramped access from bridge at Pillford Avenue play area down on to Pilley Nature Reserve.
- Improve stepped or ramped access up to bridge and footpaths linking to Mead Road to the east and South Court Drive to the west. Enhance offer of Pilley Nature Reserve.

For River Chelt:

- Improve riparian vegetation along river corridor to improve connectivity between Charlton Kings and Dowdeswell Wood. Improve signage to footpaths between the river corridor and Dowdeswell Wood and the Cotswold Way.
- Work with Detmore House to improve wildlife habitat connectivity along the river corridor through their grounds.
- Improve signage from London Road (via pedestrian link from Chase Avenue) to PROW linking to wider countryside, including Cotswold Way and Ham Hill.
- Work with Nazareth House care home to improve wildlife connectivity along river corridor through their grounds. Better manage asset adjacent highway at Hartlebury Way / Glenfall Way.
- Encourage riparian owners including Spirex Sarco to improve habitat value or their asset.
- Improve habitat value and interpretation along Lilley Brook. POS encourage residents to manage asset for habitat value.
- Consolidate excellent GI asset of Cox's Meadow. Increase signage along brook to Keynsham Road.
- Consolidate excellent GI asset of Sandford Park. Provide interpretation.
- Improve interpretation and signage around Waitrose to assist pedestrians and cyclists navigate around area in particular connections to the Honeybourne Line.

- Work with businesses / landowners to improve wildlife habitat and access along river corridor between Arle Avenue / Central Way and the railway track. Secure improvements to habitat and access through any development proposals that come forward.
- Secure and signpost route around railway line taking advantage of restricted path adjacent Old Christchurch site.
- Improve signage around Christ Church. Include disabled access from footbridge into park. Better disabled access from footbridge into park. Improve habitat management in park. Better disabled and cycle access into park.
- Address dead end at Village Road by increasing signage through Gylbourne Gardens and/or George Redding Way. Look at potential of bridge across brook to Village Road. Better manage habitat.
- Work with residents of Waldrist Close and Hayden Road and Cheltenham. Work with Kingsmead School to improve wildlife habitat of the river corridor. Increase signage.
- Promote PROW along the river corridor from the B4634. Improve maintenance of the footpath linking to the open countryside beyond. As part of any future development ensure route to open countryside to the west is improved preferably as dual use path.

For Wyman's Brook:

- Make the PROW more accessible, cut back encroaching vegetation, and consider providing a hard surface. Improve habitat value.
- Improve habitat value of Pittville School Grounds. Consolidate existing high quality GI. Potential for habitat improvements.
- Consolidate existing high quality GI of Pittville Park. Potential for habitat improvements.
- Extend wildflower meadow to other parts of Golf course area.
- Improve access and signage to Honeybourne Line cycle track. Increase signage from new development to existing footpath/cycleway network. Improve habitat adj allotments.
- Negotiate access from POS through to Manor Road as part and parcel of any development proposals to the west. Provide associated crossing point over Wymans Lane.
- Provide multifunctional green corridor along the brook through the potential development north west of Cheltenham. Connect to the proposed Sustrans route to Tewkesbury.

Honeybourne Line:

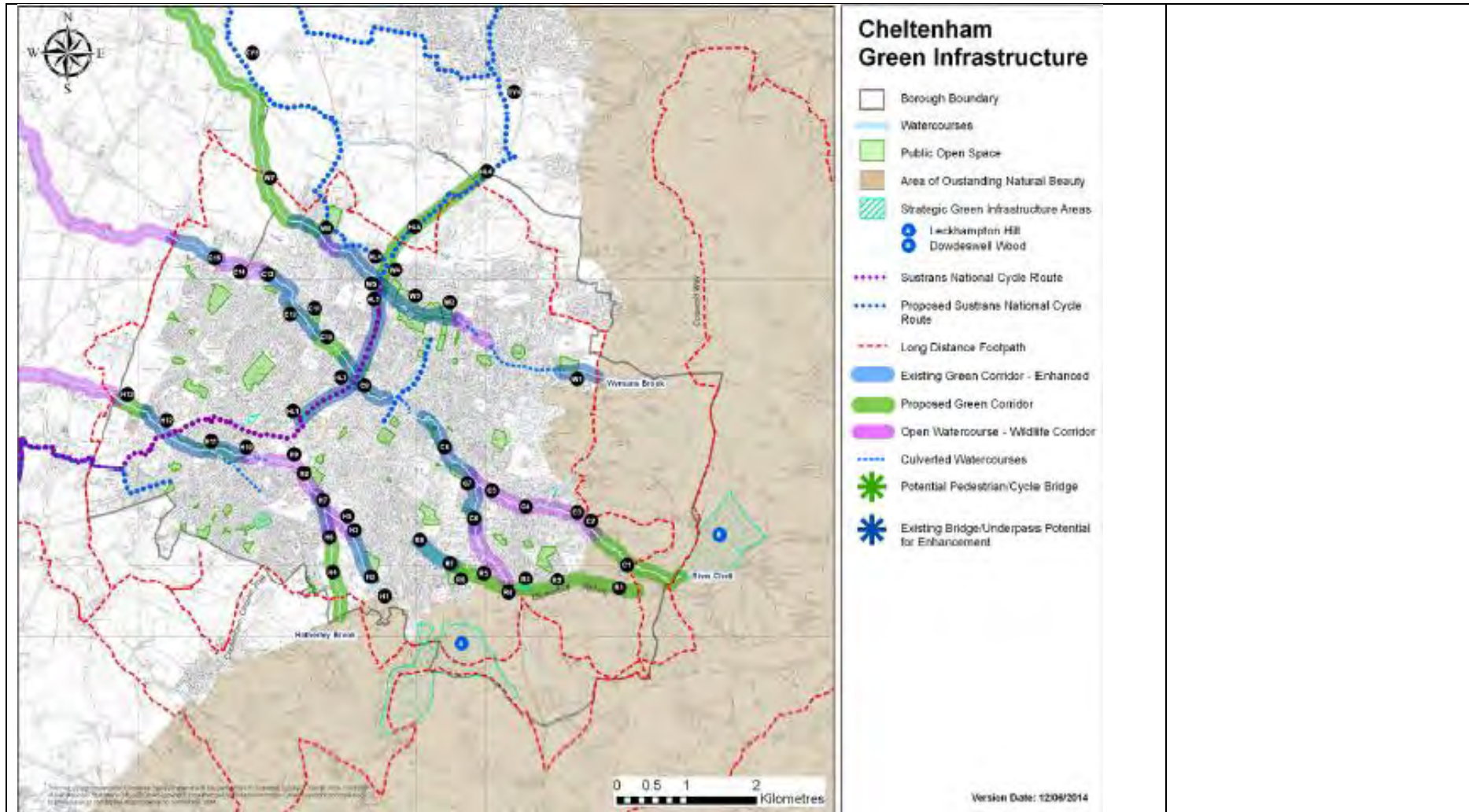
- Improve signage from railway station.
- Improve signage around Waitrose to aid negotiation between Chelt GI and Honeybourne.
- Create access up to undeveloped Honeybourne line.
- Extend cycle route along old railway line, consolidate excellent habitat through management.
- Take advantage of track bed to create new cycle path through to race course.

- Negotiate route through race course to Kayte Lane and Bishops Cleeve.

For Strategic Cycle Ways / Sustrans Routes:

- Extend Honeybourne Line to Bishop's Cleeve.
- Permit strategic cycle route to Tewkesbury.

The map below displays the GI network across Cheltenham.



Source: GCT JCS GI Strategy

Likely Evolution without the Plan:

Without the Plan, there will be less of a coordinated approach to the protection and delivery of improvements

to GI within the Borough.	
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E) Energy and Climate Change

Cheltenham Borough CO2 Emissions (tonnes of CO2 per capita)	
SEA Directive Topics: Climatic Factors NPPF Paragraphs: 93-108	
<p>Current Situation & Trends: Between 2006 and 2009 CO₂ emissions per capita reduced, reflecting a national decrease in emissions. In 2010 there was an increase on 2009 emissions by 0.2 tonnes, followed by a sharp reduction in 2011 by 0.7 tonnes. The report shows Local Authority emissions in 2012 for the area was between 7.37 and 8.71 tonnes carbon Dioxide per capita. The biggest contributor to CO₂ emissions within the Region is Industrial and Commercial, closely followed by Domestic and then Transport²⁵.</p> <p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards development within the Borough itself. Individual speculative proposals for development are less likely to reduce the need to travel compared to a coordinated approach to development and infrastructure provision, which includes improvements to sustainable transport modes. Overall, there is likely to be a more gradual decrease in GHG emissions; however, this is uncertain.</p>	<p>Implications for the Plan: The Plan can support the reduction of emissions by coordinating the provision of development and infrastructure, delivering development on sites that are accessible to services/facilities and improvements to sustainable transport modes.</p>
Renewable Energy	
SEA Directive Topics: Climatic Factors NPPF Paragraphs: 93-108	
<p>Current Situation & Trends: Gloucestershire has the lowest installed renewable electricity and heat capacity of all the local authorities in the South West at between 100-150MW, compared to between 350-400MW in Cornwall and in Devon. The majority of the existing capacity is from Solar PV technologies, and a large proportion is also Biomass. Further technologies that exist in the region include Energy from Waste, Anaerobic Digestion, Heat Pumps, LFG, Onshore Wind and Solar Thermal²⁶.</p>	<p>Implications for the Plan: The Plan can offer solutions which may increase renewable energy capacity (e.g. a Local Development Order</p>

²⁵ DECC (2014) Local and regional CO₂ emissions estimates for 2005-2012: full dataset [online] <https://www.gov.uk/government/statistics/local-authority-emissions-estimates> [accessed June 2015]

²⁶ RegenSW (2014) South West Renewable Energy Progress Report [online] http://www.regensw.co.uk/wp-content/uploads/2014/08/progressreport_2014_web_26a4646ced906a17.pdf [accessed June 2015]

<p>The 2012 AMR²⁷ shows that renewable energy capacity within the Borough increased from 1.747MW in 2010/11 to 4.11MW in 2011/12.</p> <p>Likely Evolution without the Plan: Without the Plan, there is unlikely to be any significant difference with regard to renewable energy use.</p>	<p>extending permitted development rights for renewable energy installations) and deliver appropriate land for new renewable energy developments.</p>
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Energy Consumption	
<p>SEA Directive Topics: Climatic Factors NPPF Paragraphs: 93-108</p>	
<p>Current Situation & Trends: The Department for Energy and Climate Change (DECC) indicate that in 2013 the total annual electricity consumption was 289,976 GWh, this is a 0.3% decrease on 2012 consumption statistics. In the South West total annual electricity consumption fell from 24,412 GWh in 2012 to 24,277 GWh in 2013. 57% of regional consumption was generated from non-domestic sectors. Total annual gas consumption in 2013 was 32,858 GWh, down from 33,452 GWh in 2012²⁸.</p> <p>Likely Evolution without the Plan: Without the Plan, development may be less likely to incorporate energy efficiency measures into development proposals, and therefore less likely to contribute to a reduction in energy consumption.</p>	<p>Implications for the Plan: The Plan could seek to support a reduction in energy consumption across the Borough through ensuring energy efficient design and construction in new development.</p>

²⁷ Cheltenham Borough Council (2012) Annual Monitoring Report [online] http://www.cheltenham.gov.uk/downloads/file/3304/2012_annual_monitoring_report [accessed June 2015]

²⁸ DECC (2014) Sub-national electricity and gas consumption statistics [online] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/388960/Subnational_electricity_and_gas_consumption_summary_report_2013.pdf [accessed June 2015]

F) Air Quality

Air Quality Management Areas (AQMAs)	
SEA Directive Topics: Air NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: In 2008, an AQMA was declared in Cheltenham at the lower end of Bath Road and High Street. This was because nitrogen dioxide levels exceeded national air quality limits. However, since 2009, further air monitoring has identified several other locations in Cheltenham where nitrogen dioxide limits are being exceeded. Therefore a new AQMA was declared to cover the whole of Cheltenham Borough and an Action Plan developed to address the problem areas.</p> <p>The Air Quality Action Plan²⁹ identifies that the majority of nitrogen dioxide emissions are from road traffic exhaust emissions. 5 key areas where nitrogen dioxide levels were locally exceeded are listed below along with the percentage reduction objectives for each:</p> <ul style="list-style-type: none"> ▪ High Street – Bath Road – reduce by 24% ▪ Swindon Road – St Georges Street Junction – reduce by 17% ▪ Fairview Road – Winchcombe Street Junction – reduce by 8% ▪ London Road – Hales Road Junction – reduce by 19% ▪ High Street (Western End) – Junction with Gloucester Road – reduce by 14% <p>Proposed measures to address the reduction objectives include:</p> <ul style="list-style-type: none"> ▪ Highways improvements ▪ Air quality information ▪ Promotion of Park & Ride ▪ Promotion of Personalised Travel Plans (PTP's) ▪ Bike-It Officer (promoting cycling) ▪ Promotion of greener vehicles ▪ HGV and LGV restrictions ▪ Increase car sharing ▪ School travel grants ▪ Business travel grants ▪ Wayfinding initiative 	<p>Implications for the Plan: The Plan can seek to ensure that the impacts of development on traffic is minimised with appropriate mitigation provided where necessary.</p>

²⁹ Cheltenham Borough Council (2014) Air Quality Action Plan [online] http://www.cheltenham.gov.uk/downloads/file/3780/air_quality_action_plan_2014 [accessed June 2015]

- Promote the development of Workplace Travel Plans
- Planning Policy for Air Quality
- Traffic light appraisal
- Bus and taxi quality partnership
- Twenty is plenty (20mph speed restrictions)
- Encourage a low emission bus fleet
- Promotion of green planting in urban areas
- Vehicle management signage
- Cycle safety improvements

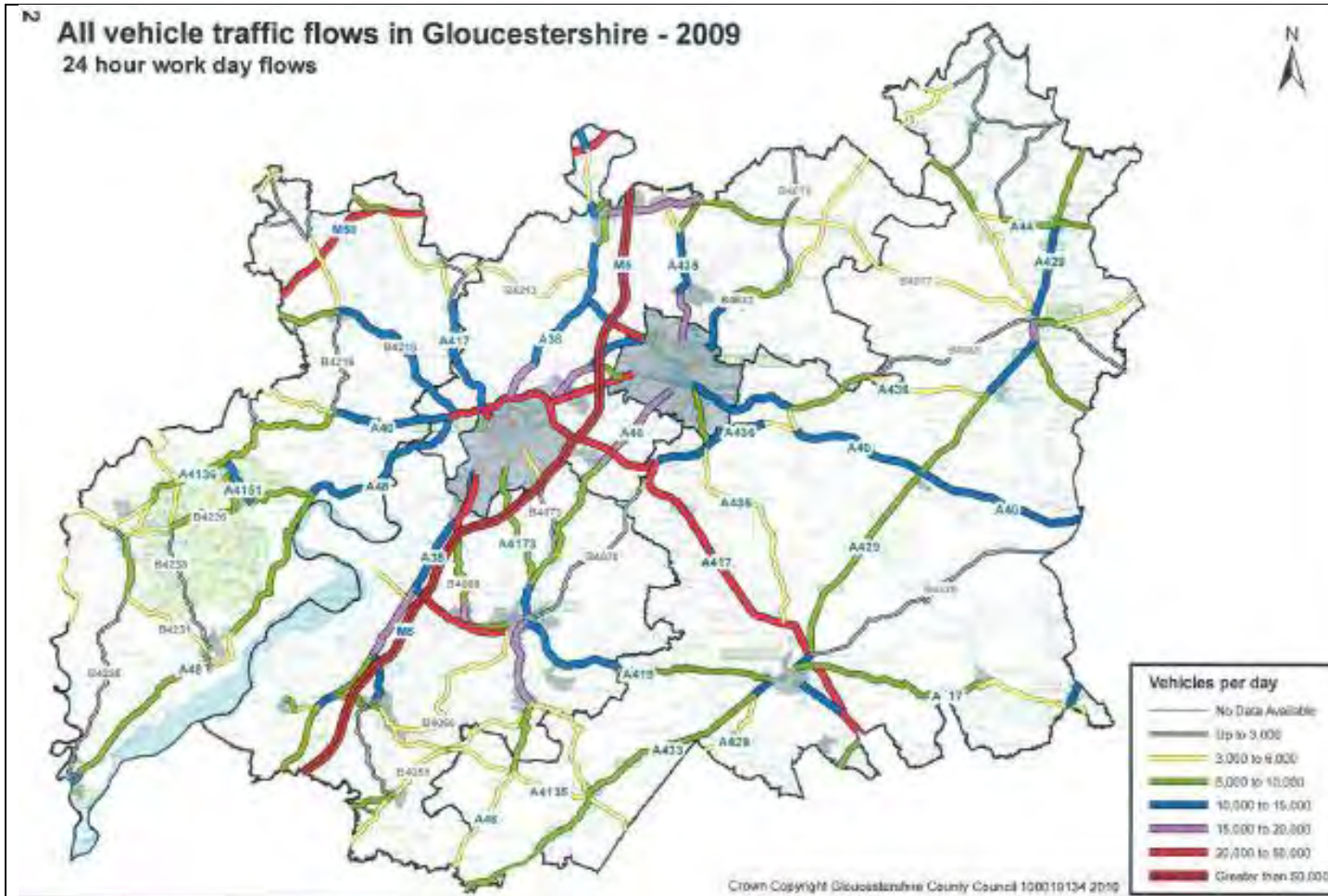
Likely Evolution without the Plan:

Without the Plan, there will be a less coordinated approach towards development within the Borough itself. Individual speculative proposals for development are less likely to reduce the need to travel compared to a coordinated approach to development and infrastructure provision, which includes improvements to sustainable transport modes. This could reduce air quality within the Borough.

G) Infrastructure, Transport and Accessibility

Travel to Work	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: ONS data³⁰ shows that the majority of residents (38.2%) aged 16 to 74 travel to work by car; this is higher than the national average of 35.9%. The Borough does however have a higher than national average number of residents who work from home (4.1% compared to the national average of 3.4%), a higher than national average number of residents who walk to work (12.6% compared to the national average of 6.7%), and a higher than national average number of residents who cycle to work (4.5% compared to the national average of 1.9%). There are a lower number of residents who travel to work by train or bus than the national averages.</p> <p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards development within the Borough itself. Individual speculative proposals for development are less likely to reduce the need to travel compared to a coordinated approach to development and infrastructure provision, which includes improvements to sustainable transport modes.</p>	<p>Implications for the Plan: The Plan can support the aim of reducing the need to drive a car by allocating sites that are accessible to services, facilities and employment as well as sustainable transport modes. Home working should be supported with infrastructure provisions like high speed broadband.</p>
Road Network	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: Three main roads pass through Cheltenham; the A40 London / South Wales route; the A46 / B4632 Coventry / Bath Road; and the A435 Evesham / Cirencester Road. In addition the M5 motorway, linking Birmingham and the north to Bristol and the West Country, passes within 5km of the town centre.</p> <p>The principle road network in Gloucestershire along with the traffic flows is shown in the diagram below:</p>	<p>Implications for the Plan: The Plan can support the capacity of the road network by directing development to areas with the least constraints, and areas with the capacity to accommodate increased road activity. The Plan can also ensure that the</p>

³⁰ ONS (2011) 2011 Census: Quick Statistics, Local Authority Area: Cheltenham [online] <http://www.neighbourhood.statistics.gov.uk/dissemination/> [accessed June 2015]



appropriate mitigation is in place to ensure no major negative effects on the road network, or require contributions to the improvement of road infrastructure accordingly.

Source: Gloucestershire Local Transport Plan 3

The M5 motorway is the busiest route in the County, carrying up to 90,000 vehicles a day. Across Gloucestershire daily traffic flows increased by 6.1% between 2000 and 2006. The most congested junctions are generally located within Gloucester and Cheltenham, and the junction experiencing the greatest congestion

<p>(the roundabout connecting the A417 with the A436 near Ullenwood) is located east of Cheltenham. Traffic levels are expected to increase in the period up to 2026³¹.</p> <p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards development within the Borough itself. Individual speculative proposals for development are less likely to reduce the need to travel compared to a coordinated approach to development and infrastructure provision, which includes improvements to sustainable transport modes. The level of traffic is therefore likely to increase at a greater rate.</p>	
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Bus	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: Bus services within Gloucestershire are operated by private sector companies, many with subsidy from Gloucestershire County Council. As Cheltenham is largely an urban area, daytime bus services within the Borough operate on a commercial basis (without the need for subsidy), and are largely more accessible than found in the surrounding rural areas.</p> <p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards the delivery of development and improvements to sustainable transport infrastructure within the Borough.</p>	<p>Implications for the Plan: The Plan can ensure that development is coordinated with public transport corridors to support the aim of reducing the need for the private car.</p>

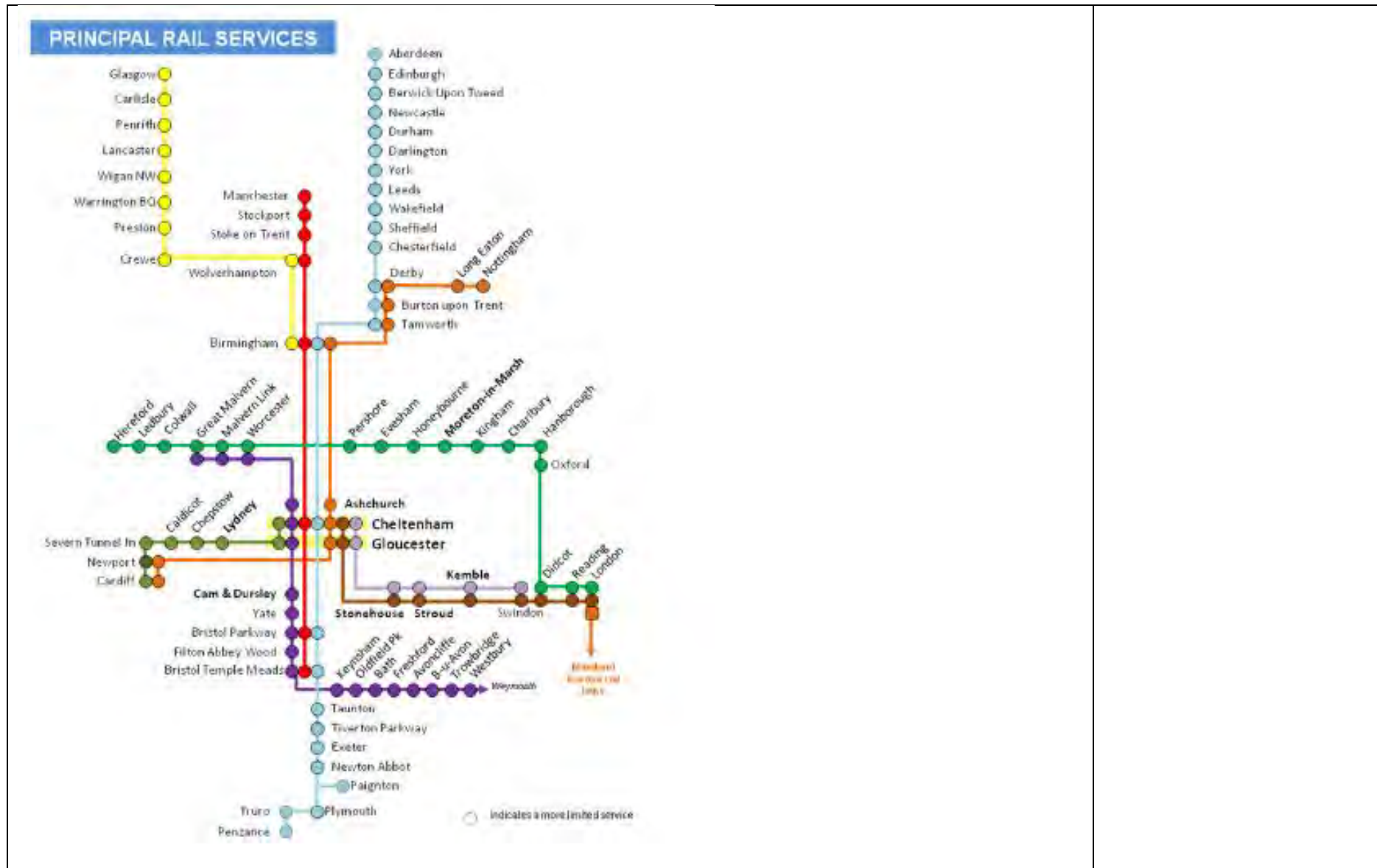
Train	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: Gloucestershire is served by three main railway lines:</p> <ul style="list-style-type: none"> ▪ Birmingham to Bristol Line ▪ Gloucester (Standish Junction) to Swindon ▪ Newport (Severn Tunnel Junction) to Gloucester <p>Cheltenham Station main routes include:</p>	<p>Implications for the Plan: The Plan can direct development in and around the locations of train stations to promote access to more sustainable modes of transport.</p>

³¹ Gloucestershire County Council (2011) Gloucestershire's Local Transport Plan 2011-26 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=44146&p=0> [accessed June 2015]

- Gloucester
- London
- Birmingham
- Bristol

Cheltenham train station has a connecting bus service to the town centre, and dedicated cycle parking. The station is known to be at parking capacity at 9am however.

The rail services that connect Gloucestershire with the rest of the country are shown in the diagram below.

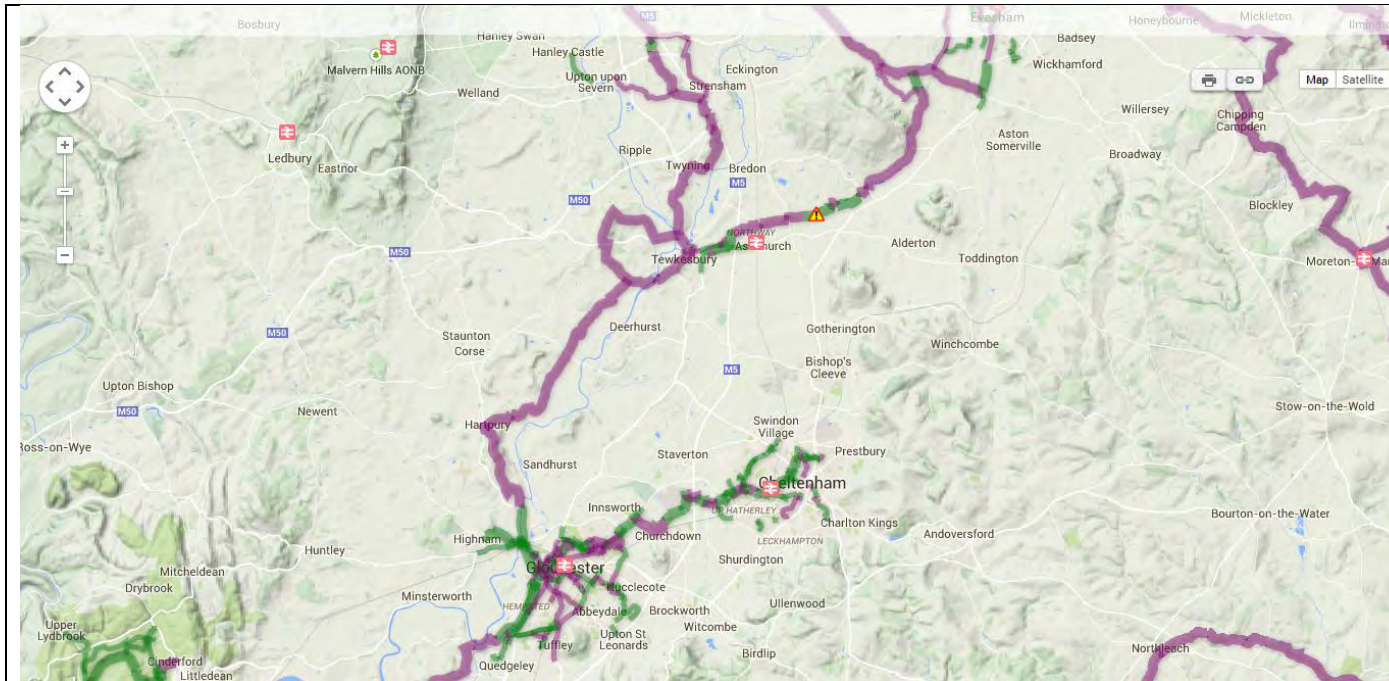


Source: Gloucestershire County Council – Local Transport Plan 3	
<p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards the delivery of development and accessibility to sustainable transport infrastructure within the Borough.</p>	

Airport	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: Gloucestershire Airport is located in Tewkesbury Borough between Gloucester and Cheltenham. In 2009 there were over 70,000 passenger trips through Gloucestershire Airport. The civil airport is relatively small, but has customs facilities for flights to the continent. Constraints formed by surrounding development mean that Gloucestershire Airport is unlikely to significantly expand operations during the Transport Plan period. Therefore, the focus for commercial air travel to and from Gloucestershire will continue to be on the major airports located in the South East, West Midlands and at Bristol and Cardiff.</p> <p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards the delivery of development and accessibility to sustainable transport infrastructure within the Borough. This could result in reduced accessibility to the airport. There is also the potential that speculative development could encroach upon areas that may be important for future airport expansions or upgrades.</p>	<p>Implications for the Plan: The Plan can consider the airport's current and likely future needs and safeguard the required land to deliver against these needs. The Plan can also consider the effects on key transport corridors that link people to the surrounding commercial airports.</p>

Cycling	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: The Sustrans map below³² displays the national cycle network within the local and wider area. The purple lines indicate on-road routes, and the green lines indicate traffic free routes.</p>	<p>Implications for the Plan: The Plan should contribute to the protection and retention of existing cycle routes, as well as upgrades and enhancements to</p>

³² Sustrans (2014) National Cycle Network Map [online] <http://www.sustrans.org.uk/ncn/map> [accessed June 2015]



these routes and the provision of new routes, especially within new development.

Source: Sustrans

The Local Transport Plan³³ expects local employers to adopt the Cycle to Work Guarantee, which includes:

- Secure, safe, and accessible cycle parking facilities for all staff who want them
- Good quality changing and locker facilities for all staff who want them
- Offsetting the costs of cycling equipment and save on the tax through the 'Cycle to Work scheme' (subject to current tax regulations and administrative costs)
- Cycle repair facilities for cyclists on or near site
- Training, reward and incentive programmes to achieve targets for more cycling

The majority of the cycle path links are located in and around Gloucester and Cheltenham. The Central Severn

³³ Gloucestershire County Council (2011) Gloucestershire's Local Transport Plan 2011-26 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=44146&p=0> [accessed June 2015]

<p>Vale Transport Study (CSVTS)³⁴ has estimated that around £4 million of revenue funding per year would be required in the Gloucestershire study area to support the Active Travel and Smarter Choices programmes.</p> <p>Likely Evolution without the Plan: Without the Plan, there will be a less coordinated approach towards the delivery of development and accessibility to the existing cycle network. There is also likely to be less improvements to the cycle network; however, at this stage this is uncertain.</p>	
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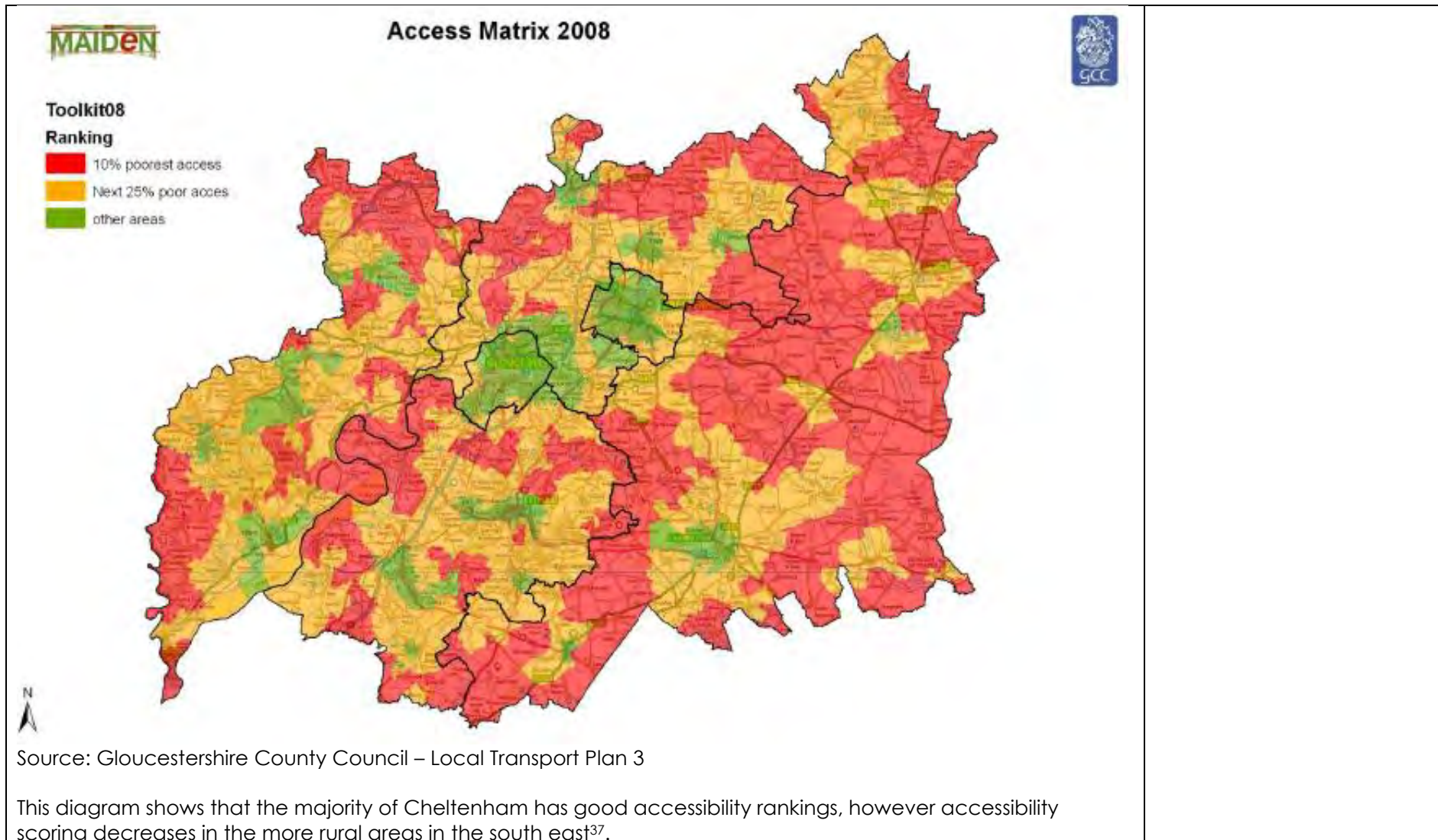
Public Rights of Way	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
<p>Current Situation & Trends: The Local Transport Plan³⁵ indicates that in 2008 only 13% of residents were walking to work (a decreasing trend since 2004). The Rights of Way Improvement Plan (ROWIP)³⁶ states that there are around 3,509 miles of public rights of way within Gloucestershire which are managed by the County Council. This is one of the longest networks managed by any county. Future work is likely to entail managing the existing network within reduced budgets and resources, which will inevitably manifest itself as a reduced level of maintenance and service than has previously been the case. Gloucestershire County Council are working with voluntary organisations, individuals and local council with the aim of mitigating the effects of likely funding reductions.</p> <p>Likely Evolution without the Plan: Without the Plan, there is unlikely to be any significant differences in terms of public rights of way. The Plan can support the retention of existing PRowS in new development.</p>	<p>Implications for the Plan: The Plan should seek to maintain and enhance public rights of way to ensure enjoyment for all.</p>

³⁴ Atkins (2010) Central Severn Vale Transport Study 2011-2026 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=52636&p=0> [accessed June 2015]

³⁵ Gloucestershire County Council (2011) Gloucestershire's Local Transport Plan 2011-26 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=44146&p=0> [accessed June 2015]

³⁶ Gloucestershire County Council (2011) Rights of Way and Countryside Access Improvement Plan 2011-2026 [online] <http://www.gloucestershire.gov.uk/CHttpHandler.ashx?id=45038&p=0> [accessed June 2015]

Overall Accessibility to Public Transport	
SEA Directive Topics: Population and Human Health, and Material Assets NPPF Paragraphs: 29-41	
Current Situation & Trends: The accessibility of Gloucestershire County has been assessed and the diagram below displays the various levels of accessibility across the County.	Implications for the Plan: The Plan can support a reduction in inequalities by promoting the delivery of development within accessible areas.



³⁷ Gloucestershire County Council (2011) Gloucestershire's Local Transport Plan 2011-26 [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=44146&p=0> [accessed June 2015]

Likely Evolution without the Plan:

Without the Plan, there will be a less coordinated approach towards the delivery of development and accessibility to sustainable transport infrastructure within the Borough.

H) Land, Minerals and Waste

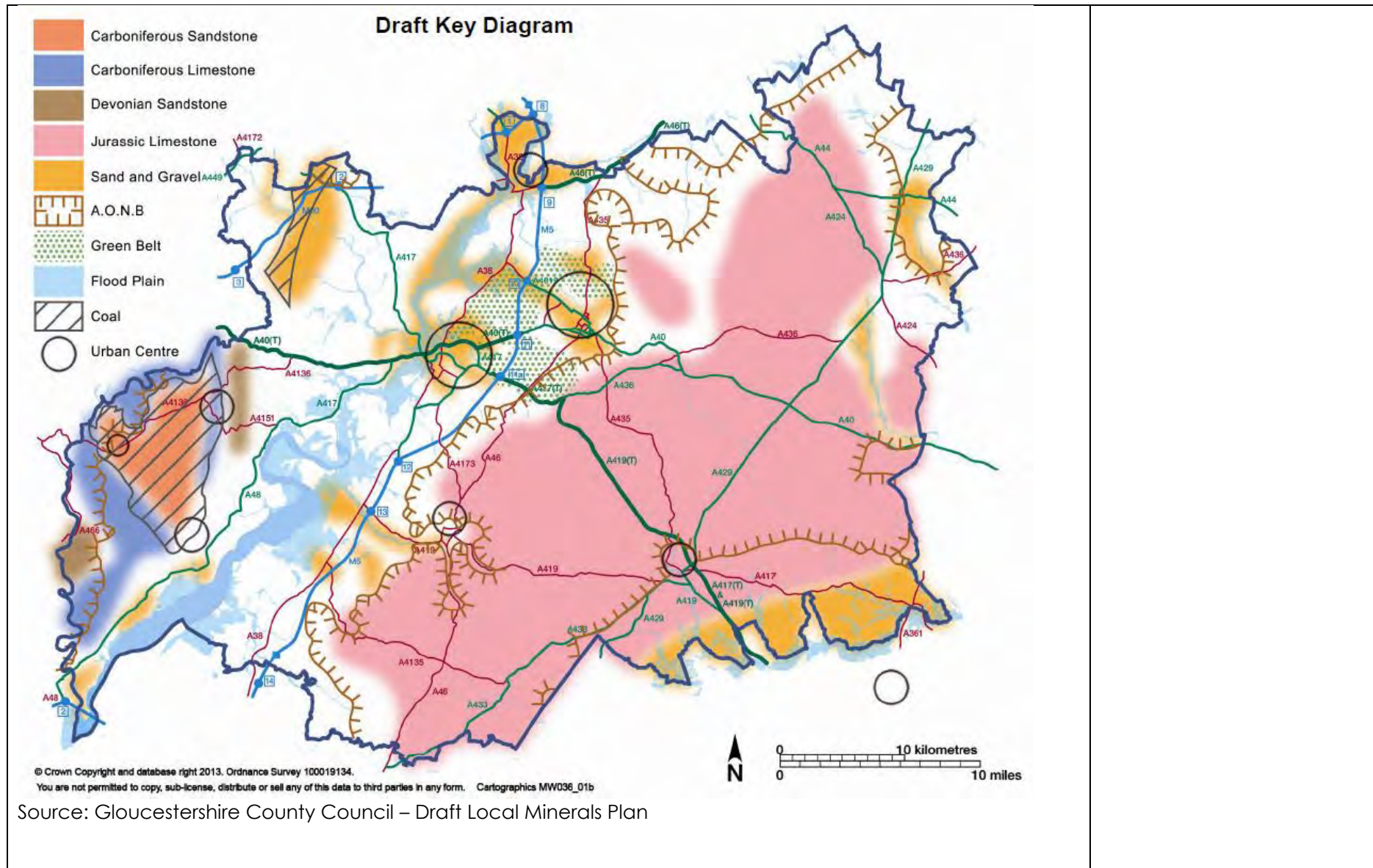
Geology	
SEA Directive Topics: Soil NPPF Paragraphs: 93-125, 142-149	
<p>Current Situation & Trends: The underlying geology of the Borough is made up of:</p> <ul style="list-style-type: none"> ■ Freely draining lime-rich loamy soils ■ Lime-rich loamy and clayey soils with impeded drainage ■ Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils ■ Small areas of shallow lime-rich soils over chalk or limestone <p>Likely Evolution without the Plan: Without the Plan, there is unlikely to be any significant difference with regard to geology.</p>	<p>Implications for the Plan: The Plan should direct development towards areas with suitable geology.</p>
Agricultural Land	
SEA Directive Topics: Soil NPPF Paragraphs: 28, 109-125	
<p>Current Situation & Trends: There is very limited agricultural land within the Borough, small pockets exist in Leckhampton, Prestbury and adjacent to Kingsditch Industrial Estate. These pockets consist of Grades 2, 3a and 3b agricultural land.</p> <p>Likely Evolution without the Plan: Without the Plan, there is the potential for a greater level of speculative developments which could result in a permanent loss of the minimal agricultural land available in the Borough. However, this is uncertain.</p>	<p>Implications for the Plan: The Plan should avoid the loss of best and most versatile agricultural land where there are suitable alternative sites.</p>
Mineral Deposits	
SEA Directive Topics: Soil NPPF Paragraphs: 142-149	
<p>Current Situation & Trends: The main mineral resources in the County include limestone, sandstone, sand and gravel, clay and coal. In the County there are insufficient permitted reserves to maintain the landbanks in the area, new sites are therefore</p>	<p>Implications for the Plan: The Plan can ensure the protection and</p>

being identified within the emerging Gloucestershire Minerals Local Plan in order for the landbanks to be maintained. Eight sites have currently been presented as options for potential allocations for crushed rock aggregates (five in the Forest of Dean and four in the Cotswolds) and ten sites for sand and gravel (eight in the Upper Thames Valley and two in the Severn Vale). No decisions have been taken yet as to which site options should be taken forward into the plan as preferred site allocations, but none of the current options fall within the Cheltenham Borough boundaries. Cheltenham overlies Jurassic limestone deposits³⁸.

safeguarding of important mineral sites by providing alternative sites to meet local development needs.

The diagram below is taken from the draft Minerals Local Plan and identifies the mineral deposits in the county.

³⁸ Gloucestershire County Council (2014) Minerals Local Plan Site Options and Draft Policy Framework Consultation Document [online] <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=60651&p=0> [accessed June 2015]



<p>Likely Evolution without the Plan: Although mineral deposits are safeguarded where appropriate through the Gloucestershire Local Minerals Plan, the Cheltenham Borough Local Plan can ensure that effective implementation is carried out at the local level. Without the Plan, there is the potential for speculative development to be located within mineral safeguarded areas potentially sterilising this resource.</p>	
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Previously Developed Land (PDL)

<p>SEA Directive Topics: Soil NPPF Paragraphs: 109-125</p>	
<p>Current Situation & Trends: During 2011/12, 142 new dwellings were completed and 87.2% of these were completed on previously developed land³⁹. More recent AMRs do not indicate the amount of housing development that has been located on PDL.</p> <p>Likely Evolution without the Plan: Without the Plan, development may be less likely to identify and utilise previously developed land.</p>	<p>Implications for the Plan: The Plan can identify and allocate suitable previously developed land as an alternative to greenfield development, and encourage the remediation / regeneration of land in the Borough.</p>

Waste

<p>SEA Directive Topics: Material Assets NPPF Paragraphs: 5</p>	
<p>Current Situation & Trends: Each year Gloucestershire households produce nearly 300,000 tonnes of waste, and businesses produce around 375,000 tonnes. There are four main types of waste produced and managed in the county; Municipal Solid Waste (MSW), commercial and industrial waste, construction and demolition waste and hazardous waste. MSW and hazardous waste has generally been increasing since 2000.</p> <p>Within Cheltenham there are local recycling banks at:</p> <ul style="list-style-type: none"> ▪ Bath Terrace Car Park ▪ Caernarvon Road, Morrisons ▪ Church Piece Car Park ▪ Edinburgh Place Car Park 	<p>Implications for the Plan: The Plan can ensure that the allocated land to deliver waste management facilities and operations is not lost to alternative developments. The Plan can also require that development design considers the efficient and sustainable storage and</p>

³⁹ Cheltenham Borough Council (2012) Annual Monitoring Report [online] http://www.cheltenham.gov.uk/downloads/file/3304/2012_annual_monitoring_report [accessed June 2015]

<ul style="list-style-type: none"> ▪ Everest Road, Old Patesians ▪ Hatherley Lane, Asda ▪ High Street Car Park ▪ London Road, Sixways Car Park ▪ Manor Road, Sainsbury's ▪ Priors Road, Sainsbury's ▪ St James Street Car Park ▪ Swindon Road, Recycling Centre ▪ Whaddon Road, Cheltenham Town FC <p>There is a Materials Recovery Facility (MRF) at Moreton Valence (Gloucester), and planning permission for another MRF has been granted at Wingmoor Farm East (Tewkesbury). Wingmoor Farm also houses non-hazardous and hazardous waste landfill sites.</p> <p>There are currently 84 operational waste water treatment facilities in Gloucestershire, with major facilities at Netheridge (west of Gloucester) and Hayden (south west of Cheltenham)⁴⁰.</p> <p>Likely Evolution without the Plan: Without the Plan, development has the potential to hinder the delivery of waste management sites. By developing housing near to the allocated waste sites, waste facilities may be prevented from implementation due to the associated negative health effects.</p>	<p>management of waste.</p>
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Contaminated Land	
SEA Directive Topics: Soil NPPF Paragraphs: 109-125	
<p>Current Situation & Trends: The Cheltenham public register of contaminated land⁴¹ identifies one contaminated site; Marle Hill Landfill, and identifies that following extensive investigation and monitoring works over several years at Marle Hill landfill site and at properties adjacent to the site, the Environment Agency and Cheltenham Borough Council have issued a remediation declaration notice which gives the site the 'all clear'. Further assessment actions at residential properties adjacent to the former landfill site demonstrated that the risk to human health and property from</p>	<p>Implications for the Plan: The Plan can ensure the appropriate remediation of contaminated sites that are released for development, securing</p>

⁴⁰ Gloucestershire County Council (2012) Gloucestershire Waste Core Strategy (WCS) [online]
<http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=53886&p=0> [accessed June 2015]

⁴¹ Cheltenham Borough Council – Public Register of Contaminated Land [online]
http://www.cheltenham.gov.uk/info/200040/environmental_health/599/contaminated_land/4 [accessed June 2015]

ground gas is minimal and, as such, does not justify any remediation.

In addition, further assessment of landfill pollution to Wymans Brook involving 12 months of water quality monitoring, a fish survey and two ecological surveys together with a detailed remediation option appraisal, has demonstrated that no remediation is required.

Likely Evolution without the Plan:

Without the Plan, contaminated sites are less likely to be remediated and redeveloped as the associated costs may deter developers.

land improvements and delivering new development on previously developed land.

I) Housing

Housing Stock	
SEA Directive Topics: Population and Human Health NPPF Paragraphs: 47-68	
<p>Current Situation & Trends: 2011 ONS data indicates that there were a total of 53,122 dwellings in Cheltenham Borough at that time.</p> <p>The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy⁴² indicates that there was an increase in annual housing delivery over the period 1991 – 2011, and indicates an annual housing requirement of 1525 new homes over the period 2011 – 2031 for a total delivery of 30,500 new homes; 9,100 of which will be located within Cheltenham Borough (Policy SP1).</p> <p>Likely Evolution without the Plan: Without the Plan housing needs are less likely to be targeted towards the areas in which growth is required and can be accommodated. Development is less likely to avoid those areas with significant constraints to development.</p>	<p>Implications for the Plan: The Plan can identify the local housing needs and direct development to meet these needs.</p>
Market Housing	
SEA Directive Topics: Population and Human Health NPPF Paragraphs: 47-68	
<p>Current Situation & Trends: The Gloucestershire Rural Community Council⁴³ state the average cost of a terraced house in Gloucestershire in August 2014 was £142,184, with this often being higher in rural areas.</p> <p>Zoopla⁴⁴ indicates an average sale price in Cheltenham over the last 5 years of £311,502 for all properties. For a terraced property the average is £247,856, for a semi-detached house it is £280,455, for a detached house it is £495,251, and for a flat it is £193,226.</p>	<p>Implications for the Plan: The average house price is relatively high, as such the Plan can ensure the timely delivery of affordable homes, ensuring that all residents have access to a</p>

⁴² GCT JCS (2014) Joint Core Strategy Submission Version November 2014 [online] <http://www.gct-jcs.org/Documents/Publications/Submission/JCS-Submission-Version-November-2014a.pdf> [accessed June 2015]

⁴³ GRCC (2014) Affordable Housing For Rural Gloucestershire [online] <http://www.grcc.org.uk/affordable-rural-housing/affordable-rural-housing> [accessed June 2015]

⁴⁴ Zoopla (2015) Sold House Prices for Cheltenham [online] http://www.zoopla.co.uk/house-prices/browse/cheltenham/?q=cheltenham&results_sort=newest_listings&search_source=home [accessed June 2015]

<p>Likely Evolution without the Plan: Without the Plan, market housing is still likely to be developed, however this is less likely to be coordinated with affordable housing and the necessary supporting infrastructure, and is less likely to consider accessibility.</p>	<p>decent home. The Plan can also set design and quality standards for new housing in the Borough.</p>
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Affordable Housing

<p>SEA Directive Topics: Population and Human Health NPPF Paragraphs: 47-68</p>	
<p>Current Situation & Trends: Over the period April 2006 to April 2011 the town delivered 2,100 new homes, with an average annual delivery of 430 dwellings. The current housing needs assessment estimates a requirement of 929 new affordable homes to be delivered every year. Housing need in Cheltenham is therefore more than twice as high as the actual supply of all new homes.</p> <p>In terms of new affordable housing provision, since 2007 Cheltenham has delivered 283 affordable housing units. However, when taking into account the loss of affordable housing as a result of right to buy, demolition and so on, the total number of affordable dwellings in the town has in fact fallen from around 7000 to approximately 6827 in the 3 years to 2010. Should the number of affordable dwellings in Cheltenham continue to decrease, this will inevitably place even greater pressure on existing housing to meet housing needs⁴⁵.</p> <p>The current affordable housing rate set by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy⁴⁶ is 20% provision on sites of 5-9 dwellings or covering 0.2 ha or more of land and 40% provision on sites of 10 or more dwellings or covering 0.4 ha or more (Policy SD13).</p> <p>Likely Evolution without the Plan: Without the Plan there would be no requirement for developers to deliver affordable homes. This could lead to increased deprivation and inequalities within the Borough, as more residents are unable to access decent and affordable homes.</p>	<p>Implications for the Plan: The Plan can ensure the appropriate delivery of affordable homes to meet local needs.</p>

Gypsies, Travellers and Travelling Showpeople

⁴⁵ Cheltenham Borough Council – Housing enabling [online] http://www.cheltenham.gov.uk/info/100007/housing/635/housing_enabling/2 [accessed June 2015]

⁴⁶ GCT JCS (2014) Joint Core Strategy Submission Version November 2014 [online] <http://www.gct-jcs.org/Documents/Publications/Submission/JCS-Submission-Version-November-2014a.pdf> [accessed November 2014]

SEA Directive Topics: Population and Human Health NPPF Paragraphs: 47-68	
<p>Current Situation & Trends: There is one authorised Gypsy and Traveller site within the Borough, which consists of one household, with two pitches. The 2007 GTAA identified the need for four pitches, however Cheltenham is largely seen as an unfavourable location for Gypsies and Traveller due to its urban nature; rural sites are favoured as they are better placed to meet Gypsy and Traveller needs (e.g. grazing for horses). Recommendations from the 2013 GTAA⁴⁷ are as follows:</p> <ul style="list-style-type: none"> ▪ Undertake public awareness work to improve the perceptions held by the settled community ▪ Co-operation with neighbouring authorities with regards to meeting Gloucestershire County's needs (in accordance with the duty to Co-operate). This may include approaching neighbouring authorities with regard to meeting Cheltenham's need within their areas, should any need arise that cannot be accommodated within the Borough itself ▪ Establish a single role or individual within Cheltenham Borough Council with responsibility to Traveller issues, and who may act as a point of contact with the communities. <p>Likely Evolution without the Plan: Without the Plan in place, the needs of Gypsies and Travellers may not be met, and inequalities could be exacerbated. This could lead to increased unauthorised pitches, and pitches that are not supported with the necessary infrastructure (e.g. waste disposal and recycling facilities).</p>	<p>Implications for the Plan: The Plan can ensure the appropriate delivery of suitable and sustainable pitches that are supported with the necessary infrastructure and meet the needs of this community group. This may require consultation with neighbouring Local Authorities. The Plan has the opportunity to decrease inequalities within the Borough.</p>

⁴⁷ ORS (2013) Gloucestershire County Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Executive Summary [online] <http://www.gct-ics.org/Documents/EvidenceBase/Gloucestershire-GTTSAA-FINAL.pdf> [accessed June 2015]

J) Healthy Communities and Equality

Population Statistics	
SEA Directive Topics: Population and Human Health NPPF Paragraphs: 69-78	
<p>Current Situation & Trends: In 2011 Cheltenham had 115,732 usual residents, approximately 2.2% of the population of the South West, and there are slightly more females than there are males. The census data shows that the Borough had a population density of 24.8 people per hectare in 2011. The population has been steadily increasing from 110,013 residents in 2001. The majority of the resident population are white, with smaller ethnic groups of mixed race, Asian, Black and Arab communities⁴⁸.</p> <p>Likely Evolution without the Plan: Without the Plan, uncoordinated development may not cater for the needs of the increasing population.</p>	<p>Implications for the Plan: The Plan should seek to align development with the housing and other needs arising as a result of an increasing population. The Plan can require inclusive design and development to support the integration of minority groups.</p>

Health	
SEA Directive Topics: Population and Human Health NPPF Paragraphs: 69-78	
<p>Current Situation & Trends: The Cheltenham Health Profile 2015⁴⁹ shows that the health of residents is generally better than the England average. Deprivation is lower than average, however about 15.2% (2,900) of children live in poverty. Life expectancy for both men and women is higher than the England average. In the most deprived areas of the Borough, life expectancy is reduced by 9.2 years for men and 7.3 years for women, reflecting the inequalities present. In 2012, 19.67% of adult residents were classified as obese, which is slightly lower than the England average of 24.4% for adult men and 25.1% for adult women⁵⁰.</p>	<p>Implications for the Plan: The Plan can support healthy lifestyles through quality design and siting of development, particularly by increasing access to services and facilities,</p>

⁴⁸ ONS (2011) Datasets for Cheltenham Local Authority [online] <http://www.neighbourhood.statistics.gov.uk/dissemination/> [accessed June 2015]

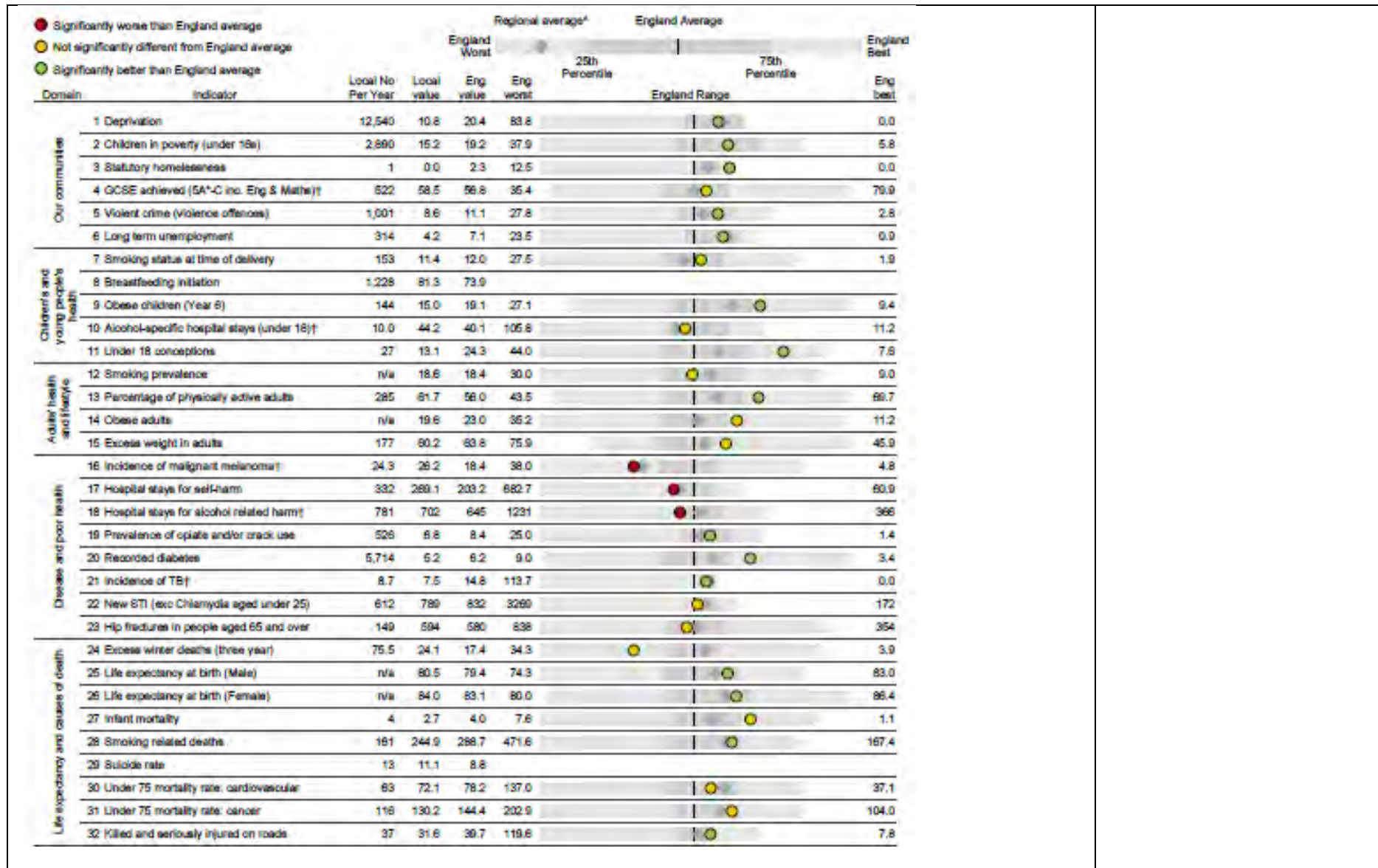
⁴⁹ Public Health England (2015) Cheltenham District Health Profile 2015 [online] http://www.apho.org.uk/default.aspx?QN=HP_METADATA&ArealD=50455 [accessed June 2015]

⁵⁰ Health and Social Care Information Centre (2014) Statistics on Obesity, Physical Activity and Diet: England 2014 [online] <http://www.hscic.gov.uk/catalogue/PUB13648/Obes-phys-acti-diet-eng-2014-rep.pdf> [accessed June 2015]

The chart below⁵¹ shows how the health of people in Cheltenham compared with the rest of England. The area's result for each indicator is shown as a circle. The average rate for England is shown by the black line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that Cheltenham Borough is significantly worse than England for that indicator; however it is vital to note that a green circle may still indicate an important public health problem.

employment opportunities,
public transport and green
/ open spaces.

⁵¹ Public Health England (2015) Cheltenham District Health Profile 2015 [online] http://www.apho.org.uk/default.aspx?QN=HP_METADATA&AreaID=50455 [accessed June 2015]



Likely Evolution without the Plan:

Without the Plan, uncoordinated development may not contribute to supporting healthy lifestyles (e.g. by locating development in less accessible areas, increasing dependency on private transport).

K) Economy, Employment and Education

Employment	
SEA Directive Topics: Population and Human Health NPPF Paragraphs: 18-22	
<p>Current Situation & Trends: In 2013-14 85.5% of the working population of Cheltenham Borough were economically active, a significant decrease from 89.2% in 2007, and as such the unemployment rate (economically active but unemployed) has risen from 3.2% in 2007 to 4.6% in 2013/14. Cheltenham has a lower unemployment rate however than the national average of 6.8%. The average weekly income for a full-time employed resident in the Borough is £535.90; which is slightly higher than the national and regional averages (£520.80 and £495.60 respectively)⁵².</p> <p>Likely Evolution without the Plan: Without the Plan, development would be uncoordinated, which may detract investors and locate employment development in unsustainable locations that could contribute to an increased reliance on the private vehicle. Coordinated development seeks wider benefits, like infrastructure provisions and contributions, which can improve an area (for example an improved public realm) which can in turn attract more inward investment.</p>	<p>Implications for the Plan: The Plan can support the role and retention of existing employment centres, and coordinate increased provisions of employment land in suitable and sustainable locations that also supports existing businesses.</p>
Economy	
SEA Directive Topics: Population and Human Health NPPF Paragraphs: 18-22	
<p>Current Situation & Trends: The largest employment sector for Cheltenham residents in 2014 is in professional and senior occupations (58.4%), followed by administrative and skilled trades (19%). 18.6% of residents are economically inactive, however 42.1% of these want a job. This is a lower rate of economic inactivity than found in the South West and in Great Britain, and reflects a significantly higher proportion of those economically inactive that want to work than in the South West and Great Britain. 1.2% of residents are claiming JSA, this is higher than the average for South West, but lower than the average for Great Britain.</p> <p>The statistics show that the majority of businesses within the Borough are within the service industry, and average weekly earnings are higher in the Borough than found in the South West, but lower than the Great Britain average.</p>	<p>Implications for the Plan: The Plan can support the economy through the timely provision of supporting infrastructure, safeguarding existing economic development, allocating new land for economic development, and through a high quality public realm that attracts</p>

⁵² NOMIS (2013) Labour Market Profile Cheltenham [online] <https://www.nomisweb.co.uk/reports/lmp/la/1946157372/report.aspx?town=Cheltenham> [accessed June 2015]

<p>Likely Evolution without the Plan: Without the Plan, development would be uncoordinated, which may detract investors and locate economic development in unsustainable locations that could contribute to an increased reliance on the private vehicle. Coordinated development can seek wider benefits (e.g. infrastructure and public realm improvements) which can in turn attract more inward investment.</p>	<p>inward investment.</p>
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Education	
<p>SEA Directive Topics: Population and Human Health NPPF Paragraphs: 69-78</p>	
<p>Current Situation & Trends: In 2014, 50.5% of residents obtained skill levels of NVQ4 or higher, this is higher than the national average of 36%. Less than 1% of residents were identified in 2014 as having no qualifications, this is significantly lower than the national average of 8.8%⁵³.</p> <p>There are 74 educational establishments within the Borough including special schools, community schools, voluntary controlled schools, and independent schools⁵⁴.</p> <p>The University of Gloucestershire is located across 3 sites, 2 of which are in Cheltenham and one in Gloucester⁵⁵.</p> <p>Likely Evolution without the Plan: Without the Plan in place, land required for educational needs may be released for other purposes, perhaps hindering the future development or expansion of existing facilities. Development that occurs without a Plan in place may increase pressures on the existing educational facilities, without the necessary contributions or provisions to support such growth.</p>	<p>Implications for the Plan: The Plan can highlight spatial requirements for educational needs in the Borough and seek improvements to existing facilities through appropriate contributions.</p>

⁵³ Ibid.

⁵⁴ Department for Education (2015) EduBase2 [online] <http://www.education.gov.uk/edubase/public/quickSearchResult.xhtml?page=1> [accessed June 2015]

⁵⁵ University of Gloucester (2014) [online] <http://www.glos.ac.uk/Pages/default.aspx> [accessed November 2014]

Appendix IV: Plans and Programmes Review

- A) Sustainable Development & Planning
- B) Water & Flooding
- C) Energy & Climate Change
- D) Landscape and Cultural Heritage
- E) Biodiversity, Fauna and Flora
- F) Air Quality
- G) Waste, Minerals & Soil
- H) Communities & Housing
- I) Economy, Employment and Education
- J) Health & Equalities
- K) Transport and Accessibility

A) Sustainable Development & Planning

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
Johannesburg Declaration on Sustainable Development 2002	The Johannesburg Declaration highlights present challenges, expresses a commitment to sustainable development, underscores the importance of multilateralism and emphasizes the need for implementation.	<ul style="list-style-type: none"> ■ Halve the proportion of people without access to drinking water and basic sanitation by 2015 ■ Develop a ten-year framework of sustainable consumption and production programmes 	<p>The Cheltenham LP should produce sustainable patterns of development.</p> <p>The IA process seeks to ensure that adverse sustainability effects are minimised and opportunities for sustainable development are maximised.</p>
Rio Declaration on Environment and Development 1992	People have a right to development however they have a responsibility to safeguard the common environment. The Rio declaration states that the only way to have long-term economic progress is to link it with environmental protection.	<ul style="list-style-type: none"> ■ Precautionary approach to the environment ■ Environmental protection integral to development process ■ Develop national law regarding liability for the victims of pollution and other environmental damage. ■ Environmental policies should not be used as an unjustifiable means of restricting international trade. ■ Local communities have a vital role in environmental management and development and their participation should be encouraged in the achievement of sustainable development 	<p>The Cheltenham LP needs to promote environmental protection as an integral part of future development.</p> <p>Local communities must be meaningfully involved in the production of the Cheltenham LP and especially in environmental protection policies within it.</p> <p>Local communities must have access to all environmental evidence considered in the production of the Cheltenham LP and be able to make a meaningful contribution to its IA.</p>
Strategic Environmental Assessment (SEA)	European directive which requires an assessment to be made of the	All Plans, Policies and Programmes that will have a significant effect on the	The Cheltenham LP will be subject to SEA.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
Directive (2001/42/EC)	effect of certain plans and programmes on the environment. Key issues include biodiversity, health, soil, water, air quality, landscape, cultural heritage, climate, flora and fauna.	environment must be subject to SEA.	The IA process will be designed to incorporate SEA and fully comply with the directive.
Agenda 21 2002	To achieve a sustainable balance between consumption, population and the Earth's life-supporting capacity.	<ul style="list-style-type: none"> ■ Adopt national strategies for sustainable development. ■ To carry out environmental assessments before starting projects that carry the risk of adverse impacts 	The Cheltenham LP needs to have sustainable development at its core. Assessments will be required if there is potential for adverse effects on the environment.
The Aarhus Convention 1998 EU Directive on public access to environmental information (2003/4/EC) 2003	The convention encourages effective public participation to increase the accountability and transparency of decision-making, also contributing to public awareness of environmental issues and support for the decisions taken.	<ul style="list-style-type: none"> ■ Authorities must take decisions which may have a significant effect on the environment as well as on personal health and wellbeing. ■ In taking decisions authorities must ensure effective public participation. ■ Participation by associations, organisations, groups, in particular nongovernmental organisations promoting environmental protection should be encouraged to increase public awareness of environmental decisions and to support the decisions taken. 	<p>The Cheltenham LP and IA must be subject to rigorous consultation and the public must be able to make a meaningful and informed input to the process.</p> <p>All information relied upon by the IA and the Cheltenham LP will be made publicly available.</p> <p>Consultation on both the Cheltenham LP and the IA will be held throughout the process.</p>
European Spatial Development Perspective 1999	To define at Union level policy objectives and general principles of spatial development to ensure the sustainable development of the European territory which respects its	<ul style="list-style-type: none"> ■ Establish a polycentric and balanced urban system ■ Promote integrated transport and communications concepts. 	The Cheltenham LP should be mindful of cross-border and cross boundary planning strategies. The Cheltenham LP should establish the inter-relationships of towns

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	diversity.	<ul style="list-style-type: none"> ■ Develop and conserve natural and cultural heritage ■ Implement cross border planning strategies, land-use plans, improved regional transport systems, sustainable development strategies in rural areas and programmes making use of natural and cultural heritage. 	within the Borough and consider their functional relationships with other centres.
<p>General Union Environment Action Plan to 2020: Living well, within the limits of our planet (EU Seventh Environment Action Programme)</p>	<p>The latest Environment Action Programme (EAP) gives a strategic direction to the Commission's environmental policy until 2020. In order to give more long-term direction it sets out a vision beyond that, of where it wants the Union to be by 2050: <i>In 2050, we live well, within the planet's ecological limits. Our prosperity and healthy environment stem from an innovative, circular economy where nothing is wasted and where natural resources are managed sustainably, and biodiversity is protected, valued and restored in ways that enhance our society's resilience. Our low-carbon growth has long been decoupled from resource use, setting the pace for a safe and sustainable global society.</i></p>	<p>Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. The Programme identifies three key objectives;</p> <ul style="list-style-type: none"> ■ To protect, conserve and enhance the Union's natural capital ■ To turn the Union into a resource-efficient, green, and competitive low-carbon economy ■ To safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing <p>Four so called 'enablers' will help Europe to deliver on these goals:</p> <ul style="list-style-type: none"> ■ Better implementation of legislation ■ Better information by improving the knowledge base 	<p>The Cheltenham LP should consider implementing policies which help bring about improvements in resource efficiency and natural capital.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<ul style="list-style-type: none"> ■ More and wiser investment for environment and climate policy ■ Full integration of environmental requirements and considerations into other policies <p>Two additional priority objectives complete the programme:</p> <ul style="list-style-type: none"> ■ To make the Union's cities more sustainable ■ To help the Union address international environmental and climate challenges more effectively 	
<p>A Sustainable Europe for a Better World: A European Union Strategy for Sustainable Development (2001); Communication from the Commission to the Council and the European Parliament on the review of the Sustainable Development Strategy - A platform for action 2005 (Review 2009)</p>	<p>The document sets the challenge to maintain a momentum that mutually reinforces economic growth, social welfare and environment protection.</p>	<p>The Review highlights a number of key issues which need a strong push at the highest political level to engage the public, speed up decision-making and action at all levels, encourage more 'joined up' thinking and accelerate the uptake of new and better ideas. These are:</p> <ul style="list-style-type: none"> ■ Climate change and clean energy ■ Public health ■ Social exclusion, demography and migration ■ Management of natural resources ■ Sustainable transport ■ Global poverty and development challenges 	<p>The Cheltenham LP should consider the key issues highlighted in the document in the development of planning policies.</p> <p>The IA should consider the potential effect of the Cheltenham LP with regard to climate change, sustainable transport, equalities, health and natural resources.</p>
<p>National</p>			

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>National Planning Policy Framework (NPPF) (DCLG, 2012)</p>	<p>The national planning policy framework aims to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development. It provides a framework within which local people and authorities can produce local and neighbourhood plans.</p>	<p>Local Plans should set out strategic priorities to deliver:</p> <ul style="list-style-type: none"> ■ Housing and economic development requirements. ■ The provision of retail, leisure and other commercial development. ■ The provision of infrastructure for transport, minerals, waste, energy, telecoms, water supply and water quality. ■ The provision of health, security, community infrastructure and other local facilities; and ■ Climate change mitigation and adaptation, protection and enhancement of the natural and historic environment, including landscape, and where relevant coastal management. 	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the NPPF and ensure that new strategies and policies reflect the guidance within this framework.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
<p>Rural White Paper (Our Countryside: The Future – A Fair Deal for Rural England) 2000</p>	<p>Sets out the Government's vision for rural areas. The White Paper's aim is to sustain and enhance the countryside.</p>	<ul style="list-style-type: none"> ■ A living countryside ■ A working countryside ■ A protected countryside ■ A vibrant countryside 	<p>The Cheltenham LP and IA Framework should reflect the vision and objectives of the White Paper and encourage rural sustainability.</p> <p>The IA should consider the potential effects of the Cheltenham LP on the countryside.</p>

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<p>Natural Environment White Paper: The Natural Choice: securing the value of nature (2011)</p>	<p>The White Paper intends to rethink our relationship with nature and the way we value the benefits we get from it.</p> <p>The white paper will focus on climate change, the green economy and demographic change.</p>	<p>The white paper will mainstream the value of nature across our society by:</p> <ul style="list-style-type: none"> ■ facilitating greater local action to protect and improve nature; ■ creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; ■ strengthening the connections between people and nature to the benefit of both; and ■ showing leadership in the EU and internationally to protect and enhance natural assets globally. 	<p>The Cheltenham LP will ensure that policies and new developments will consider the natural environment and economic growth.</p> <p>The IA should consider the potential effects of the Cheltenham LP on the natural environment.</p>
<p>Securing the Future: Delivering UK Sustainable Development Strategy, 2005</p>	<p>This document replaces 'A Better Quality of Life: A Strategy for Sustainable Development in the UK', published in 1999. It is a strategy for sustainable development, building on the 1999 publication.</p>	<ul style="list-style-type: none"> ■ Encouraging Sustainable Consumption and Production ■ Contributing to Reducing Climate Change and Energy Consumption ■ Natural Resource Protection and Environmental Enhancement ■ Developing Sustainable Communities 	<p>Sustainable development should be at the heart of the Cheltenham LP.</p> <p>The IA should consider the potential effect of the Cheltenham LP on these key issues.</p>
<p>Regional/sub-regional</p>			
<p>Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014</p>	<p>The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and</p>	<p>Part 4 of the JCS is a section dedicated to sustainable development policies and principles, as the largest section within the Plan, sustainable development is at the</p>	<p>The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy</p>

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	<p>employment, and supporting infrastructure up to 2031.</p>	<p>core of spatial planning in the Plan area. The relevant policies are listed below:</p> <ul style="list-style-type: none"> ■ Policy SP1: The Need for New Development ■ Policy SP2: Distribution of New Development ■ Policy SD1: Presumption in Favour of Sustainable Development ■ Policy SD2: Employment ■ Policy SD3: Retail Hierarchy ■ Policy SD4: Sustainable Design and Construction ■ Policy SD5: Design Requirements ■ Policy SD6: Green Belt ■ Policy SD7: Landscape ■ Policy SD8: The Cotswolds Area of Outstanding Natural Beauty ■ Policy SD9: Historic Environment ■ Policy SD10: Biodiversity and Geodiversity ■ Policy SD11: Residential Development ■ Policy SD12: Housing Mix and Standards ■ Policy SD13: Affordable Housing ■ Policy SD14: Gypsies, Travellers and Travelling Showpeople ■ Policy SD15: Health and Environmental Quality 	<p>framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework.</p> <p>The IA for the Cheltenham LP will be informed by the findings of the IA for the JCS.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<ul style="list-style-type: none"> ■ Policy INF1: Access to the Transport Network ■ Policy INF2: Safety and Efficiency of the Transport Network ■ Policy INF3: Flood Risk Management ■ Policy INF4: Green Infrastructure ■ Policy INF5: Social and Community Infrastructure ■ Policy INF6: Renewable Energy / Low Carbon Energy Development ■ Policy INF7: Infrastructure Delivery ■ Policy INF8: Developer Contributions ■ Policy SA1: Strategic Allocations Policy 	
<p>The Countryside Agency (Now Natural England)– The State of the Countryside in the South West 2003</p>	<p>Presents information on the state of the countryside in the South West – highlighting the key issues for the rural areas within the Region and contrasting performance with that in the other English Regions.</p> <p>Details the condition of SSSI in 2003.</p>	<p>No specific objectives but highlights the relatively poor state of SSSI in the County and the need for 90% SSSI to be in either Good or Improving condition.</p>	<p>The Cheltenham LP will need to define a strategy for dealing with rural areas and should consider the condition of designated sites.</p> <p>The IA should consider the potential effects of the Cheltenham LP on designated biodiversity.</p>
<p>The Gloucestershire Strategic Infrastructure Delivery Plan (SIDP) (2010)</p>	<p>SIDP is a strategic infrastructure delivery plan, process and programme. Its purpose is to co-ordinate and integrate the delivery of infrastructure required to serve new and existing development in Gloucestershire in the future; and in so doing, to provide a sound evidence base to underpin the Local Development Frameworks (LDFs) of the District Councils. SIDP will provide a more robust evidence base than has formerly been available for negotiating developer contributions, other emerging funding opportunities to support new</p>		<p>The Cheltenham LP can use the evidence set out in the SIDP to plan for infrastructure in the Borough.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	development (e.g. Tax Incremental Financing) and will be critical for advising on local tariffs or community infrastructure levies should the County and/or individual District Councils choose to apply them.		
Cheltenham, Gloucester and Tewkesbury Infrastructure Delivery Plan Stage 1 (2013) and Stage 2 (2014)	New infrastructure will be required in order to accommodate the development proposed through the Joint Core Strategy and Cheltenham Borough Plan.	The Plan evaluates the transport, utilities, community and green infrastructure and services that will be required to support the levels of housing and employment growth proposed through the JCS and Cheltenham LP. For further details refer to report.	Information on potential funding sources will be required in order to implement the infrastructure requirements to facilitate development proposed through the JCS and subsequently through the Cheltenham LP.
'Our Environment Our Future' Regional Strategy for the South West Environment, 2004-2014	Provides the vision and aims for the environment of the south west in the future. It identifies pressures threatening the environment and key issues to be tackled. The purpose of the strategy is to: <ul style="list-style-type: none"> ■ Generate awareness of the importance of the south west environment to people living in, working in and visiting the south west; ■ Identify priorities for protecting and enhancing the environment for the; benefit of current and future generations; ■ Ensure decisions are based on an understanding that social and economic activity must be 	Includes a wide range of targets including: <ul style="list-style-type: none"> ■ Increase the number of conservation areas with a conservation area appraisal to at least 29% (national average); ■ 100% of defined mountain, moor, heath and down and registered common land to be accessible to the public on foot by the end of 2005; ■ Increase the number of parish plans and village appraisals carried out; and ■ 11-15% of the region's generating capacity to come from renewable sources by 2010. 	The Cheltenham LP will need to consider the role of future development in decreasing the causes of climate change and adapting to its effects. The Cheltenham LP should look to minimise the environmental impact of future growth. <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the natural environment and propose mitigation measures where necessary.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	<p>undertaken within; and the carrying capacity of the region</p> <ul style="list-style-type: none"> ■ Provide a framework for action 		
State of the South West Report 2012 – South West Observatory	Provides a review of the region's economic, social, environmental and cultural life in 2012.	Establishes a number of detailed objectives and indicators relating to various issues including air quality, acid rain, climate change, biodiversity etc.	The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the natural environment, economy and communities and propose mitigation measures where necessary.
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Sustainability Appraisal incorporating Strategic Environmental Assessment (IA/SEA) 2014	The report sets out the IA/SEA of alternatives – reasons for consideration, assessment methods and findings, reasons for selection / rejection, reporting and consultation – throughout the period from 2008-2014. The JCS was assessed against a number of environmental objectives and following the assessment the contents of the JCS has been amended accordingly to reduce / mitigate any significant impacts.	The IA Framework sets 18 different IA Objectives addressing environmental and socio-economic factors.	The Cheltenham LP IA should reflect, where appropriate, the structure and approach to the IA/SEA of the JCS and reflect consistency in the assessment of the likely effects.
Local Agenda 21 Strategy for a Sustainable Gloucestershire 2001 – Gloucestershire County Council	Sets out a sustainability framework for Gloucestershire.	<p>The strategy includes the following headline objectives:</p> <ul style="list-style-type: none"> ■ Create communities that give people the best possible access to housing, work, education and services with the least possible travel. 	The Cheltenham LP should consider renewable energy generation within all new development. The Cheltenham LP will focus on long-term development and is likely to be able to contribute to the targets

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		<ul style="list-style-type: none"> ■ Promote the strengths of the local economy and encourage community enterprise to grow. ■ Improve wildlife habitats, historic and built environment and landscape. ■ Encourage renewable resources. Use fewer non-renewable resources and reduce waste. ■ Prevent pollution. ■ Identify and promote local character and culture. ■ Involve our community in decision-making and local action. ■ Help people to make the most of themselves through education, training and advice. ■ Help people to deal with problems which hold them back from a healthy and fulfilling life. ■ Help people to live free from the fear of crime and poverty. 	<p>set out in the action plan.</p> <p>The IA should consider the key issues set out within the strategy.</p>
Local			
<p>Cheltenham Borough Local Plan 2006 (saved policies) – Cheltenham Borough Council</p>	<p>The plan sets 36 objectives for development within the Borough, and sets core policies and development control policies to direct and guide the future development of the Borough.</p>	<p>36 objectives are identified under the headings of; general, environment, economy, housing, retailing, recreation and leisure, tourism, community services, utilities infrastructure and transport.</p>	<p>The emerging Cheltenham LP will update and replace the Cheltenham Borough Local Plan 2006.</p>

B) Water & Flooding

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
EU Water Framework Directive (WFD) (2000/60/EC)	The WFD sets a framework for the long-term sustainable management of water resources. It establishes a river catchment structure for the management of all inland and coastal waters including groundwater.	All rivers must be of 'good' quality by 2015.	Proposals which promote water quality in line with the Directive should be considered in the Cheltenham LP. The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.
EU Nitrates Directive 1991	To reduce and prevent water pollution caused or induced by nitrates from agricultural sources.	<ul style="list-style-type: none"> ■ Identify waters, either actually or potentially affected by nitrate pollution and designate all areas draining into such waters as vulnerable zones ■ Prepare action plans where pollution is likely 	The Cheltenham LP should seek to minimise the impacts of proposed development on the water environment. The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.
National			
National Planning Policy Framework (NPPF) (DCLG, 2012)	The NPPF states that Local Plans should take account of climate change over the longer term, including factors such as flood risk. New development should be planned to avoid increased vulnerability to the range of impacts	Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk	The Cheltenham LP will draw on evidence from the SFRA for Cheltenham, Gloucester and Tewkesbury, and local level SFRA's. Development will need to be directed away from flood zone 3.

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	<p>arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p>	<p>Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.</p>	<p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
<p>Groundwater Protection: Principles and Practice, (Environment Agency, 2013)</p>	<p>Groundwater is at risk from both point source pollution and diffuse pollution. Most point sources of pollution arise from activities that can be controlled through permits or good practice, however diffuse pollution is much harder to tackle and is the most widespread cause of groundwater pollution. The priority is therefore the prevention through the promotion of good practice and controlling the risks from diffuse sources. The vision is for the environment and a sustainable future is a healthy, rich and diverse environment in England and Wales for present and future generations.</p>	<p>Prior to pollutants entering groundwater:</p> <ul style="list-style-type: none"> ■ To prevent the input of hazardous substances into groundwater ■ Limit the entry of other (non-hazardous) pollutants into groundwater so as to; avoid pollution of groundwater; avoid deterioration of the status of groundwater bodies; and prevent sustained and upward trends in pollutant concentrations in a groundwater body <p>When pollutants have entered groundwater:</p> <ul style="list-style-type: none"> ■ Minimise further entry of hazardous substances and non-hazardous pollutants into groundwater ■ Take necessary and reasonable measures to limit the pollution of 	<p>The Cheltenham LP needs to consider groundwater protection and preserve the quality of water sources.</p> <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>groundwater</p> <p>The Strategy seeks to:</p> <ul style="list-style-type: none"> ■ Act to reduce climate change and its consequences ■ Protect and improve water, land and air ■ Work with people and communities to create better places ■ Work with businesses and other organisations to use resources wisely ■ Be the best we can 	
Flood and Water Management Act 2010	<p>The Flood and Water Management Act provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumer. The Act implements Sir Michael Pitt's recommendations requiring urgent legislation, following his review of the 2007 floods.</p>	<ul style="list-style-type: none"> ■ To give the Environment Agency an overview of all flood and coastal erosion risk management and unitary and county councils the lead in managing the risk of all local floods. ■ To introduce an improved risk based approach to reservoir safety. ■ To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. 	<p>The Cheltenham LP will need to provide strong plan policies to implement sustainable drainage systems.</p> <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.</p>
Water for people and the environment: Water Resources Strategy for England and Wales	<p>The strategies set out how water resources are managed in England and Wales. The 2013 document is the overarching document that links</p>	<p>The strategies include a series of actions that need to be taken to deliver a secure water supply and safeguard the environment. These include actions that</p>	<p>The Cheltenham LP will need to further consider the relationship between planning, water resources and safeguarding the environment.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>(Environment Agency, 2009) and Managing Water Abstraction (Environment Agency, 2013)</p>	<p>together the abstraction licensing strategies. Implementing the strategy will help to ensure there will be enough water for people and the environment now and in the future.</p>	<p>will:</p> <ul style="list-style-type: none"> ■ support housing and associated development where the environment can cope with the additional demands placed on it ■ allow a targeted approach where stress on water resources is greatest ■ ensure water is used efficiently in homes and buildings, and by industry and agriculture ■ provide greater incentives for water companies and individuals to manage demand ■ share existing water resources more effectively ■ further reduce leakage ■ ensure that reliable options for resource development are considered ■ allocate water resources more effectively in the future. 	<p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.</p>
<p>Future Water – The Government’s water strategy for England 2008</p>	<p>Future Water sets out how Defra want the water sector to look by 2030, and some of the steps we will need to take to get there. It is a vision where rivers, canals, lakes and seas have improved for people and wildlife, with benefits for angling, boating and other recreational activities, and where Defra continue</p>	<p>The national strategic vision for managing water resources in England up until 2030 includes the following measures:</p> <ol style="list-style-type: none"> 1. <i>Reduced per capita consumption of water to an average of 130 litres per person per day or potentially 120 litres per person a day;</i> 2. <i>Amend building regulations to include a minimum standard of water</i> 	<p>The Cheltenham LP will need to provide strong plan policies to improve water efficiency and reduce water consumption.</p> <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	to provide excellent quality drinking water.	<p><i>efficiency in new homes; and,</i></p> <p>3. <i>In areas of severe water stress it is believed that near universal metering will be needed.</i></p>	measures where necessary.
Water Act 2003	An Act of Parliament which amends the Water Resources Act 1991 to improve long-term water resource management.	<p>The four broad aims of the Act are:</p> <ul style="list-style-type: none"> ■ the sustainable use of water resources; ■ strengthening the voice of consumers; ■ a measured increase in competition; and ■ the promotion of water conservation. <p>There is a requirement on local planning authorities to take steps to encourage water conservation where appropriate.</p>	<p>The Cheltenham LP will need to further consider the relationship between planning and water resources; and provide strong plan policies to improve water efficiency and reduce water consumption.</p> <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.</p>
Regional/sub-regional:			
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014	The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.	The JCS seeks to protect and enhance water quality, and reduce the risk of flooding through Policy SD4 on Sustainable Design and Construction, and Policy INF3 on Flood Risk Management, as well as protect and enhance the biodiversity and geodiversity that is supported by the water environment in Policy SD10.	<p>The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework.</p> <p>The IA for the Cheltenham LP will be informed by the IA Process for the JCS.</p>
Water for people and the environment: Water Resources Strategy - Regional Action Plan for	The aim for water is 'enough water for people and the environment'. The management and use of water and land must be shown to be	<p>Six key priorities for Midlands Region:</p> <ul style="list-style-type: none"> ■ High-flow reservoirs (Mid4) ■ Abstractor groups and licence trading (Mid30) 	The Cheltenham LP will need to further consider the relationship between planning and water resources; and provide strong plan

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Midlands Region 2009	sustainable - environmentally, socially and economically. We require the right amount of good quality water for people, agriculture, commerce and industry, and the environment.	<ul style="list-style-type: none"> ■ Water efficiency (Mid32) ■ Household Metering (Mid24) ■ Conjunctive use (Mid22) ■ Restoring Sustainable Abstraction (Mid15) 	<p>policies to improve water efficiency and reduce water consumption.</p> <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.</p>
Severn River Basin District River Basin Management Plan (RBMP) (Environment Agency, 2009)	RBMPs help us to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment.	<p>The RBMP for the Severn catchment identifies the following aims to meet the Water Framework requirements:</p> <ul style="list-style-type: none"> ■ By 2015, 17 per cent of surface waters (rivers, lakes, estuaries) in this river basin district are going to improve for at least one biological, chemical or physical element. ■ 34 per cent of surface waters will be at good or better ecological status/potential and 65 per cent of groundwater bodies will be at good status by 2015. ■ In combination 35 per cent of all water bodies will be at good or better status by 2015. ■ The Environment Agency wants to achieve an additional two per cent improvement to surface waters across England and Wales by 2015. 	<p>The Cheltenham LP needs to be deliverable without harming water quality.</p> <p>Positive steps that can be taken include policies on sustainable drainage and reducing pollution from development.</p> <p>The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.</p>
Severn Trent Water	The WRMP builds on the previous	The key challenges identified in the plan	The Cheltenham LP needs to be

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Resources Management Plan (Severn Trent Ltd, 2014)	2010 WRMP and explains the proposals for ensuring that there is enough water available, in the right place, and at the right time to supply customers in an affordable and sustainable way over the plan period of 25 years.	include: <ul style="list-style-type: none"> ■ Replacing approximately 85 million litres per day of licensed water abstraction that is no longer environmentally sustainable ■ Meeting the demand for water from the additional 1.6 million people expected to be living in the region ■ Coping with potential low river flows during dry periods as a result of climate change ■ Ensuring that investment is made at an appropriate rate to address asset deterioration as the network ages. 	deliverable without harming water quality. Water efficiency and reuse measures should be considered in the development of Cheltenham LP policies. The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.
Severn Vale Catchment Abstraction Management Strategy (CAMS), (Environment Agency, 2013)	The CAMS sets out how water resources are managed in the Severn Vale area. It provides information about where water is available for further abstraction and an indication of how reliable a new abstraction licence may be.	Sets abstraction licenses and limits to abstraction in terms of quantity and duration. The CAMS contributes to the Water Framework Directive by: <ul style="list-style-type: none"> ■ Providing a water resource assessment of rivers, lakes, reservoirs, estuaries and groundwater ■ Identifying water bodies that fail flow conditions expected to support good ecological status ■ Preventing deterioration of water body status due to new abstractions ■ Providing results which inform RBMPs 	The Cheltenham LP will provide the strategic direction for future growth. This should consider water usage and the potential effect of increased abstraction on the Severn. The IA should consider the potential effects, including cumulative effects, of the Cheltenham LP on the water environment and propose mitigation measures where necessary.
Local			
Strategic Flood Risk Assessment (Level 1 and	The aim of the SFRA Level 1 is to map all forms of flood risk and use this as	SFRAs are an integral part of the planning process, and are there to assist the	The Cheltenham LP will need to consider the detailed findings of the

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
2)	<p>an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (Zone 1), 'medium' (Zone 2) and 'high' (Zone 3) risk are mapped using data from a variety of sources, including the Environment Agency (Midlands and Thames regions), Gloucestershire Highways, Severn Trent, British Waterways and the district councils.</p> <p>A Level 2 Strategic Flood Risk Assessment was commissioned by the Joint Core Strategy authorities and published in 2012. This provides a more detailed assessment of areas which have been identified as potential development locations and it uses the information from SFRA Level 1 to determine which areas require a further assessment of flood risk.</p>	<p>decision making process, guiding development towards areas of lowest flood risk. SFRAs are at the core of the NPPF 2012. The aims of NPPF 2012 are to ensure that flood risk is taken into account at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk.</p>	<p>level 1 and 2 SFRA in developing proposals for new development.</p> <p>The SFRA should inform the IA, in particular the appraisal of potential site options.</p>

C) Energy & Climate Change

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
Kyoto Protocol (1997) and the Doha Amendment to the Kyoto Protocol (2012)	There is a need to limit greenhouse gases in order to reduce the threat of global warming that leads to climate change. The amendment includes; a second commitment period between 2013 and 2020, a revised list of greenhouse gases to be reported, and an amendment to articles specifically referencing issues pertaining to the first commitment period.	In the first commitment the UK committed to cutting its emissions to 12.5% below 1990 levels by 2012, and the European Union to an 8% reduction on 1990 levels by 2012. The second commitment seeks to achieve a further reduction of 18% below the 1990 baseline level in the period 2013-2020.	<p>The Cheltenham LP should include policies that seek reduce emissions and contribute to meeting the requirements of the protocol.</p> <p>The IA should consider the potential effects of the Cheltenham LP on traffic levels as well as its potential to reduce the need to travel.</p>
United Nations Framework Convention on Climate Change 2007	Countries should protect the world's climate.	<ul style="list-style-type: none"> ■ Countries should enact effective environmental legislation to control greenhouse gas emissions and should ensure the ■ functioning of natural processes that can remove some of the gases from the atmosphere ■ Adopt national policies and take measures to limit emissions of greenhouse gases ■ Protect and improve forests and oceans, that act as sinks and reservoirs for greenhouse gases 	<p>The Cheltenham LP should include policies that seek to reduce emissions and minimise the causes of climate change. The Cheltenham LP should promote the development of carbon sinks.</p> <p>The IA should consider the potential effects of the Cheltenham LP on traffic levels as well as its potential to reduce the need to travel.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
National			
Energy Act 2011	The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to the framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.	The Act has three principal objectives: tackling barriers to investment in energy efficiency; enhancing energy security; and enabling investment in low carbon energy supplies.	The Cheltenham LP should include policies on energy efficiency and encouraging low carbon technologies.
Climate Change Act 2008	A legally binding framework to tackle the causes and consequences of climate change.	<p>Requirements include:</p> <ul style="list-style-type: none"> ■ An aim to improve carbon management and help the transition towards a low carbon economy in the UK; ■ Legally binding targets: Reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%; ■ On adaptation the Government must report at least every five years on the risks to the UK of climate change, and publish a programme setting out how these impacts will be addressed. The Act also introduces powers for Government to require public bodies and statutory undertakers to carry out their own risk assessment and make plans to address those risks. 	<p>The Cheltenham LP will need to include policies to mitigate and adapt to climate change, including from development and transport impacts.</p> <p>The IA should consider the potential effects of the Cheltenham LP on traffic levels as well as its potential to reduce the need to travel.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
SEA and Climate Change: Guidance For Practitioners, Natural England, Environmental Agency et al, 2007	<p>Suggests how climate change issues can be considered in SEA in England and Wales. It presents information on the causes and impacts of climate change and potential adaptation and mitigation measures.</p>	<p>No targets, objectives or indicators. This document provides practical guidance for undertaking SEA.</p>	<p>The Cheltenham LP will be subject to SEA.</p> <p>The IA process will be designed to accommodate the requirements of SEA and the IA should consider the potential effects of the Cheltenham LP on traffic levels as well as its potential to reduce the need to travel.</p>
Zero carbon homes: Impact assessment (DCLG, 2011)	<p>From 2016, developers will be required to deal with all emissions from new build homes that fall under the scope of building regulations. A specified portion of this will have to be dealt with on-site through energy efficiency measures such as insulation and onsite renewables such as solar panels. The remaining emissions can be dealt with through offsite measures, the mechanism for which has yet to be decided.</p>	<p>To ensure that from 2016 new homes do not add additional carbon to the atmosphere but contribute to the UK meeting its climate change targets. This will be achieved by improving the fabric energy efficiency of new homes and through driving increased use of low and zero carbon technologies.</p>	<p>The Cheltenham LP will need to account for the government's approach to zero carbon homes and will need include policies that comply with the 2016 zero carbon target.</p>
National Planning Policy Framework (NPPF) (DCLG, 2012)	<p>The NPPF supports the transition to a low carbon future in a changing climate, taking full account of flood</p>	<p>To create a low carbon future, Authorities should:</p> <ul style="list-style-type: none"> ■ plan for new development in locations 	<p>The National Planning Policy Framework must be taken into account in the preparation of the</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	<p>risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>and ways which reduce greenhouse gas emissions;</p> <ul style="list-style-type: none"> ■ actively support energy efficiency improvements to existing buildings; and ■ when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards. 	<p>Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
<p>Planning and Energy Act 2008</p>	<p>An Act to enable local planning authorities to set requirements for energy use and energy efficiency in local plans.</p>	<p>A local planning authority in England may in their development plan documents, and a local planning authority in Wales may in their local development plan, include policies imposing reasonable requirements for—</p> <p>(a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;</p> <p>(b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;</p> <p>(c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.</p>	<p>The Cheltenham LP should consider including policies which impose reasonable requirements.</p> <p>The IA should consider the potential effects of the Cheltenham LP on energy use and efficiency.</p>
<p>Climate Change: The UK Programme 2006</p>	<p>The UK's programme is a significant contribution to the global response to climate change. It sets out a strategic, far reaching package of policies and measures across all</p>	<p>Cutting UK Carbon Dioxide emissions by 60% by 2050. Indicator: amount of energy generated from renewable sources</p>	<p>The Cheltenham LP should encourage the use of renewable energy and promote renewable energy generation.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	sectors of the economy, to achieve the targets set.	Indicator: number of new dwellings achieving level 6 Code for Sustainable Homes (carbon neutral status).	The IA should consider the potential effects of the Cheltenham LP on renewable energy use and efficiency.
Regional			
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014	The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.	The Plan seeks to mitigate against the causes of climate change, and adapt to the existing impacts of climate change through; Policy SD4 on Sustainable Design and Construction; Policy SD10 protecting and enhancing biodiversity and geodiversity; Policy SD15 on Health and Environmental Quality; Policy INF1 that promotes sustainable and efficient access to the transport network; Policy INF3 that seeks to reduce flood risk in new development and reduce the risk of adverse impacts on people, the economy and the environment; and Policy INF6 which promotes and sets the parameters for renewable energy and low carbon energy development.	The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework. The IA of the Cheltenham LP will be informed by the IA carried out for the JCS.
Warming to the idea - Building resilience to extreme weather and Climate change in the South West Climate South West (2010)	Reports on the likely effects of climate change on the South West Region. It is based on a study commissioned by a partnership of key regional stakeholders, Climate South West.	<ul style="list-style-type: none"> ■ Describe the climate change scenarios projected for the South West in the coming century; ■ Identify the likely impacts of such change; ■ Suggest actions to respond to the challenges and opportunities presented by these impacts. 	The Cheltenham LP should seek to reduce the causes of climate change but must also ensure that future development can adapt to the possible consequences of change. The IA should consider the potential effects of the Cheltenham LP with regard to climate change.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>Gloucestershire Energy Strategy 2007 - 2017</p>	<p>Strategy aims to put Gloucestershire on the path to dramatically increase its current sustainable electricity generating capacity to reach a target of 40 MW by 2010 - retaining a greater part of the estimated £700m annual energy bill, of which over 98% currently leaves the local economy</p>	<p>Strategy also aims to:</p> <ul style="list-style-type: none"> ■ Guide and encourage the County in using best practice to cut carbon emissions from energy use in all sectors, and make a real contribution to the global effort to reduce the risks from climate change. ■ Enable every resident to have access to the basic energy services they need to have a good quality of life at an affordable price, reducing the high number of households that cannot afford to keep warm at a reasonable cost. 	<p>The Cheltenham LP needs to ensure carbon reduction is a key feature of plan policies.</p>

D) Landscape and Cultural heritage

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
Convention on the Protection of the Archaeological heritage of Europe, Revised 1992	The Valletta Treaty or Malta Convention is an initiative from the Council of Europe. The treaty aims to protect the European archaeological heritage 'as a source of European collective memory and as an instrument for historical and scientific study. All remains and objects and any other traces of humankind from past times are considered elements of the archaeological heritage. The notion of archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.	Articles 3 and 4 of the Convention concerns requirements of Member States to preserve and protect archaeological heritage. Article 5 requires member states to involve archaeologists in developing plans and decision making.	The preservation and protection of archaeological heritage is an important issue, especially when considering the selection of development sites.
Unesco World Heritage Convention	Authored by the UN Educational, Scientific and Cultural Organisation and published in 1972. Each state signed up to the Convention has to ensure the identification, protection, conservation, presentation and transmission to future generations of the cultural and national heritage	To establish an effective system of collective protection of the cultural and natural heritage of outstanding universal value, organised on a permanent basis and in accordance with modern scientific methods.	The Cheltenham LP should include strong policies that ensure the protection of the plan area's unique heritage.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>Convention for the Protection of the Architectural Heritage of Europe adopted at Granada on 3/10/1985 (European Treaty Series No. 121)</p>	<p>situated on its territory.</p> <p>The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.</p>	<p>Article 2 concerns the requirement to Identify properties to be protected.</p> <p>Articles 3 - 5 set out the procedures to statutorily protect architectural heritage. Articles 10 – 13 concern the requirement to develop and adopt conservation policies and to foster both the use of protected properties in the light of the needs of contemporary life and the adaptation when appropriate of old buildings for new uses.</p>	<p>The Cheltenham LP should include strong policies that ensure the protection of the plan area's heritage but also to allow for contemporary use and adaption when appropriate.</p>
<p>European Landscape Convention 2004</p>	<p>The aims of the convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.</p>	<p>General measures include:</p> <ul style="list-style-type: none"> ■ Recognise landscapes in law as an essential component of people's surroundings and a foundation of their diversity. ■ Establish and implement landscape policies aimed at landscape protection, management and planning through the adoption of specific measures. ■ Establish procedures for the participation of regional/local authorities, general public and other parties with an interest in the formulation of the landscape policies. ■ Integrate landscape into regional and town planning policies and into 	<p>The Cheltenham LP should include strong policies that ensure the protection of the plan area's landscape.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		environmental, cultural, agricultural, social and economic policies.	
National			
The Government's Statement on the Historic Environment for England (DCMS, 2010)	The Government Statement presents a vision for realising the potential of the historic environment and recognising the contribution that it makes to our collective aims.	Its vision is "that the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation". The Statement sets out the value of heritage for all of these aspects and the role of Government and of its partners in recognising this. It presents six broad strategic aims for the future: strategic leadership, a protective framework, local capacity, public involvement, direct ownership and a sustainable future.	The Cheltenham LP should include strong policies that ensure the protection of the plan area's unique heritage.
National Planning Policy Framework (NPPF) (DCLG, 2012)	Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.	<ul style="list-style-type: none"> ■ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; ■ the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; ■ the desirability of new development making a positive contribution to local character and distinctiveness; and ■ opportunities to draw on the contribution made by the historic 	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>environment to the character of a place.</p>	
<p>National Planning Policy Framework (NPPF) (DCLG, 2012) – Open space</p>	<p>The NPPF defines Open space as 'all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</p>	<p>Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision are required.</p> <p>Policies should seek to protect existing open space, sports and recreational buildings and land, including playing fields, unless:</p> <ul style="list-style-type: none"> ■ an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ■ the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or ■ the development is for alternative sports and recreational provision, the needs for which clearly outweigh the 	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>The IA should include the consideration of open space and potential effects health and well-being. IA Objectives will be clearly linked to relevant sections within the NPPF.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>National Planning Policy Framework (NPPF) (DCLG, 2012) – Green belts</p>	<p>The NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p>	<p>loss.</p> <p>Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p>	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
<p>The National Heritage Protection Plan (NHPP) 2011 - 2015</p>	<p>This Plan is principally but not exclusively focused on how EH will deploy its own resources and those it provides to others in order to deliver projects in the Plan. EH will ensure that its delivery centres on those activities that only it can do, or can do more efficiently and effectively than others. However, the intention is that annual reviews of the Plan will provide a framework that will:</p> <ul style="list-style-type: none"> ■ encourage greater collaborative working between partner organisations; ■ capture the priorities and aspirations of the wider community; ■ help deliver those aspirations, within the resources available; ■ become in time a 	<p>The Plan is divided into four main stages: Foresight, Threat, Understanding, and Responses. It is supported by a range of wider strategic functions and activities carried out by English Heritage and the sector.</p> <p>The heart of delivery of the NHPP is the Action Plan. It arranges the flow of foresight; assessing and responding to threat; understanding what is threatened; and delivering appropriate protection and/or management responses into eight separate Measures:</p> <ol style="list-style-type: none"> 1. Foresight 2. Strategic Threat: Assessment and Response 3. Understanding: Recognition/Identification of the Resource 4. Understanding: Assessment of Character and Significance 	<p>The Cheltenham LP should include strong policies that ensure the protection of the plan area's unique heritage.</p> <p>The IA should consider the potential effects of the Cheltenham LP on heritage assets and their setting.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	comprehensive overview of planned work.	5. Responses: Protecting Significance 6. Responses: Managing Change 7. Responses: Protecting and Managing English Heritage Historic Properties 8. Responses: Grant-aid for Protection	
Planning (Listed Buildings and Conservation Areas) Act 1990	An Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.	This act places a statutory duty on local planning authorities in the exercise of their planning functions to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Sections 16 and 66) and to preserve or enhance the character or appearance of conservation areas (Section 72). It also gives statutory powers to local authorities to prevent deterioration and damage to listed buildings (Sections 47-56) and to offer grants for repair and maintenance (Section 57-58) and enforcement powers against damage to listed buildings (Section 59) and unauthorized works to listed buildings (Section 9).	The Cheltenham LP should include strong policies that ensure the preservation (or enhancement) of the plan area's unique heritage. The IA should consider the potential effects of the Cheltenham LP on heritage assets and their setting.
Ancient Monuments and Archaeological Areas Act 1979	An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for	<u>Part I concerns the protection of Ancient Monuments.</u> <u>Part II concerns the designation of areas of archaeological importance.</u>	The Cheltenham LP should include strong policies that ensure the protection of Ancient Monuments and Areas of Archaeological Importance. The IA should consider the potential effects of the Cheltenham LP on heritage assets and their setting.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	<p>the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.</p>		
Regional/Sub-regional			
<p>Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014</p>	<p>The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.</p>	<p>The JCS seeks to protect and enhance valued landscapes and important heritage assets through; Policy SD6 on the Green Belt; Policy SD7 on Landscapes; Policy SD8 that specifically seeks to protect and enhance the Cotswolds Area of Outstanding Natural Beauty; Policy SD9 on the Historic Environment; Policy SD10 on Biodiversity and Geodiversity; Policy SD15 on Health and Environmental Quality; and Policy INF4 on Green Infrastructure.</p>	<p>The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework.</p> <p>The IA for the Cheltenham LP will be informed by the IA for the JCS.</p>
<p>Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) Historic Environment Assessment 2014</p>	<p>The assessment reviews the historic environment for nine areas proposed for housing and employment development in the JCS.</p>	<p>The goals of the assessment are:</p> <ul style="list-style-type: none"> ■ An assessment of the potential for heritage assets to survive within the area of study ■ An assessment of the importance of the known or predicted heritage assets considering their valued components ■ Strategies for further evaluation, intrusive or non-intrusive, where the nature, extent or importance of the 	<p>The Cheltenham LP should consider the findings of the Historic Environment Assessment and the evidence it produces.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>resource is not sufficiently well defined</p> <ul style="list-style-type: none"> ■ An assessment of the impact of proposed development or other land use changes on the importance of the heritage assets and their settings ■ Proposals for further archaeological investigation, beyond evaluation, within a programme of research 	
<p>English Heritage - A Strategy for the Historic Environment in the South West 2004</p>	<p>English Heritage's vision for the strategy is: Our vision is of an historic environment that is widely recognised as one of the South West's key assets and strengths and is celebrated for its richness and diversity.</p> <p>It is an historic environment that makes a positive contribution to economic, social and environmental regeneration.</p> <p>It is conserved and enhanced both for our own benefit and that of future generations.</p>	<p>No targets, Indicators or Objectives.</p>	<p>The Cheltenham LP will inevitably have an effect on the historic environment of the area.</p> <p>The IA should consider the potential effects of the Cheltenham LP on heritage assets and their setting.</p>
<p>Cotswolds AONB Management Plan 2013 – 18 (Cotswolds Conservation Board, 2013)</p>	<p>The Plan has three functions; to set the policies for the management of the Cotswolds AONB, to inform public bodies of the means by which they can demonstrate compliance with their statutory duty to have regard to the purpose of designation, and to guide the engagement of public bodies, landowners, businesses and individuals in the management of the</p>	<ul style="list-style-type: none"> ■ By 2018 it can be demonstrated that organisations and individuals responsible for land management and development management have conserved and enhanced the special qualities of the Cotswold landscape ■ By 2018 sustainable farming and forestry remain the primary means by which the distinctive landscapes of the 	<p>The Cheltenham LP will have to have regard to the AONB management Plan and should adhere to its principles. The Cheltenham LP should look to maintain and enhance the AONB and its setting.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on the</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	<p>AONB. The vision is for the Cotswolds in 20 years to be a landscape which:</p> <ul style="list-style-type: none"> ■ retains its remarkable visual unity and scenic diversity ■ is richer in nature, and where historic heritage is conserved ■ is home to vibrant communities supported by a sustainable local economy ■ provides a warm welcome and high quality experience for everyone seeking inspiration, tranquillity and to be active outdoors ■ is adapting successfully to a changing climate and economic conditions 	<p>Cotswolds are managed</p> <ul style="list-style-type: none"> ■ By 2016 national and local agencies have put in place policies and guidance to implement the sustainable provision and use of natural resources in the Cotswolds AONB ■ By 2018 relevant organisations have demonstrably better identified, recorded and promoted, the distinctive historic and cultural and natural heritage of the Cotswolds AONB, which is better understood by residents and visitors ■ By 2014 relevant organisations have strengthened landscape-scale restoration and the re-linking and management of habitats to reverse ecological fragmentation and to improve the resilience of the Cotswold landscape, habitats and water environment to the effects of climate change ■ By 2014 national and local development management and transport authorities and agencies have policies and guidance to make decisions which conserve and enhance the special qualities of the AONB, maintain local distinctiveness, provide services and support a buoyant rural economy 	<p>landscape, which includes the Cotswolds AONB and its setting.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
Gloucestershire Landscape Character Assessment 2006 – Gloucestershire County Council	The purpose of the Gloucestershire Landscape Character Assessment is to observe, analyse, describe and classify these variations and distinctive patterns.	Comprises a landscape character assessment of the Severn Vale, the Upper Thames Valley area and the land on the northern fringe of the Cotswolds AONB within the Vale of Moreton and Vale of Evesham.	The Cheltenham LP should consider landscape character and must ensure that it is preserved. [note – updated version available at the local level] The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on the landscape.
Local			
Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council (2013) Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis	The purpose of the GCT Landscape Characterisation Assessment and Sensitivity Analysis is to analyse, describe and classify landscape patterns across the JCS area.	Protect sensitive and key landscape characters within the JCS area.	The Cheltenham LP should consider landscape character and must ensure that it is preserved. This will inform the IA of the Cheltenham LP. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on the landscape.
Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB within the Cheltenham Borough Administrative Area (2015) Cheltenham Borough Council	In a process of examining all reasonable options, the council have commissioned an assessment of the landscape character and sensitivity of the landscape, the visual amenity and the value and potential capacity to accommodate new development in the AONB and urban fringe area.	Provide evidence for the determination and protection of sensitive and key landscape character areas in the Borough.	The assessment provides pertinent information which will help to inform the choice of potential sites for release from the urban edge and the Cotswolds AONB in the emerging Cheltenham Plan. The study will also inform the IA of the Cheltenham LP. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on the landscape.

E) Biodiversity, Fauna and Flora

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
EU Directive on the Conservation of Wild Birds (79/409/EEC)	To help towards halting biodiversity decline by the year 2010 by protecting the natural bird species across the EU.	Conserve naturally occurring bird species and designate Special Protection Areas (SPA) around important habitats.	<p>The Cheltenham LP will be subject to Habitats Regulations Assessment.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on European Sites.</p>
Convention on Biological Diversity 1992	The world's biological diversity is valuable for ecological, genetic, social, economic, scientific, educational, cultural, recreational and aesthetic reasons. The conservation and sustainable use of biological diversity are of critical importance to meet the food, health and other needs of the growing world population.	<ul style="list-style-type: none"> ■ Develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity ■ Make conservation and sustainable use of biological diversity part of planning and policy making ■ Establish laws to protect threatened species, develop environmentally sound development around these areas ■ Use environmental impact assessment, with public 	<p>The Cheltenham LP should promote biological diversity and should seek to avoid any detrimental effects on species and habitats.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on biodiversity</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>participation, on projects that threaten biological diversity, in order to avoid or minimise damage</p>	
<p>IUCN Red List of Threatened Species – A Global Species Assessment (1994)</p>	<p>The Red List is an objective global approach for evaluating the conservation status of plant and animal species.</p>	<p>Detailed status and indicators for plant and animal species.</p>	<p>The Cheltenham LP will consider the potential impacts that future developments could have upon plant and animal species.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on biodiversity.</p>
<p>EU Habitats Directive (EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)) 1992</p>	<p>To promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements, this Directive makes a contribution to the general objective of sustainable development, whereas the maintenance of such biodiversity may in certain cases require the maintenance, or indeed the encouragement, of human activities.</p>	<ul style="list-style-type: none"> ■ Designate special areas of conservation in order to create a coherent European ecological network according to a specified timetable ■ Allow the designation in exceptional cases of a site which has not been proposed by a member state but which the community considers essential for either the maintenance or the survival of a priority natural habitat type or a 	<p>The Cheltenham LP will be subject to Habitats Regulations Assessment.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on European Sites.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>priority species</p> <ul style="list-style-type: none"> ■ Appropriate assessment must be made of any plan or programme likely to have significant effect in the conservation objectives of a European site which has been designated or is to be designated in the future ■ Planning and development policies should encourage the management of features of the landscape which are of major importance for wild flora and fauna 	
National			
<p>The Conservation of Habitats and Species Regulations 2010 (as amended)</p>	<p>These Regulations consolidate the Conservation (Natural Habitats, &c.) Regulations 1994(1) ("the 1994 Regulations"). They also implement aspects of the Marine and Coastal Access Act 2009(2) ("the Marine Act").</p>	<p>These Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("the Habitats Directive").</p> <p>Part 6 – Assessment of plans and projects Regulations 60 to 67 require the effect on a European site to be</p>	<p>The Cheltenham LP will be subject to Habitats Regulations Assessment.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>considered before the granting of consents or authorisations of a kind specified in regulations 68 to 101, including the grant of planning permission, consents under the Electricity Act 1989, authorisations under the Pipe-lines Act 1962, orders under the Transport and Works Act 1992, environmental permits, abstraction licences and marine works. Regulation 61 provides that a competent authority may not authorise a plan or project that may adversely affect the integrity of a European site, subject to the exceptions set out in regulation 62 (considerations of overriding public interest).Chapter 8 of Part 6 sets out similar requirements in relation to land-use plans and national policy statements.</p>	<p>Cheltenham LP on European Sites.</p>
<p>Wildlife and Countryside Act 1981 (as amended)</p>	<p>The act implements the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas).</p>	<p>Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.</p> <p>Indicators: species monitoring.</p>	<p>The requirements of the Act will need to be taken into account.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
			Cheltenham LP on biodiversity.
Natural Environment and Rural Communities Act 2006	An Act that makes provision about: bodies concerned with the natural environment and rural communities; wildlife, sites of special scientific interest, National Parks and the Broads; Inland Waterways Amenity Advisory Council. Also amends the law relating to rights of way; includes administrative arrangements in connection with functions relating to the environment and rural affairs.	Outlines Natural England's purpose as including: (a) promoting nature conservation and protecting biodiversity, (b) conserving and enhancing the landscape, (c) securing the provision and improvement of facilities for the study, understanding and enjoyment of the natural environment, (d) promoting access to the countryside and open spaces and encouraging open-air recreation, and (e) contributing in other ways to social and economic well-being through management of the natural environment.	The Cheltenham LP team will need to work closely with NE as a statutory consultee to ensure the protection and enhancement of the natural environment. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on the natural environment.
Countryside and Rights of Way Act 2000 (CRoW) 2000	CROW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation.	Emphasises the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI). The Act imposes a duty on public bodies, including WCC to have regard to the conservation and enhancement of the AONBs in the	The requirements of the Act will need to be taken into account. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on the

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>County.</p> <p>Indicators: area of land with open access increase/decrease in footpaths, bridleways, RUPPs.</p>	<p>natural environment.</p>
<p>National Planning Policy Framework (NPPF) (DCLG, 2012) – Natural environment</p>	<p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> ■ protecting and enhancing valued landscapes, geological conservation interests and soils; ■ recognising the wider benefits of ecosystem services; ■ minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; ■ preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and ■ remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. 	<p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.</p>	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
<p>UK Biodiversity Action Plan 1994 & Securing</p>	<p>The UK BAP is the UK Government's response to the Convention on Biological Diversity signed in 1992.</p>	<p>The key targets and indicators are picked up through the Local</p>	<p>See new Gloucestershire Biodiversity Framework</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
biodiversity: a new framework for delivering priority habitats and species in England	Securing biodiversity is a framework which has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy.	Biodiversity Action Plan	Plan.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	New biodiversity strategy for England which builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea.	The mission for this strategy, for the next decade, is: <i>to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</i>	The Cheltenham LP should seek to protect and enhance existing biodiversity and consider implications of climate change on biodiversity. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on biodiversity.
Planning for Biodiversity and Geological conservation: A Guide to Good Practice 2006	The NPPF supersedes Planning Policy Statement 9: Planning for the Historic Environment (PPS9) as Government Policy on the management of change to the Historic Environment in England. The PPS9 Practice Guide remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy.	No targets, Indicators or Objectives. Provides interpretation of policy.	The Cheltenham LP should consider the guidance in the development of natural environment policies.
Regional			
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS)	The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure	The Plan seeks to protect and enhance biodiversity and geodiversity in the Plan area	The JCS must be taken into account in the preparation of the

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
(Submission Version) 2014	up to 2031.	through; Policy SD10 on Biodiversity and Geodiversity; and Policy INF4 on Green Infrastructure.	Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework. The IA of the Cheltenham LP will be informed by the IA carried out for the JCS.
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) Green Infrastructure Strategy 2014	The GI Strategy focuses on connectivity and water, with a vision where anyone in an urban area can walk out of their home or workplace and by going through a series of interconnected green spaces emerge into the strategic GI of the River Severn and its washlands or the Cotswolds AONB.	For every resident within the JCS area to be within 300m (5 minutes walk time) access of a green infrastructure corridor / asset. This corridor / asset will be multifunctional and link to the wider GI asset and ultimately to the strategic GI of the Cotswolds AONB or the Severn and its washlands.	The Cheltenham LP will need to consider its effect on biodiversity and should look to preserve or enhance it. The IA should consider the potential effects of the Cheltenham LP on GI. It should also consider indirect effects on health and well-being, biodiversity and the landscape.
A Local Delivery Plan for Biodiversity: a new framework for delivering Priority	To provide clear strategic objectives and priorities, through an agreed joint work programme, for the development of the Gloucestershire Local Nature Partnership and the implementation of the	Vision: A landscape rich in wildlife, where wild species and habitats are part of healthy, functioning ecosystems that are well-managed	The Cheltenham LP should consider the requirements of the habitats and species set

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>Habitats and Species in Gloucestershire</p>	<p>Gloucestershire Biodiversity Framework Delivery Plan (Local Biodiversity Action Plan). For further details see http://gloucestershirebiodiversity.net/actionplan/indix.php</p>	<p>and valued by everyone. The conservation of biodiversity is a natural consideration of policies and decisions and is integrated with social, cultural and economic activities.</p> <p>Strategic Objective 1: Enhance and protect biodiversity by preventing habitat loss and degradation to secure healthy, functioning ecosystems</p> <p>Strategic Objective 2: Facilitate the adaptation of the natural environment so that it can be resilient to climate change</p> <p>Strategic Objective 3: To realise fully the true value of Gloucestershire's natural environment as a foundation for sustainable development and the health and well-being of our local communities.</p> <p>Strategic Objective 4: Develop the Gloucestershire Local Nature Partnership so that it is financially sound, well supported and effective in delivering its work programme</p>	<p>out in the Plan and should aim to maintain or enhance wider biodiversity.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on biodiversity.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>A Strategic Framework for Green Infrastructure in Gloucestershire (Gloucestershire Local Nature Partnership, 2014)</p>	<p>Mission Statement: "To improve the prospects for Gloucestershire's natural environment while demonstrating its vital role in our health and well-being, its significant contribution to a thriving economy and to a better quality of life for all".</p>	<p>through enhanced joint working.</p> <p>Key Objectives include:</p> <ul style="list-style-type: none"> ■ Ensure that there is functional and well connected strategic green infrastructure across the County ■ Maximise opportunities to improve both strategic green infrastructure and more local GI ■ Continue to work in partnerships ■ Ensure that the multifunctional benefits of GI are understood by all stakeholders ■ Ensure that GI principles are embedded in policies that guide change in the County ■ Secure funding to deliver improvements to GI ■ Record, store and evaluate data that will add to our understanding of the role and importance of GI 	<p>The Cheltenham LP will need to consider its effect on biodiversity and should look to preserve or enhance it.</p> <p>The IA should consider the potential effects of the Cheltenham LP on GI. It should also consider indirect effects on health and well-being, biodiversity and the landscape.</p>
Local			
<p>Local Green Spaces Study Report (2015) GRCC for Cheltenham Borough Council</p>	<p>The study, through consultation with local communities, identifies sites that could be considered for inclusion within the emerging Cheltenham LP as designated Local Green Spaces.</p>	<p>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</p>	<p>The Cheltenham LP can be informed through this process of consultation of locally important green spaces that community groups wish to protect</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		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.	and enhance in the future growth of the Borough.

F) Air Quality

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
<p>EU Air Quality Framework Directive (Directive 96/62/EC) 1996</p> <p>Directive 99/30/EC (the first Air Quality Daughter Directive) sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>Directive 2000/69/EC (the second Air Quality Daughter Directive) sets ambient air limit values for benzene and carbon monoxide.</p> <p>Directive 2002/3/EC (the third Air Quality Daughter Directive) sets ambient air limit values for ozone.</p> <p>Directive 2004/107/EC (the fourth Air Quality Daughter Directive) on</p>	<p>Sets out and EU wide system for setting binding air quality objectives for specific pollutants to protect human health and the environment.</p> <p>The first Air Quality Daughter Directive sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>The second Air Quality Daughter Directive sets ambient air limit values for benzene and carbon monoxide.</p> <p>The third Air Quality Daughter Directive sets ambient air limit values for ozone.</p> <p>The fourth Air Quality Daughter Directive sets target values for all the pollutants except mercury.</p>	<ul style="list-style-type: none"> ■ Member States must put in place systems for assessing the quality of ambient air based upon common methods and criteria ■ Member States must maintain ambient air quality where it is good and improve in other cases, by means of plans and programmes for action. <p>The daughter Directives set specific limit values for air quality.</p>	<p>The Cheltenham LP should consider the maintenance or improvement of air quality.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
ambient air quality assessment and management.			
Directive 2008/50/EC on Ambient Air Quality	Sets limits for concentrations of pollutants in outdoor air. This legislation merges most of the existing legislation into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives.	There are new air quality objective for fine particles (PM2.5) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target. Includes the possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values.	The Cheltenham LP should consider the maintenance or improvement of air quality. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.
National			
Environment Act Part IV- LAQM 1995	Requires local authorities to review and assess the current and likely future, air quality in their areas.	Where an Local Authority considers that one or more of the air quality objectives, as prescribed in regulations, is unlikely to be met by the required date, it must declare an air quality management area (AQMA), covering the area where the problem is expected. It must then draw up an action plan setting out the measures it intends to take in pursuit of the air quality objectives in the area.	The Cheltenham LP should seek to reduce air pollution and improve air quality, especially as the whole Borough is a designated Air Quality Management Areas (AQMA). The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007 (DEFRA)	The Strategy provides a clear, long-term vision for improving air quality in the UK and offers options for further consideration to reduce the risk to health and the environment from air pollution.	<ul style="list-style-type: none"> ■ The primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible. ■ • The aim is to have a steady decrease in ambient levels of pollutants towards the objectives over the period of the implementation. 	The Cheltenham LP should seek to reduce air pollution and improve air quality, especially as the whole Borough is a designated Air Quality Management Areas (AQMA). The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
National Planning Policy Framework (NPPF)(DCLG, 2012)	It sets out the core planning principles and policies for England and how they are expected to be applied. It provides guidance for LPAs and decision-takers, both in drawing up plans and making decisions about planning applications.	The key objective is to ensure that both new and existing development are prevented from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptably poor levels of air quality.	The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP. IA Objectives will be clearly linked to relevant sections within the NPPF.
Regional/Sub-regional			
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014	The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.	The Plan seeks to protect and improve air quality through; Policy SD4 on Sustainable Design and Construction; Policy SD15 on Health and Environmental Quality; and Policy INF2 on the Safety and Efficiency of the Transport Network	The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework. The IA for the Cheltenham LP will be informed by the IA carried out for the JCS.
Gloucestershire Joint Core Strategy Strategic Air Quality Services 2014	The report assesses the cumulative impacts on air quality of the development proposals identified in the Draft for Consultation Joint Core Strategy for 2031.	For strategic air quality the main potential effects of the JCS will be related to changes in emissions of road traffic as a result of changes to the local traffic network. The work focuses on this main potential effect.	The Air Quality Assessment should be considered in the preparation of the Cheltenham LP. The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.
Air Quality Strategy for Gloucestershire, 2004 – Gloucestershire County Council.	Provides an important framework for maintaining good air quality and improving upon poor air quality over the years ahead.	No specific targets, indicators or objectives.	The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>The 2010 Air Quality Updating and Screening Assessment.</p>			
<p>Local</p>			
<p>Air Quality Action Plan (2014) Cheltenham Borough Council</p>	<p>The Action Plan lays out a number of actions that if implemented could have a positive impact on air quality within Cheltenham.</p>	<p>The main aim of the Action Plan is to deliver improved air quality across the Borough of Cheltenham and specifically in those areas that currently do not meet the air quality objective for nitrogen dioxide.</p>	<p>The Action Plan will assist in reducing exceedances in air quality objectives, the Cheltenham LP should seek to support the actions outlined in this plan.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on air quality.</p>

G) Waste, Minerals & Soil

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
EU Landfill Directive (99/31/EC)	The Directive introduces stringent technical requirements for the operation of landfills. It is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.	<ul style="list-style-type: none"> ■ By 2010 to reduce biodegradable municipal waste land filled to 75% of that Produced in 1995. ■ By 2013 to reduce biodegradable municipal waste land filled to 50% of that produced in 1995. ■ By 2020 to reduce biodegradable municipal waste land filled to 35% of that produced in 1995. 	<p>The Cheltenham LP should aim to include proposals that will assist in meeting the targets set in the directive.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>
Directive 2008/98/EC on waste (Waste Framework Directive)	Directive 2008/98/EC sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.	<p>The Directive lays down some basic waste management principles: it requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest.</p> <p>The Directive introduces the "polluter pays principle" and the "extended producer responsibility". It incorporates provisions on hazardous waste and waste oils (old Directives on hazardous waste and waste oils being repealed with the effect from 12 December 2010), and includes two new</p>	<p>The Cheltenham LP should consider policies that would reduce waste arisings. It should also consider the possibility of utilising waste as a means of power generation.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		recycling and recovery targets to be achieved by 2020: 50% preparing for re-use and recycling of certain waste materials from households and other origins similar to households, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste. The Directive requires that Member States adopt waste management plans and waste prevention programmes.	
National			
Government Review of Waste Policy in England 2011	The review of waste policy in England (2011) set out 13 commitments that will set us on the path towards a zero waste economy. It prioritises efforts to manage waste in line with the waste hierarchy and reduce the carbon impact of waste.	Aims to develop a new National Waste Management Plan by the end of 2013.	None.
Waste Management Plan For England, 2013	The Waste Strategy for England, together with the NPPF and local waste management plans, implements the EC Waste Directive. The strategy's core aim is to bring current waste management policies under the umbrella of one national plan. The Plan seeks to promote better quality recycling and where required, new collections and infrastructure.	<ul style="list-style-type: none"> ■ By 2020, at least 50% by weight of waste from households is prepared for re-use or recycled ■ By 2020, a least 70% by weight of construction and demolition waste is subjected to material recovery. 	<p>The Cheltenham LP will not directly deal with waste policy. However, the Cheltenham LP can facilitate waste management and require new development to promote reduction, reuse and recycling.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>
National Planning Policy Framework (NPPF) (DCLG, 2012)	It sets out the core planning principles and policies for England and how they are expected to be	In performing an environmental role planning should contributed to protecting and enhancing our natural, built and	The National Planning Policy Framework must be taken into account in the preparation of the

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	<p>applied. It provides guidance for LPAs and decision-takers, both in drawing up plans and making decisions about planning applications.</p>	<p>historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Local planning authorities should set out the strategic priorities for the area in the Local Plan which should deliver waste management.</p>	<p>Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
Regional and sub-regional			
<p>Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014</p>	<p>The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.</p>	<p>The Plan does not deal directly with waste which is coordinated at the County level. However the Plan does seeks to reduce waste within design and construction (Policy SD4) requiring a waste minimisation statement where appropriate, avoid unnecessary sterilisation of identified mineral resources. Policy SD15 on Health and Environmental Quality also seeks to protect the best and most versatile agricultural land and remediate contaminated land.</p>	<p>The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework.</p> <p>The IA for the Cheltenham LP will be informed by the IA carried out for the JCS.</p>
<p>Regional Waste Strategy for the South West 'From Rubbish to Resource' 2004 – 2020 – South West Regional Assembly</p>	<p>Aims to ensure that by the year 2020 over 45% of waste is recycled and reused and less than 20% of waste produced in the region will be land filled.</p>	<ul style="list-style-type: none"> ■ Reduce the amount of waste we all produce ■ Reuse as much as possible ■ Recycle ■ Recover as much value as we can from what is left ■ As a last resort: dispose of the left over 	<p>Waste policy will largely be dealt with by the County Council's Waste Core Strategy. However, the Cheltenham LP should encourage waste minimisation and promote the waste hierarchy.</p> <p>The IA should consider the potential</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>waste as close as possible to where it is produced</p> <ul style="list-style-type: none"> ■ Always look for solutions which give the best practicable outcome environmentally ■ Work together across geographic boundaries for more effective solutions to waste issues 	<p>effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>
<p>Gloucestershire Waste Core Strategy 2012</p>	<p>It explains how the County Council and its partners will address the issue of planning for waste management in Gloucestershire in the period 2012 to 2027.</p>	<p>Extract of the vision: 'By 2027 Gloucestershire is a clean, green, healthy and safe place in which to live, work and visit. Residents and businesses are fully aware of the economic and environmental importance of waste management, including its impact on climate change and proactively minimise their waste production to achieve 'zero-growth' across all waste streams by 2020.</p> <p>Five strategic objectives: Strategic Objective 1 – Waste Reduction Strategic Objective 2 – Re-use, Recycling and Composting Strategic Objective 3 – Other Recovery (including energy recovery) Strategic Objective 4 – Waste Disposal Strategic Objective 5 – Minimising Impact</p>	<p>The Cheltenham LP should consider waste policy and include policies that promote the waste hierarchy.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>
<p>Joint Municipal Waste Management Strategy 2007-2020 (JMWMS) (Gloucestershire Waste Partnership, 2008)</p>	<p>Provides a framework for the development of municipal waste management services through to 2020. Municipal waste includes household waste, street litter, and</p>	<p>The strategy has the following objectives:</p> <ul style="list-style-type: none"> ■ To further develop service design, communications and education programmes to promote waste 	<p>The Cheltenham LP should consider the objectives and targets in the preparation of the plan, and seek to maximise the benefits arising that support the achievement of the</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	<p>commercial wastes that are similar to household wastes.</p>	<p>minimisation and to maximise participation in sustainable waste management services, with the long term aim of transforming consumer behaviour and society's attitude to consumption and disposal</p> <ul style="list-style-type: none"> ■ To reduce Gloucestershire's municipal waste by addressing waste generation at the household level and further up the supply chain ■ To provide collection systems that enable all householders to segregate their waste, balancing optimised collection systems with a desire to maintain the quality and value of the materials collected for recycling and composting ■ To promote home and community composting where possible, and also provide facilities to compost biowaste that is collected at the kerbside and received at HRCs. ■ To provide residual waste treatment capacity to divert waste from landfill, and find or develop markets for recovered materials ■ To implement this Strategy through clear leadership, accountable decision-making, timely investment and resourcing. ■ To develop an effective partnership 	<p>waste strategy goals.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>between the seven Gloucestershire authorities and investigate the formation of a suitable organisational framework, including financial and operational interests, for delivering this Strategy.</p> <ul style="list-style-type: none"> ■ To reprocess waste materials at the most appropriate location; recycling locally wherever practical. ■ To encourage the reduction of hazardous waste arising's, and to segregate and safely treat or dispose of hazardous materials from the municipal waste stream. <p>Each objective has its own set of targets to be achieved within set timeframes.</p>	
<p>Gloucestershire Minerals Local Plan 2018-2032 (for consultation)</p>	<p>The Plan guides the future mineral developments in Gloucestershire.</p>	<p>The following are aims and objectives of the Minerals Local Plan:</p> <ul style="list-style-type: none"> ■ Maximising the use of secondary and recycled aggregates ■ Effectively managing mineral resources ■ Making provision for the supply of minerals ■ Protecting the built and natural environment ■ Protecting the health and well-being of local communities ■ Successfully restoring worked-out mineral sites ■ Efficient, effective and safe movement 	<p>The Cheltenham LP should consider the aims of the Minerals Local Plan, whilst bearing in mind that this is likely to soon be replaced by an updated version.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
Minerals Local Plan Options and Draft Policy Framework (2014)	<p>The Minerals Local Plan is a Development Plan Document. This means that when it is adopted, it will form part of the statutory development plan for Gloucestershire and will be used for determining planning applications for minerals development.</p>	<p>of minerals</p> <p>'By 2026 Gloucestershire will be a clean, green, healthy and safe place in which to live, work and visit. It will be a leading county in managing its mineral resources and a successful contributor towards the achievements of sustainable development, sustainable communities, and reducing the impacts of climate change.'</p>	<p>The Cheltenham LP should consider the aims and policies with regard to the efficient use of minerals resources.</p> <p>The IA should consider the potential effects of the Cheltenham LP on mineral safeguarded areas.</p>
Gloucestershire Waste Minimisation in Development Projects (SPD) (Gloucestershire County Council, 2006)	<p>Supplementary planning document providing guidance on how waste, generated during the construction and occupation of new developments, can be effectively minimised with smarter use of construction materials and increased recycling.</p>	<p>The principles of waste minimisation are:</p> <ul style="list-style-type: none"> ■ To design proposals sustainably; ■ To reduce the amount of waste generated from development; ■ To conserve natural resources through re-using waste arising from construction; ■ To re-use waste materials on-site to reduce transportation; ■ To use recycled materials where possible; ■ To reduce waste generation during the operational lifetime of the development, and facilitate recycling where waste does arise. 	<p>The Cheltenham LP should consider the principles of the SPD and include policies on waste minimisation.</p> <p>The IA should consider the potential effects, in particular cumulative effects, of the Cheltenham LP on waste and recycling.</p>

H) Communities & Housing

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
National			
The Localism Act (2011)	The Act aims to shift power from central government back into the hands of individuals, communities and councils. It aims for a radical shift in the balance of power and to decentralise power as far as possible to individuals, neighbourhoods, professionals and communities as well as local councils and other local institutions.	The Localism Act includes five key measures that underpin the Government's approach to decentralisation. <ul style="list-style-type: none"> ■ Community rights ■ Neighbourhood planning ■ Housing ■ General power of competence ■ Empowering cities and other local areas 	The Council's will need to consider the implications of the Localism Act in preparing the Cheltenham LP, in particular how neighbourhood plans can help deliver sustainable development in the plan area.
Welfare Reform Act (2012)	The Act introduces a wide range of reforms that aim to deliver the commitment made in the Coalition Agreement and the Queens Speech to make the benefits and tax credits systems fairer and simpler by: <ul style="list-style-type: none"> - creating the right incentives to get more people into work by ensuring work always pays; - protecting the most vulnerable in our society; and - delivering fairness to those claiming benefit and to the taxpayer. 	The Bill provides for the introduction of a 'Universal Credit' to replace a range of existing means-tested benefits and tax credits for people of working age, starting from 2013. Other areas include: <ul style="list-style-type: none"> ■ introduces Personal Independence Payments to replace the current Disability Living Allowance ■ restricts Housing Benefit entitlement for social housing tenants whose accommodation is larger than they need ■ up-rates Local Housing Allowance rates by the Consumer Price Index ■ amends the forthcoming statutory child maintenance scheme ■ limits the payment of contributory Employment 	The Cheltenham LP will reflect economic factors which will encourage and promote employment opportunities. The IA will consider how the Cheltenham LP and proposed development will help promote employment opportunities as well as improve existing service centres.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>and Support Allowance to a 12-month period</p> <ul style="list-style-type: none"> ■ caps the total amount of benefit that can be claimed. 	
<p>Our Shared Future, 2007 (Commission On Integration and Cohesion)</p>	<p>Our Shared Future sets out our practical proposals for building integration and cohesion at a local level.</p>	<ul style="list-style-type: none"> ■ Sense of shared futures ■ Emphasis on a new model of rights and responsibilities ■ New emphasis on mutual respect and civility ■ Deliver a visible social justice 	<p>The Cheltenham LP need to consider community cohesion and ensure that it promotes integrated communities.</p> <p>The IA should include consideration of how the Cheltenham LP will address inequalities.</p>
<p>Community Infrastructure Levy (2010)</p>	<p>Provides system to fund new local infrastructure through new development. CIL is a charge that will be payable by developers when they begin construction of new developments</p>	<p>Confirms the funding method for delivery of major aspects of the infrastructure requirements for development.</p>	<p>The IA can help to make recommendations for the infrastructure required.</p>
<p>National Planning Policy Framework (NPPF) (DCLG, 2012)</p>	<p>The framework seeks to streamline national planning policy into a consolidated set of priorities to consider when planning for and deciding on new development.</p>	<p>Housing Councils must be ambitious in delivering the much needed new homes that their communities need. Together with incentives for communities to accept growth, the Framework makes clear councils should ensure their Local Plan meets the full demand for market and affordable housing in their areas. The Framework maintains the expectation that councils should have a rolling five year supply of deliverable sites to meet their housing needs with at least a 20% additional allowance to create competition and choice in the land market.</p>	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>They should also bring back into use empty homes and buildings wherever possible.</p> <p>The Framework will remove the Whitehall target specifying the levels of housing development that should take place on previously developed land. It will put decision making power back into the hands of local people, rather than imposed upon by central directives.</p> <p>Town centres</p> <p>The Government is fully committed to supporting town centres and protecting the local high street. Town centres should be recognised by councils as being at the heart of communities. Local authorities should pursue policies that support the viability and vitality of town centres. The Framework maintains the ‘town centres first’ policy approach which means that retail and leisure development should look for locations in town centres first, and only if suitable sites are not available look for edge of centre and then out of centre sites.</p>	
<p>Planning for Travellers 2012</p>	<p>The document sets out the proposed new, single Planning Policy for traveller sites.</p>	<p>The new policy aims to:</p> <ul style="list-style-type: none"> ▪ enable local planning authorities to make their own assessment to set their own pitch/plot targets ▪ encourage local planning authorities to plan for sites over a reasonable timescale ▪ protect Green Belt from development ▪ reduce tensions between settled and traveller communities in the planning system 	<p>The document must be taken into account in the preparation of the Cheltenham LP.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<ul style="list-style-type: none"> ▪ remove repetition of national planning policy that is set out elsewhere ▪ remove unjustified differences in policy in the two circulars, and between the two circulars and other policy statements ▪ remove unnecessary guidance and context so that planning policy documents contain only policy ▪ ensure that local planning authorities, working together, have fair and effective strategies to meet need through the identification of land for sites ▪ promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites ▪ reduce the number of unauthorised developments and encampments and make enforcement more effective if local planning authorities have had regard to this policy ▪ ensure that the development plan includes fair, realistic and inclusive policies increase the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply ▪ reduce tensions between settled and traveller communities in plan making and planning decisions ▪ enable provision of suitable accommodation from which travellers can access education, health, and welfare and employment 	

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<p>Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008</p>	<p>This strategy sets out the Governments' response to the global challenge of ageing. It also outlines plans for making sure that there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services.</p>	<p>infrastructure.</p> <p>The vision is to prepare communities for the multiple changes that they will face; to 'future proof' society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible. To succeed in providing appropriate housing and effective care to all in a more targeted manner, there must be a coherent, joined-up, plan – that is why we need a National Strategy for Housing in an Ageing Society.</p>	<p>The Cheltenham LP needs to ensure that housing meets the needs of the ageing society.</p>
<p>Sustainable Communities: A Shared Agenda, A Share of the Action. A guide for Local Authorities 2006</p>	<p>This guide shows how local outcomes such as those reflected in the seven shared priorities, can be delivered in a way that helps create genuinely sustainable communities. It highlights the cross-cutting issues which need to be addressed for each outcome.</p>	<p>7 Shared Priorities:</p> <ul style="list-style-type: none"> ▪ Creating safer and stronger communities ▪ Improving the quality of life of older people and children, young people and families at risk ▪ Meeting transport needs more effectively ▪ Promoting healthier communities and narrowing health inequalities ▪ Promoting the economic vitality of localities ▪ Raising standards across our schools ▪ Transforming the local environment 	<p>The Cheltenham LP should consider the guidance to help create sustainable communities.</p>
Regional/Sub-regional			
<p>Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014</p>	<p>The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.</p>	<p>The Plan seeks to support communities through; Policy SP1 meeting the housing and employment needs in the Plan area; Policy SP2 that distributes the planned development according to need and viability; Policy SD2 that supports employment development; Policy SD3 that promotes a retail hierarchy that protects and enhances key retail centres; Policy SD4 that seeks to protect communities from the adverse effects on health</p>	<p>The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework.</p>

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		<p>from development; Policy SD15 on Health and Environmental Quality; Policy INF1 supporting communities with efficient access to the transport network; Policy INF2 on the Safety and Efficiency of the Transport Network; Policy INF3 that seeks to protect communities from the risk of flooding; Policy INF4 that supports communities with green infrastructure; and Policy INF5 on Social and Community Infrastructure. The Plan also seeks to achieve an appropriate housing mix and high quality standards for housing through Policy SD12. Policy SD13 also seeks to provide communities with access to affordable housing. The Plan seeks inclusiveness through Policy SD14 on Gypsies, Travellers and Travelling Showpeople, and Policy INF5 on Social and Community Infrastructure.</p>	<p>The IA for the Cheltenham LP will be informed by the IA carried out for the JCS.</p>
<p>Joining Up - Culture South West, 2004</p>	<p>Encourages increased participation in cultural activities across the South West, seeks to improve the quality and relevance of the regions cultural activities and aims to celebrate the regional identity and rich diversity of South West cultural life and tradition.</p>	<p>No specific targets, objectives or indicators.</p>	<p>The Cheltenham LP should consider the effect of development on the area's cultural heritage.</p> <p>The IA should consider the potential effects of the Cheltenham LP on culture.</p>
<p>Creating Sustainable Communities In The South West 2005 - ODPM</p>	<p>Outlines much of the work being done to create sustainable communities in the South West.</p>	<ul style="list-style-type: none"> ■ Delivering a better balance between housing supply and demand; ■ Ensuring people have decent places to live; ■ Tackling disadvantage; ■ Delivering better services through strong 	<p>Sustainable development should be at the heart of the Cheltenham LP.</p> <p>The IA should consider the potential effects of the</p>

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		<p>effective local government; and</p> <ul style="list-style-type: none"> ■ Promoting the development of the region 	Cheltenham LP on communities.
Leadership Gloucestershire	<p>Leadership Gloucestershire (LG) brings together public sector organisations which allocate and spend significant resources in Gloucestershire. Its role is to provide vision, leadership and strategic direction in those areas where it is vital for organisations to work together to meet the needs of the people and communities of Gloucestershire in the most cost effective way. LG will work together to reduce current costs, minimise future costs and deliver better outcomes for the benefit of the people of Gloucestershire. They will work with others to achieve their objectives.</p>	<p>Draft work programme for 2013/ 2014 includes the following priorities:</p> <ul style="list-style-type: none"> ■ Gloucestershire Health & Wellbeing Board - To oversee the effective functioning of the Gloucestershire Health and Wellbeing Board ■ Driving economic Growth - To work with the Gloucestershire Local Enterprise Partnership (LEP) to ensure they lead and champion the economic growth agenda. ■ Police and Crime - To maintain oversight of police and crime issues, recognising the roles of the new Independent Police and Crime Commissioner and the Police and Crime Panel as scrutiny body. ■ Planning and Infrastructure - The adoption of a "Gloucestershire family" approach to planning and infrastructure development. ■ Assets - The development of a "One Gloucestershire" approach to assets/estates. ■ Shared Services - To oversee the public sector approach to shared services. ■ Troubled Families/Community Budgets - To oversee the development of the Troubled Families/Community Budget initiatives. ■ Promoting Gloucestershire - To promote Gloucestershire and the agreed priorities. 	The Cheltenham LP should reflect the spatial implications of the priorities of the work programme of the three Councils' Sustainable Community Strategies and the wider Gloucestershire Strategy.
Gloucestershire Children	'To ensure our children and young	Vulnerable children, young people and families	The Cheltenham LP should

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and Young People's Partnership Plan 2012-15 (refreshed version: 2013-14)	people thrive and reach their full potential; providing appropriate support for those families who need it most'	have an entitlement to Early Help; Targeted Interventions and for some, Intensive Intervention to: <ul style="list-style-type: none"> ■ Enjoy the best start in life ■ Maximise their capabilities and have control over their own lives ■ Be safe from injury, exploitation and harm ■ Work well together to provide right and timely effective intervention for vulnerable children and families as early as possible 	reflect the spatial implications of supporting children and young people in our environment
Local			
Our Future, Our Choice: Cheltenham's Sustainable Community Strategy 2008-2011	The Strategy has a 20 year vision which seeks to deliver: <i>a sustainable quality of life, where people, families, their communities and businesses thrive; and in a way which cherishes our cultural and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations.</i>	Three principles are established to deliver the vision; the principle of community engagement and participation, the principle of tackling inequalities and promoting cohesion, and the principle of tackling climate change. The strategy has the identified the following ambitions: <ul style="list-style-type: none"> ■ Promoting community safety ■ Promoting sustainable living ■ Promoting a strong and sustainable economy ■ Building healthy communities and supporting older people ■ Building stronger communities and supporting older people ■ A focus on children and young people ■ Investing in environmental quality ■ Investing in travel and transport; and 	The Cheltenham LP should reflect the spatial implications of the Sustainable Community Strategy. The IA should consider the potential effects of the Cheltenham LP on communities.

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		<ul style="list-style-type: none"> ▪ Investing in arts and culture. 	
Gypsy and Traveller Accommodation Assessment (2007)	Under the Housing Act 2004 S225, local authorities are required to assess the accommodation needs of Gypsies and Travellers residing in or resorting to their district. This assessment addresses this requirement.	The recommendations are for 4 additional residential pitches in Cheltenham, as well as a transit site within or close to the Borough.	The Cheltenham LP should plan for the needs of gypsy's and travellers.

I) Economy, Employment and Education

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
Europe 2020	Europe 2020 is the EU's growth strategy for the coming decade. The aims are for the EU to become a smart, sustainable and inclusive economy. These three mutually reinforcing priorities should help the EU and the Member States deliver high levels of employment, productivity and social cohesion.	The Union has set five ambitious objectives on; employment, innovation, education, social inclusion and climate/energy; to be reached by 2020.	The IA should include consideration of the potential effects of the Cheltenham LP on the economy and employment.
The European Employment Strategy 1997	Strategies for job creation and quality, a better balance between the demands of work and personal life.	<ul style="list-style-type: none"> The creation of National Action Plans 	<p>The Cheltenham LP should include policies on job creation.</p> <p>The IA Framework includes an objective relating to employment and decision aiding questions on employment types.</p>
National			
Local Growth White Paper (2010)	Sets out the Government's proposals for rebalancing the economy. Planning is seen as one of the main "barriers" to growth. The key proposals include provisions now set out in and Localism Act as well as proposed changes to the development management regulations and NPPF.	Proposals include: decentralising growth and decision-making to the local level, improving efficiency in the supply of land, providing incentives for places that support growth, and tackling the "barriers" to growth.	<p>The Cheltenham LP should take account of the proposals when developing policies.</p> <p>The IA should include consideration of the potential effects of the Cheltenham LP on the economy and employment.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
National Planning Policy Framework (NPPF) (DCLG, 2012)	<p>The national planning policy framework aims to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development.</p>	<p>Local Plans should set out strategic priorities to perform an economic role as part of achievable sustainable development by:</p> <ul style="list-style-type: none"> ■ contributing to building a strong, responsive and competitive economy; ■ ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and ■ identifying and coordinating development requirements, including the provision of infrastructure. 	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>
Regeneration to enable growth: a toolkit supporting community-led regeneration (DCLG, 2012)	<p>A toolkit to help local communities, councils, businesses and civil society organisations to navigate their way through the many tools and options available to them as they shape plans for their area and their community. The first priority is to restore the health of the national economy by reducing the deficit and supporting growth.</p>	<p>No specific targets, objectives or indicators.</p>	<p>This can assist in shaping the Cheltenham LP.</p>
Regional/sub regional			
Gloucester, Cheltenham and Tewkesbury (GCT)	<p>The JCS is a key part of the development plan for the area, it</p>	<p>The Plan seeks to protect and enhance the local economy through new provisions</p>	<p>The JCS must be taken into account in the preparation of the</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
Joint Core Strategy (JCS) (Submission Version) 2014	sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.	(Policies SD2 and SA1) and the retention of existing retail centres (Policy SD3). The Plan also seeks to protect valued landscapes (Policies SD6, SD7, SD8 and SD9) which in turn supports the tourism economy. The Plan seeks to deliver the appropriate educational infrastructure to support community needs and needs arising as a result of new development through Policies INF7 on Infrastructure Delivery and Policy INF8 on Developer Contributions.	Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework. The IA for the Cheltenham LP will be informed by the IA carried out for the JCS.
A Guide to Sustainable Tourism in the South West 2000 – Local Sustainability Group for the South West	Acknowledges the dependence the South West region has on tourism and the natural resource of the outstanding natural environment. Provides a sustainability checklist for local authorities to use when assessing new tourist developments in order to assess the impact of the proposal on the local and wider natural environment.	No specific targets, indicators or objectives.	The Cheltenham LP should address the role of tourism within the local economy and will need to consider how this can be achieved sustainably. The IA should consider the potential effects of the Cheltenham LP on tourism as it relates to the economy.
GFirst Local Enterprise Partnership Strategic Economic Plan	The Strategic Economic Plan (SEP) for Gloucestershire is an ambitious business plan, outlining how we will grow the economy by 2022 to drive growth of 4.8% GVA per annum, averaged over the period of the plan.	Our plan will accelerate economic growth and address the particular challenges we face, specifically: <ul style="list-style-type: none"> • Our productivity challenge; • Our ambition to support the growth of knowledge-intensive sectors; • Exploiting the export potential of our SMEs; • The need for innovation to be a stronger driver of productivity; • Capitalising on our entrepreneurial 	The Cheltenham LP should consider the long-term aspirations of the strategy for the economy of the Cheltenham LP area. The Cheltenham LP should provide the planning framework within which the economy of the area can develop, while ensuring that this is achieved without compromising sustainability. The IA should include consideration

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		culture; <ul style="list-style-type: none"> • Developing better links between education and business, and attracting and retaining our talented young people; • Ensuring a ready supply of skilled workforce to support the growth of key sectors; • Supporting our rural economy; • Improving our broadband and mobile phone network coverage; • Gaps in business support including lack of knowledge of how to access those services; • Resolving infrastructure issues and bringing sites forward. 	of the potential effects of the Cheltenham LP on the economy and employment, which includes the rural economy.
Strategic Economic Plan (SEP) (Gloucestershire First LEP, 2014)	Outlines how GFirst aim to grow the economy by 2022.	To drive growth of 4.8% GVA per annum averaged over the plan period 2014-2022. The Plan proposes a Growth Zone, a Growth Hub and a centre of excellence in renewable energy, engineering and nuclear skills.	The Cheltenham LP should address the targets for economic growth. The IA should include consideration of the potential effects of the Cheltenham LP on the economy and employment, which includes the rural economy.
Gloucestershire First Economic Partnership Plan 2010 – 2011	This plan is designed to deliver the Gloucestershire Integrated Economic Strategy 2009-2015 (IES), which was approved in August 2009.	It sets out 6 strategic outcomes (including the priority outcome – Recession Recovery) for delivery: 1. Economic Recovery – driving economic recovery, (delivering the Gloucestershire Economic Taskforce work plan). 2. A Gloucestershire Economy – Strengthening Gloucestershire's identity so	Consideration needs to be given to how the Cheltenham LP can contribute to economic development and strengthen the economy of the area. The IA should include consideration of the potential effects of the

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<p>that it is widely recognised as a place where the economy thrives in both the urban and rural areas and in all communities.</p> <p>3. A Competitive, Connected Economy – Promoting a more competitive, connected and productive Gloucestershire economy in terms of sector diversity, through stimulating innovation and enhancing employment opportunities.</p> <p>4. A Low Carbon Economy – Developing an exemplary low carbon economy in Gloucestershire.</p> <p>5. A Sustainable, Resilient Economy – Ensuring a more resilient economy adapted to the impacts of climate change and natural and manmade disasters, which realises fully the economic potential of the County’s environment and protects it for future generations.</p> <p>6. A Skilled, Working Economy – Maximising the potential of the people of Gloucestershire by developing skills and talent, minimising unemployment and increasing the proportion of high value productive jobs within the County.</p>	<p>Cheltenham LP on the economy and employment, which includes the rural economy.</p>
Local			
<p>Cheltenham Economic Strategy: Developing Cheltenham as a Business Location (2015)</p>	<p>The strategy outlines a number of key priorities and objectives for Cheltenham’s economic strategy and goes on further to discuss</p>	<p>Priorities and Objectives are as follows:</p> <ul style="list-style-type: none"> ▪ Cheltenham means business; 2 objectives of a strategy to communicate existing positive news 	<p>Consideration needs to be given to how the Cheltenham LP can contribute to economic development and strengthen the</p>

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<p>Cheltenham Borough Council</p>	<p>potential delivery ideas and options to help achieve these.</p>	<p>and progress to business community and to develop and implement business engagement and advocacy measures</p> <ul style="list-style-type: none"> ▪ Cyber-Security Cluster; to develop and implement a cyber-security business initiative ▪ Strategic Management of Assets to Deliver Prosperity and Quality of Life; 3 objectives to enable the development and delivery of a choice of high quality business premises at scales that the market requires, to review the value and current use of local authority and government owned assets, and to develop positive criteria base approach to safeguarding key assets whilst recognising opportunities to redevelop sites, releasing capital and supporting wider business investments ▪ Design and implement vehicles for delivering land, premises, housing and infrastructure; 3 objectives to develop one or more special purpose vehicles for infrastructure, land and premises development, to collaborate within Tewkesbury Borough Council to establish the vision and ambition, 	<p>economy of the area.</p> <p>The IA should include consideration of the potential effects of the Cheltenham LP on the economy and employment, which includes tourism.</p>

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		<p>strategic management, delivery mechanism and arrangements for urban extension and J10 developments, and to establish a project pipeline for the most important 2 or 3 infrastructure, land and property projects.</p>	

J) Health & Equalities

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
The EU Directive on Environmental Noise (COM(2000)468) 2002	To avoid, prevent or limit the effects, including annoyance, caused by exposure to environmental noise.	<ul style="list-style-type: none"> ■ Create noise maps ■ Prepare action plans ■ Inform and consult residents 	The IA should consider the potential noise impacts as result of proposed development and the potential negative effects on human health. The IA should propose suitable mitigation measures where necessary.
National			
The Equality Act 2010	<p>The act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies. The act also strengthened protection in some situations.</p> <p>The Equality Act sets out the different ways in which it is unlawful to treat someone, such as direct and indirect discrimination, harassment, victimisation and failing to make a reasonable adjustment for a disabled person.</p> <p>The act prohibits unfair treatment in the workplace, when providing goods, facilities and services, when exercising public functions, in the disposal and management of premises, in education and by associations (such as private clubs).</p>	<p>The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are:</p> <ul style="list-style-type: none"> ■ age ■ disability ■ gender reassignment ■ marriage and civil partnership ■ pregnancy and maternity ■ race ■ religion or belief ■ sex ■ sexual orientation 	<p>The Cheltenham LP should plan to reduce inequalities in the Borough.</p> <p>The IA will consider the effects of the Cheltenham LP on equalities, and seek to produce recommendations to reduce inequalities.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>The Health Profile of England, 2006 Draft Guidance On Health In SEA, 2007</p>	<p>Guidance on how to integrate health into SEA. The guidance is intended to help authorities assess the health effects of their plans and programmes more effectively and is based on current good practice.</p>	<ul style="list-style-type: none"> ■ Encourages consultation with a health body in addition to 3 statutory consultees ■ SEA is a major opportunity to ensure that future policy encourages healthy lifestyles ■ SEA can ensure that policies damaging to healthy lifestyles are minimised and opportunities maximised. ■ Health organisations should be effectively engaged in SEA 	<p>The Cheltenham LP should look to incorporate policies that promote healthy lifestyles. Health organisations will be given an opportunity to engage with policy preparation and the IA process.</p> <p>The IA should consider the potential effects of the Cheltenham LP on health.</p>
<p>Healthy lives, healthy people: our strategy for public health in England</p>	<p>This White Paper sets out the Government's long-term vision for the future of public health in England. The aim is to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership.</p>	<p>The goal is a public health service that achieves excellent results, unleashing innovation and liberating professional leadership. This White Paper builds on Equity and Excellence: Liberating the NHS to set out the overall principles and framework for making this happen.</p>	<p>The Cheltenham LP should consider both healthcare and preventative health. Policies should seek to encourage healthy lifestyles by promoting walking, cycling and access to open space, sports and leisure facilities.</p>
<p>Diversity and Equality in Planning – A good practice guide 2005</p>	<p>The Government is committed to changing the culture of planning to make it more responsive, positive and pro-active. Diversity and equality are at the very heart of this new agenda, helping define sustainable and inclusive communities. Community involvement is one of the key themes underpinning the Government's</p>	<p>The aim of this Guide is to help local planning authorities address diversity and equality issues in their policies and procedures.</p>	<p>Consideration should be given to this guidance in the development of the Cheltenham LP.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	planning reforms. The Guide illustrates an inclusive approach to community consultation.		
The National Planning Policy Framework (NPPF) (DCLG, 2012)	The national planning policy framework aims to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development.	Local Plans should set out strategic priorities to deliver: <ul style="list-style-type: none"> ■ A mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to; families with children, older people, people with disabilities, service families and people wishing to build their own homes) ■ Development that considers the needs of people with disabilities in all modes of transport 	The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP. IA Objectives will be clearly linked to relevant sections within the NPPF.
Regional/sub-regional			
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014	The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.	The JCS seeks to support good health and equality through; Policy SD4 protecting health during development and construction; Policy SD12 delivering an appropriate housing mix; Policy SD13 providing access to affordable housing; Policy SD14 addressing the needs of Gypsies, Travellers and Travelling Showpeople; Policy SD15 on Health and Environmental Quality; Policy INF2 on the Safety and Efficiency of the Transport Network; and Policy INF4 seeking to ensure that residents have good access to green / open space.	The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework. The IA for the Cheltenham LP will be informed by the IA carried out for the JCS.
Gloucestershire Health	The aspiration of this strategy is to	Uses the life-course approach:	The Cheltenham LP should consider

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>and wellbeing Strategy 2012 – 2032 – Fit For The Future</p>	<p>continue to improve the quality of life for everyone in Gloucestershire within available resources. This is why the strategy spans 20 years, and it aims to be implemented through three-year action plans that are refreshed annually. This will enable measurement of progress in the short, medium and longer term.</p>	<ul style="list-style-type: none"> ■ Starting well – with a focus on pregnancy and early years to give every child the best start in life ■ Developing Well – a focus on children and young people maximising their capabilities and control over their own lives ■ Living and Working Well – a focus on promoting healthy lifestyles; equitable access to ill-health preventative services; healthy and sustainable physical environments; building social networks and communities and access to good employment opportunities ■ Ageing Well – promoting independence, physical and mental health and wellbeing post-retirement. <p>Under each of the above headings it sets aspirations to achieve in the Gloucestershire area.</p>	<p>promoting healthy lifestyles and reducing health inequalities.</p> <p>Health and well-being is closely linked to a number of other issues including accessibility to services/facilities, transport (which includes walking and cycling routes), areas of open space and recreation. The IA should consider the potential effects of the Cheltenham LP on health.</p>
<p>Action for Affordable Warmth: A Strategy for Gloucestershire and South Gloucestershire 2013-2018</p>	<p>The Strategy seeks to protect against fuel poverty.</p>	<p>A long term objective of achieving affordable warmth that also support the objective of reducing carbon emissions.</p>	<p>The Cheltenham LP should consider energy efficiency in development that supports efficient thermal capacity.</p>
<p>YOUR HEALTH, YOUR CARE Our five year vision for Health and Social Care (Gloucestershire County Council)</p>	<p>Over the next five years Your Health, Your Care seeks to support the aspiration of the Health and Wellbeing strategy by putting in place the building blocks to ensure</p>	<p>The vision for Gloucestershire Health Community is to have:</p> <ul style="list-style-type: none"> ■ Joined up care for the people of Gloucestershire ■ People empowered to take more 	<p>The Cheltenham LP should consider promoting healthy lifestyles and reducing health inequalities.</p> <p>Health and well-being is closely</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implications for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	that we can continue to improve the quality of life for everyone in Gloucestershire.	control over their own care <ul style="list-style-type: none"> ■ Mainstream services that are accessible by all vulnerable people, wherever they may live ■ Enhanced outcomes for the population ■ Improved use of resources 	linked to a number of other issues including accessibility to services/facilities, transport (which includes walking and cycling routes), areas of open space and recreation. The IA should consider the potential effects of the Cheltenham LP on health.
Gloucestershire Children and Young People's Partnership Plan 2012-15 (refreshed version: 2013-14)	'To ensure our children and young people thrive and reach their full potential; providing appropriate support for those families who need it most'	Our vulnerable children, young people and families have an entitlement to Early Help; Targeted Interventions and for some, Intensive Intervention to: <ul style="list-style-type: none"> ■ Enjoy the best start in life ■ Maximize their capabilities and have control over their own lives ■ Be safe from injury, exploitation and harm ■ Work well together to provide right and timely effective intervention for vulnerable children and families as early as possible 	The Cheltenham LP should consider the needs of all including those of vulnerable children, young people and families. Equalities is linked to a number of other topics which include transport, housing, economy and employment, communities. The IA should consider the potential effects of the Cheltenham LP on health.

K) Transport and Accessibility

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for Cheltenham Borough Local Plan (Cheltenham LP) and IA
International			
European Transport Plan	Aims to increase mobility and further integrate the EU's transport networks – while reducing greenhouse gas emissions and the bloc's dependence on imported oil.	<p>Includes the following targets:</p> <ul style="list-style-type: none"> ■ Cities to completely phase out petrol cars ■ Shifting to rail or water 50% of all passenger and freight road transport currently making intercity journeys of more than 300km ■ Airlines to increase their use of sustainable low-carbon fuels to 40% ■ Shipping to cut 40% off its carbon emissions <p>Extends 'user pays' and 'polluter pays' principles to finance transport infrastructure. Other measures include:</p> <ul style="list-style-type: none"> ■ Encouraging new engine technologies, fuels and traffic management systems ■ Coordinate by 2020 the management of national air traffic control systems through the EU's Single European Sky programme ■ Deploy intelligent transport management systems ■ Halve road casualties by 2020 and move close to zero fatalities by 2050. 	The Cheltenham LP should consider including measures, as appropriate to support European targets.
Directive 2010/40/EU on the framework for the deployment of Intelligent Transport Systems	Aimed at accelerating the deployment of Intelligent Transport Systems (ITS) and establishing interoperable and seamless ITS services while leaving Member States the	EC to adopt specifications to address the compatibility, interoperability and continuity of ITS solutions across the EU by 2017. The first priorities are traffic and travel information, the eCall emergency system, and intelligent truck parking.	The Cheltenham LP should consider including measures, as appropriate, to improve ITS in the area.

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for Cheltenham Borough Local Plan (Cheltenham LP) and IA
	freedom to decide which systems to invest in.		
National			
<p>Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World (DfT 2007) and Delivering a Sustainable Transport System (DfT 2008)</p>	<p>TaSTS sets a new approach to strategic transport planning for the period beyond 2014 that would implement the recommendations of the Eddington transport study and reflect the Stern Review of the economics of climate change. Delivering a Sustainable Transport System' follows on from TaSTS.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> ■ Deliver quantified reductions in greenhouse gas emissions within cities and regional networks, taking account of cross-network policy measures. ■ Ensure local transport networks are resistant and adaptable to shocks and impacts such as adverse weather, accidents, terrorist attacks and impacts of climate change. ■ Enhance social inclusion and the regeneration of deprived or remote areas by enabling disadvantaged people to connect with employment opportunities, key local services, social networks and goods through improving accessibility, availability, affordability and acceptability. ■ Reduce the risk of death, security or injury due to transport accidents. ■ Reduce social and economic costs of transport to public health, including air quality impacts. ■ Improve the health of individuals by encouraging and enabling more physically active travel. ■ Manage transport-related noise in a way that is consistent with the emerging national noise strategy and other wider Government goals ■ Minimise the impacts of transport on the natural environment, heritage and landscape and seek solutions 	<p>The Cheltenham LP should set the framework for future development that minimises the need to travel.</p> <p>The IA should consider if development proposed through the Cheltenham LP has the potential to encourage the use of sustainable transport modes and reduce the need to travel.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for Cheltenham Borough Local Plan (Cheltenham LP) and IA
<p>National Planning Policy Framework (NPPF)(DCLG, 2012)</p>	<p>The NPPF states that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p>	<p>that deliver long-term environmental benefits.</p> <p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.</p> <p>All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:</p> <ul style="list-style-type: none"> ■ the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; ■ safe and suitable access to the site can be achieved for all people; and 	<p>The National Planning Policy Framework must be taken into account in the preparation of the Cheltenham LP.</p> <p>IA Objectives will be clearly linked to relevant sections within the NPPF.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for Cheltenham Borough Local Plan (Cheltenham LP) and IA
		<ul style="list-style-type: none"> ■ improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. 	
Regional/Sub regional			
Gloucester, Cheltenham and Tewkesbury (GCT) Joint Core Strategy (JCS) (Submission Version) 2014	<p>The JCS is a key part of the development plan for the area, it sets out the identified need and location for housing and employment, and supporting infrastructure up to 2031.</p>	<p>The JCS seeks to reduce the need for the private car and promotes access to more sustainable modes of transport through Policies INF1, and INF2. The JCS also seeks to ensure that residents have good access to services, facilities and employment opportunities.</p>	<p>The JCS must be taken into account in the preparation of the Cheltenham LP. The Cheltenham LP will draw on the policy framework within the JCS and ensure that new strategies and policies reflect the guidance within this framework.</p> <p>The IA for the Cheltenham LP will be informed by the findings of the IA carried out for the JCS.</p>
Gloucestershire Local Transport Plan Gloucestershire County Council	<p>The Local Transport Plan for Gloucestershire sets out the transport strategy for the County from 2015 to 2031.</p>	<p>The Local Transport Plan's overarching objectives are to:</p> <ul style="list-style-type: none"> • Support sustainable economic growth • Enable community connectivity • Conserve the environment • Improve community health and wellbeing 	<p>The Cheltenham LP will have to consider the transport implications of future development and will need to show that required infrastructure will be in place.</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives	Implication for Cheltenham Borough Local Plan (Cheltenham LP) and IA
			The IA should consider if development proposed through the Cheltenham LP has the potential to encourage the use of sustainable transport modes and reduce the need to travel.

Appendix V: Consultation Representations and Responses

Cheltenham Local Plan Issues and Options and Draft SA Scoping Report Consultation (22 June 2015 - 3 August 2015): Responses

Issues and Options Relevant Question	Comment	Response	Action Required
Environment Agency			
	No comments on the SA Scoping Report have been received at this stage.		
Historic England			
	No comments on the SA Scoping Report have been received at this stage.		
Natural England			
	No comments on the SA Scoping Report have been received at this stage.		
Highways England			
Q4	The approach that is decided upon should consider the transport impacts of development and ensure that any issues are identified at an early stage. We are currently working with the JCS authorities and Gloucestershire County Council in developing the transport evidence base to support the JCS, which when complete should be used to inform the Cheltenham Plan.	Noted. The JCS transport evidence base will also be used to inform the SA of the emerging Local Plan.	None
Letter	Highways England supports the location and designation of Local Green Space in line with the NPPF, as part of wider environmental designations designed to protect and enhance Green Infrastructure.	Noted	None
Letter	Highways England note that there are a large number of sites which have been considered for development colour coded into red (not considered suitable for development), amber (potential development but with issues), dark green (which have consent so are not appropriate for us to comment on at this stage) and light green sites (having the greatest potential to be allocated for housing). At this stage of consultation, without a detailed	Noted. Initial strategic assessment (red, amber, green) appropriate to this level of plan-making. SA is an iterative and ongoing process that	None

	<p>transport evidence base to inform appropriate locations, any observations made in relation to the siting of development can only be generic.</p> <p>In general highways England would support the promotion of mixed use sites through the Development Plan process in order to reduce the need to travel, and those sites located in areas where the level of services is the highest in order to allow residents and employees the greatest choice of travel mode.</p> <p>Once the level of development that Cheltenham will need to deliver has been finalised and the transport evidence base is in place in order to inform the Core Strategy and therefore the Cheltenham Plan, we will be in a position to comment on the location of individual sites, as their potential effect on the SRN will become more apparent.</p>	<p>correlates with the hierarchy of plan-making; it will be updated when further transport assessment evidence becomes available, including comparative appraisal of potential options for site allocations.</p>	
Gloucester County Council			
Q1 Integrated Appraisal (IA)	<p>At paragraph 2.8 the first sentence should be deleted as it is a bit confusing and the period of 2010-2015 is no longer relevant.</p>	<p>This refers to paragraph 2.9. Agreed and updated with the new Biodiversity Framework Plan.</p>	<p>None</p>
	<p>At paragraph 3.7 there should be some reference to the full range of Local Sites and not just LNRs. Missing are Key Wildlife Sites and Regionally Important Geological Sites (RIGS) - further comments on this are given below on Appendix II of the IA. RIGS are referenced already under item 10 in Appendix II.</p>	<p>Noted and agreed.</p>	<p>Information on KWSs and RIGS added to baseline and paragraph 3.7 amended.</p>
	<p>The Key Sustainability Issues at Table 4.1 are appropriate but we think bullet point 5 can be deleted as it is fully reflected in bullet 4. Bullet 4 should be edited to say 'where possible and required by legislation'.</p>	<p>Noted and agreed.</p>	<p>Key Sustainability Issue updated.</p>
	<p>We are pleased to see reference to Habitats Regulations Assessment (HRA) at paragraph 5.10 and that a screening process will be undertaken at least. There is however a mistake in the text of the second sentence here in that the word 'European' needs to be inserted before the word 'site'.</p>	<p>Noted and agreed.</p>	<p>Paragraph 5.10 updated.</p>
	<p>Similarly in the IA at Row 1, Colum 4 of Section E (Appendix 1) the phrase 'designated biodiversity' should be replaced with 'European Sites'. The same mistake has been made in Row 4, Column 4 and third bullet in Column 3 plus Row 5, Column 4.</p>	<p>Noted and agreed.</p>	<p>Relevant wording has been updated to reflect comments.</p>

<p>The HRA to be carried out will benefit from reference to GCC's Baseline HRA Report and latest report for the Minerals Local Plan preparation. Previous HRA work for the now adopted Waste Core Strategy will also be a useful reference for the Cheltenham Local Plan.</p>	<p>Noted</p>	<p>The HRA will use the most up to date evidence available on European Sites, including information from DEFRA and Natural England.</p>
<p>Row 11 of the IA can probably be deleted as the South West Plan is no longer an active plan.</p>	<p>Noted and agreed, with thanks</p>	<p>South West Plan removed.</p>
<p>At Row 10, Column 4 the text of 'See Gloucestershire BAP' should be replaced with 'See New Gloucestershire Biodiversity Framework Plan below which is to be found at http://gloucestershirebiodiversity.net/actionplan/index.php.</p>	<p>Noted and agreed, with thanks</p>	<p>Text has been updated with new Biodiversity Framework Plan.</p>
<p>At Row 16, Column 2 replace 'Gloucestershire Biodiversity Partnership' with 'Gloucestershire Local Nature Partnership' and insert 'Framework' between 'Biodiversity' and 'Delivery' and delete 'during the period 2010-2015'. Also add 'For further details see http://gloucestershirebiodiversity.net/actionplan/index.php.</p>	<p>Noted and agreed with thanks</p>	<p>Text has been updated accordingly.</p>
<p>On the same row in Column 3, Objective 4 again replace 'Gloucestershire Biodiversity Partnership' with 'Gloucestershire Local Nature Partnership'.</p>	<p>Noted and agreed with thanks</p>	<p>As above.</p>
<p>In Appendix II Section B (Local Nature Conservation Designations) there should be some reference to Key Wildlife Sites and Regionally Important Geological Sites (RIGS). These comprise what the government calls 'Local Sites' in national planning policy guidance. In Cheltenham Borough there are at least 6 Local Sites and many others close by surrounding the Borough. Further details of all these sites can be obtained from GCER at http://www.gcer.co.uk/ and for RIGS the GGT at http://www.glosgeotrust.org.uk/.</p>	<p>Noted and agreed.</p>	<p>Information on KWs and RIGS added to baseline and paragraph 3.7 amended.</p>
<p>In Appendix II Section D (Landscape Character Areas) there should also be reference to the Various Vales LCA of 2006 (further details at: http://www.gloucestershire.gov.uk/extra/article/109519/Landscape-Character-Assessments)</p>	<p>Noted and agreed, with thanks</p>	<p>Appendix II has been updated to include Various Vales LCA identifying the landscape</p>

			character of the rural area surrounding Cheltenham.
Cheltenham Green Party			
	<ul style="list-style-type: none"> ■ Limited scope of the plan does not allow for a holistic approach ■ Advocating small central sites offering a mix of retail, housing and employment ■ That policy relating to green space needs to give more weight to the connectivity of habitats and open/green spaces ■ A lack of strategic thinking ■ The Green Party disagree with the categorisation (colour coding) of a number of the site options 	These concerns are primarily a matter for plan-making. It may be noted that the SA will seek to assess the constraints and opportunities at each reasonable site option (including the potential for fragmentation or enhancement of GI networks). The SA will further appraise policy options, the vision and objectives, growth and distribution options, interrelationships and seek to identify any potential cumulative effects. The findings of the SA, along with other plan-making factors, will inform decision-making.	None
Brockhampton Lane Consortium			
Q1	<p>The Cheltenham Plan is proposed to be supported by an Integrated Appraisal (Sustainability Appraisal; Strategic Environment Assessment, Health Impact Assessment & Equality Impact Assessment) and a Scoping Report is part of the evidence.</p> <p>A Health Impact Assessment is not a statutory requirement, though the Consortium accepts that health considerations are a requirement of the SEA process and considers that they are best dealt with in that context as</p>	<p>Agreed that the IA/SA/SEA Scoping Report is part of the evidence for the emerging LP.</p> <p>Agree that HIA is not statutory but that consideration of health is a requirement of the</p>	None

	<p>achieved in the JCS SA.</p> <p>Similarly, the assessment of policies on different population groups to ensure that discrimination does not take place, is also a recognised requirement. The Consortium notes that these separate elements are only 'integrated' for reporting purposes in the final JCS SA rather than being an integrated process from the outset. It is currently unclear as to how the process is intended to progress.</p>	<p>statutory SA/SEA processes.</p> <p>The IA has sought to integrate the findings of the SA, SEA, HIA & EqIA from the outset – and this is explained in the IA/SA Scoping Report paragraphs 1.1 - 1.5 and Section 5.</p>	
Q3	<p>Concern that the Integrated Sustainability Appraisal needs to adopt the issues and objectives from the Local Plan to develop the SA objectives (see attached).</p>	<p>Disagree. The IA/SA is carried out within the scope/sphere of influence of the local plan. The emerging LP objectives will be subject to compatibility with SA objectives.</p> <p>With regard to the SA, key sustainability issues have been identified from a review of relevant plans, policies and baseline information; the SA Framework of Objectives aim to address these issues.</p>	None
Strategic Land Partnerships			
IA	<p>SLP voice the same concerns in regards to the IA that have been raised by the Brockhampton Lane Consortium above.</p>	See above	None

APPENDIX VI: COMPATIBILITY ANALYSIS SA OF THE DRAFT CHELTENHAM BOROUGH LOCAL PLAN VISION AND OBJECTIVES

Key:

Neutral	○
Very Compatible	++
Compatible	+
Uncertain	?
Incompatible	-
Very Incompatible	--

Draft Cheltenham Borough Local Plan Vision Theme A:

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

IA No.	IA Objective	Compatibility Analysis
1	Ensure everyone has access to a high quality home that they can afford and that meets their needs.	++
2	Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.	++
3	Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.	++
4	Improve provision and accessibility to services and facilities, including health and educational facilities.	++
5	Maximise the use of sustainable modes of transport and reduce the need to travel by car	++
6	To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.	++
7	To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.	++
8	To reduce the demand for water, and maintain and improve the quality of water	++
9	To manage and reduce flood risk.	++
10	To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.	+
11	Protect and improve the quality of the townscape and the broader landscape setting.	+
12	To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.	+
13	To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.	+
14	Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.	+

Summary:

The Draft Cheltenham Borough Local Plan Vision Theme A is compatible with all of the IA Objectives, particularly those relating directly to settlements, settlement infrastructure and settlement connectivity.

IA Recommendation(s): No recommendation.

Draft Cheltenham Borough Local Plan Objectives Theme A:

- 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 via local 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.

Draft

Integrated Appraisal Objectives

Cheltenham LP Objectives (Theme A)	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A	+	++	++	+	+	0	+	?	0	0	++	++	++	++
B	++	0	++	+	0	0	?	?	?	?	?	?	+	?
C	+	++	++	++	+	+	0	0	0	0	+	+	++	0
D	+	0	++	++	+	+	0	0	0	0	0	0	0	0
E	+	0	++	++	+	0	0	?	0	0	?	0	0	?
F	+	0	++	++	+	0	0	0	0	0	+	0	0	0
G	+	++	++	++	++	++	++	0	0	0	+	0	0	0
H	+	++	++	++	++	0	++	0	0	0	0	0	0	0
I	+	+	++	+	+	0	+	0	0	0	+	0	+	0

Summary:

The Draft Cheltenham Borough Local Plan Theme A Objectives are compatible with the majority of the IA Objectives, particularly IA Objectives relating to the provision of housing, employment and infrastructure and Objectives that seek to reduce inequalities. Some of the Theme A Objectives are very specific and therefore only relate to certain IA topics, as such these are likely to have a neutral effect on a number of other IA Objectives.

Overall, the IA found that each of the Theme A Objectives are compatible with at least one of all the IA Objectives which means that each Theme A objective is contributing to sustainable development to a certain extent. Given the complex inter-relationships between objectives, some uncertainties do exist; for example, the delivery of new housing has the potential to affect water resources and quality, flood risk, townscape, biodiversity and historic heritage settings. Positive effects will be dependent on further objectives that seek to minimise potential negative effects and maximise positive effects, for example objectives that seek to reduce demand for water resources and objectives that seek high quality design.

IA Recommendation(s): To reduce uncertainties, Theme A Objective B could be expanded to include wording that seeks to minimise effects on the natural environment whilst meeting housing needs. For example,

'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, whilst minimising the impacts of development on the natural environment'

Draft Cheltenham Borough Local Plan 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”

IA No.	IA Objective	Compatibility Analysis
1	Ensure everyone has access to a high quality home that they can afford and that meets their needs.	0
2	Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.	++
3	Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.	++
4	Improve provision and accessibility to services and facilities, including health and educational facilities.	++
5	Maximise the use of sustainable modes of transport and reduce the need to travel by car	0
6	To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.	0
7	To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.	0
8	To reduce the demand for water, and maintain and improve the quality of water	0
9	To manage and reduce flood risk.	0
10	To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.	0
11	Protect and improve the quality of the townscape and the broader landscape setting.	0
12	To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.	0
13	To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.	+
14	Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.	0

Summary:

The Draft Cheltenham Borough Local Plan Vision Theme B is very specific to the economy and employment and educational opportunities, as such the Theme B Vision is strongly compatible with IA Objectives relating to the economy and education, and can support a reduction in inequalities. Given that it is so specific however, it is unlikely to affect the majority of IA Objectives.

IA Recommendation(s): No recommendation.

Draft Cheltenham Borough Local Plan Objectives Theme B:

- 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.

Draft Cheltenham LP Objectives (Theme B)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A	0	++	+	0	0	0	?	?	?	?	?	?	+	?
B	0	++	+	0	0	+	+	+	+	+	++	+	+	+
C	0	++	+	++	0	+	0	0	0	0	+	0	+	+
D	0	++	++	++	++	++	++	0	0	0	0	0	+	0

Draft Cheltenham LP Objectives (Theme B)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
E	0	++	+	0	0	0	0	0	0	0	0	0	+	0
F	0	++	+	++	0	0	0	0	0	0	0	0	+	0

Summary:

The Draft Cheltenham Borough Local Plan Theme B Vision and Objectives are very specific to the economy and employment and educational opportunities, as such the Theme B Objectives are unlikely to have an effect on the majority of the IA Objectives. The Theme B Objectives are highly compatible with IA Objectives relating to the economy, employment and education, as well as IA Objectives to reduce inequalities. Theme B Objective B seeks to re-use buildings and minimize impacts on the environment, as this Objective encompasses environmental considerations it is considered compatible with the majority of IA Objectives.

Overall, the IA found that each of the Theme B Objectives are compatible with at least one of all the IA Objectives which means that each Theme B objective is contributing to sustainable development to a certain extent. Given the complex inter-relationships between objectives, some uncertainties do exist; for example the delivery of new employment land has the potential to affect water resources and quality, flood risk, townscape, biodiversity and historic heritage settings. Positive effects will be dependent on further objectives that seek to minimize potential negative effects and maximize positive effects, for example objectives that seek to reduce demand for water resources and objectives that seek high quality design.

IA Recommendation(s): To reduce uncertainties, Theme B Objective A could be expanded to include wording that seeks to minimise effects on the natural environment whilst delivering new employment land. For example,

'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, whilst minimising the impacts of development on the natural environment'

Draft Cheltenham Borough Local Plan 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”

IA No.	IA Objective	Compatibility Analysis
1	Ensure everyone has access to a high quality home that they can afford and that meets their needs.	+
2	Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.	+
3	Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.	+
4	Improve provision and accessibility to services and facilities, including health and educational facilities.	+
5	Maximise the use of sustainable modes of transport and reduce the need to travel by car	+
6	To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.	+
7	To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.	+
8	To reduce the demand for water, and maintain and improve the quality of water	++
9	To manage and reduce flood risk.	+
10	To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.	++
11	Protect and improve the quality of the townscape and the broader landscape setting.	++
12	To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.	++
13	To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.	++

14	Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.	++
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Summary:
 The Draft Cheltenham Borough Local Plan Vision Theme C is compatible with all of the IA Objectives, particularly those relating to environmental considerations, which is not surprising given that the theme seeks to place value on quality and sustainability in both the natural and built environment.

IA Recommendation(s): No recommendation.

- Draft Cheltenham Borough Local Plan Objectives Theme C:**
- 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.

Draft Cheltenham LP Objectives (Theme C)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Draft Cheltenham LP Objectives (Theme C)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A	+	+	+	0	0	0	0	0	0	0	++	++	++	0
B	0	0	+	0	0	0	+	++	+	++	++	0	++	++
C	0	+	+	0	0	0	0	0	0	0	++	+	++	0
D	++	+	++	+	+	+	++	++	+	+	++	0	++	+
E	0	0	++	+	+	0	+	+	+	++	++	0	++	+
F	++	+	++	0	+	0	+	0	0	++	++	+	++	0
G	+	0	0	0	0	0	+	+	++	+	+	0	+	0

Summary:
 The Draft Cheltenham Borough Local Plan Theme C Objectives are compatible with the majority of the IA Objectives, particularly IA Objectives relating to the protection and enhancement of the natural environment, and the promotion of healthy lifestyles. Some of the Theme C Objectives are very specific and therefore only relate to certain IA topics, as such these are likely to have a neutral effect on a number of other IA Objectives.

Overall, the IA found that each of the Theme C Objectives are compatible with at least one of all the IA Objectives which means that each Theme C objective is contributing to sustainable development to a certain extent.

IA Recommendation(s): No recommendation.

Appendix VII: IA of Site Options

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Significance Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- ?	It is also possible to have two symbols for an SA Objective. For example, A development could have the potential for a minor negative effect against SA Objective 10 (Biodiversity); however, there is an element of uncertainty until lower level assessments have been carried out.	
+ -	SA Objective 2, 5 & 11 consider more than one topic and as a result development at a site could have a different effect upon each topic considered. For example, against SA Objective 5 a site option might be located in close proximity to strategic footpaths / cycle routes with the potential for positive effects on access to sustainable transport modes, however it may also be located beyond reasonable walking distance to the nearest train station with the potential for negative effects on access to sustainable transport modes.	

Sustainability (Integrated) Appraisal Objectives Summary Key:

SA Objective	Description
1	Housing: The nature and significance of the effects against this SA Objective will primarily relate to capacity of the site to accommodate housing development, and the timescale for delivery. Those site that can be delivered in the immediate term are considered to have a significant positive effect as it addresses the backlog in housing delivery.
2	Economy, Employment and Tourism: This SA Objective considers two separate topics. The nature and significance of the effects against this SA Objective will primarily relate to: a) the capacity of the site to accommodate employment land, and the potential loss of existing employment; and b) the distance of the site option from existing employment areas.
3	Healthy Communities: The nature and significance of the effects against this SA Objective will primarily relate to neighbouring land uses and access to green/open space, or the loss of green/open space as a result of development.
4	Access to Services and Facilities: The nature and significance of the effects against this SA Objective will primarily relate to the accessibility of a range of services and facilities including; supermarket, post office, library, primary school, secondary school, children's centre, GP, Pharmacy, A&E/MIU and fitness centre.
5	Access to Sustainable Transport Modes: This SA Objective considers two separate topics. The nature and significance of the effects against this SA Objective will primarily relate to: a) access to existing modes of public transport; and b) access to existing strategic pedestrian and cycle routes.
6	Traffic: The nature and significance of the effects against this SA Objective will primarily relate to traffic impacts, road capacity and site access.
7	Air Quality and Climate Change: The nature and significance of the effects against this SA Objective will primarily relate to emissions.
8	Water Resources and Quality: The nature and significance of the effects against this SA Objective will depend on whether the site option lies within a Surface Water Safeguard Zone, Groundwater Safeguard Zone, Groundwater Source Protection Zone, Groundwater Vulnerability Zone or Water Protection Zone.
9	Flooding: The nature and significance of the effects against this SA Objective will primarily relate to flood risk.
10	Biodiversity: The nature and significance of the effects against this SA Objective will primarily relate to potential effects on designated biodiversity.
11	Landscapes and Townscapes: This SA Objective considers two separate topics. The nature and significance of the effects against this SA Objective will primarily relate to a) the landscape sensitivity of the site option and whether it is located within the AONB, and b) whether the site option is located within the Green Belt.
12	Historic Environment: The nature and significance of the effects against this SA Objective will primarily relate to designated heritage assets and their settings.
13	Cultural Heritage: The nature and significance of the effects against this SA Objective will primarily relate to
14	Land and Soils: The nature and significance of the effects against this SA Objective will primarily relate to the loss of best and most versatile agricultural land, and the nature of the site as either greenfield land or previously developed land.

Cheltenham Borough Local Plan Housing and Employment Site Options

All Saints

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP071: Bences Timber Yard, St Johns Ave.	+	+	++	+	+	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP071 has the capacity to accommodate 20 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.47 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Robert Harvey House and Belmont Road Flats Amenity Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

¹ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a timber yard, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a timber yard. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to a Listed Building. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP072: Sherborne Place Car Park	+	+	++	+	+	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP072 has the capacity to accommodate 11 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.25 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Sandford Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive

² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁴. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁶, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to a Listed Buildings. Mitigation provided through the GCT JCS, and

⁴ Gloucestershire County Council

⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP073: Axiom, Winchcombe St	++	+	++	+	+	+	+	- ?	- ?	-	+	+ ?	++	+	+	?	++

Summary:

The Council Sites Assessment has identified that site CP073 has the capacity to accommodate 7 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.07 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Robert Harvey House, Belmont Road Flats Amenity Greenspace and Fairview OS. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁷. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

Highways Development Management comments⁸ identify that there are access issues at this site. Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects. However given the potential access issues it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

⁷ Gloucestershire County Council

⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site however is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, containing a derelict Community Arts and Music Venue. Given the derelict nature of the site, it is considered therefore that there is the potential for a major long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and the Axiom Building is a local non-designated heritage asset. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Development has the potential to bring the derelict building back into use and thus secure ongoing management and maintenance. As such, it is considered that there is the potential for a minor long-term positive effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP095: St James's St Car Park	+	+	++	+	+	+	+	- ?	0 ?	-	+	+ ?	+	+	0	?	++
Summary: The Council Sites Assessment has identified that site CP095 has the capacity to accommodate 17 new dwellings in the latter stages of the plan period																	

⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

with the potential for a minor long-term positive effect against SA Objective 1, or 0.51 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Sandford Park, and Oxford and Priory Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹² further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹¹ Gloucestershire County Council

¹² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to a Listed Building. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that, after mitigation, there is the potential for a residual neutral effect against SA Objective 12.

DRAFT

¹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Battledown

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP024: Castle Dream Stud, Mill Lane	+	0	--	-	--	--	+	0?	0?	0	+	+	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP024 has the capacity to accommodate 1 new dwelling in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁵, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could also improve accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland, and Wood-pasture and Parkland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording, and there is the opportunity to provide linkages with the existing priority habitats south east of the site. As such, it is considered that there is the

¹⁵ Gloucestershire County Council

potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶, however it is located wholly within the AONB. The site is greenfield land in a rural setting. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies in close proximity to the Glenfall House Registered Park and Garden; however given the capacity of the site to accommodate 1 dwelling, and mitigation provided through the GCT JCS, it is considered unlikely that development will lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP025: Land at Mill Lane	+	0	--	-	--	--	+	0?	0?	0	+	+	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP025 has the capacity to accommodate 8 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. It is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at this site.

¹⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁷ Gloucestershire County Council

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording, and there is the opportunity to provide linkages with the existing priority habitats south east of the site, particularly in combination with development at site option CP024. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁸, however it is located wholly within the AONB. The site is greenfield land in a rural setting. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies in close proximity to Glenfall House Registered Park and Garden, in a rural area with little built development surrounding it. Development is considered to have the potential to alter the setting of designated heritage assets. However, given the capacity of the site, and mitigation provided through the GCT JCS, it is considered unlikely that development will lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. Taking mitigation into account therefore, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP026: Land north of Greenway Lane	+	0	--	+	--	+	+	0?	0?	0	+	+	--	+	0	?	-
Summary:																	

¹⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP026 has the capacity to accommodate 40 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Ryeworth Cricket Club. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; support habitat enhancement on site, and support opportunities to provide linkages with the adjacent priority habitat. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁰, however it is located wholly within the AONB. The site is predominantly greenfield land adjacent to low density housing. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. The Cheltenham Local Plan, through appropriate policy wording, should ensure that development retains the existing mature trees on site. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with

¹⁹ Gloucestershire County Council

²⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets, however the Battledown Camp Scheduled Monument is located less than 500m north of the site. Given the capacity of the site, and mitigation provided through the GCT JCS, development is not considered likely to lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. Taking mitigation into account it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP027: Land south of Greenway Lane	+	0	--	+	--	+	+	0?	0?	-	+	-	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP027 has the capacity to accommodate 30 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Ryeworth Cricket Club. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²¹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²¹ Gloucestershire County Council

The majority of the site is a BAP Priority Habitat of Deciduous Woodland, which extends beyond the site past Greenway Lane. The site is also located within 200m of a non-statutory nature reserve in Ryeworth. The Cheltenham Local Plan, through appropriate policy wording can; support the enhancement of the habitats, and strengthen GI corridors between the woodland habitat and the non-statutory nature reserve. However, development at the site is likely to result in the loss of areas of Priority Habitat, and as such is considered to have the potential for a minor long-term negative effect against SA Objective 10.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²², however it is located wholly within the AONB. The site is greenfield land and contains mature trees and hedgerows. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. The Cheltenham Local Plan, through appropriate policy wording, should ensure that development retains the existing mature trees on site. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets, however the Battledown Camp Scheduled Monument is located less than 600m north of the site. Given the capacity of the site, and mitigation provided through the GCT JCS, development is not considered likely to lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. Taking mitigation into account it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP028: Land adjacent to Orchard Cottages	+	0	--	-	-	+	+	- ?	0 ?	0	+	+ ?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP028 has the capacity to accommodate 10 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is not located within 800m of an existing employment area with the potential for

²² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

a major negative effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²³, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given the site has poor access it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until site level assessments arise.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the north west and south of the site. The Cheltenham Local Plan can, through appropriate policy wording; support habitat enhancement on site, and support opportunities to create linkages between the two woodland habitats. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴, however it is located wholly within the AONB. The site is greenfield land and contains trees. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. Any development proposals for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²³ Gloucestershire County Council

²⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
CP029: Land south of Glenfall Way	+	0	--	+	-	+	+	0?	0?	-	+	+	?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP029 has the capacity to accommodate 15 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Lawrence Close Green Space and Hartlebury Way Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains a small area of Deciduous Woodland Priority Habitat that extends east of the site. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

²⁵ Gloucestershire County Council

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶, however it is located wholly within the AONB. The site is greenfield land and contains trees. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. The Cheltenham Local Plan, through appropriate policy wording, should ensure that development retains the existing mature trees on site. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP064: King Alfred Way 1 & 2	++	++	++	+	- ?	+	+	- ?	- ?	0	+	+ ?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP064 has the capacity to accommodate 86 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.71 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The northern section of the site is a previous landfill site and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development, and that appropriate remediation measures are undertaken if necessary. If the appropriate policy mitigation is put into place, it is considered that there is the potential for a residual neutral effect. The site is located within 300m of Queen Elizabeth II Public Green Space. As such, it is considered that after mitigation, there is the potential for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁷, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

²⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁷ Gloucestershire County Council

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹, and it is not located within or adjacent to the AONB. The whole site is brownfield land containing a mix of occupied and vacant buildings in an established industrial site. It is considered that there is the potential for a major positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

²⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP065: St Edwards Car Park, London Rd	+	+	++	+	-	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP065 has the capacity to accommodate 6 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.14 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Whitefriars Car Park Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment³⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments³¹ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

³⁰ Gloucestershire County Council

³¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the current use of the site as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³, and it is not located within or adjacent to the AONB. The site is brownfield land currently used as car parking supporting the local neighbourhood centre. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The boundary walls and gate piers to St Edwards Middle School form part of the existing access to the site, and are Grade II Listed. However, given the capacity of the site, and mitigation provided through the GCT JCS, development is not considered likely to lead to any significant effects. Taking mitigation into account therefore, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP100: Battledown	++ ?	++ ?	+	+	-- ?	+	+	- ?	- ?	0	+	+ ?	--	+	-	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP100 has the capacity to accommodate 277 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 14.68 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of Priors Farm Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. It should be noted however that Priors Farm Public Green Space is also being considered for development as part of site option CP023.

³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁴ however, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, support habitat enhancement on site, and support the creation of GI linkages with further woodland habitats to the south east of the site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³⁵, however it is located wholly within the AONB. The site is predominantly greenfield land adjacent to the urban area. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site contains areas of greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Hewlett's Reservoir, which, along with the pavilion, boundary walls and gate piers are all Listed. The site is also located

³⁴ Gloucestershire County Council

³⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

within 200m of the Battledown Camp Scheduled Monument, and within 500m of Glenfall House Registered Park and Garden. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects, however given the capacity of the site, there is the potential to alter the setting of designated heritage assets. As such, it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 12.

DRAFT

Benhall and The Reddings

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP043: Land at The Reddings, north of Branch Rd	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP043 has the capacity to accommodate 202 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 8 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is located however within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains a BAP Priority Habitat of Traditional Orchards along its northern border. The Cheltenham Local Plan can, through appropriate policy

³⁶ Gloucestershire County Council

wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study³⁷ as of medium-low landscape sensitivity. The site is entirely greenfield land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP044: Land at The Reddings, south of Branch Rd	++ ?	++ ?	+	+	-- ?	--	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP044 has the capacity to accommodate 168 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 6.66 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁸, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

³⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³⁸ Gloucestershire County Council

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is located however within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

In the centre of the site there is a BAP Priority Habitat of Traditional Orchards which extends to its northern border. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study³⁹ as of medium-low landscape sensitivity. The site is entirely greenfield land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site lies adjacent to Manor House; a local non-designated heritage asset. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective
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³⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP045: Land at the Hayloft (west), The Reddings/Badgeworth Rd	++	++	--	--	-- ?	--	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP045 has the capacity to accommodate 58 new dwellings in the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.76 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. The site is also not located within 300m of existing public open space. As such, it is considered that there is the potential for a major negative effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴⁰, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at the site.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; support habitat enhancement on site, and support opportunities to create GI linkages with the woodland habitat. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

⁴⁰ Gloucestershire County Council

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴¹ as of medium-low landscape sensitivity. The site is greenfield and garden land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site lies adjacent to Manor House; a local non-designated heritage asset. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation, and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP046: Land at the Hayloft (east), south of The Reddings	++	++	+	--	--?	--	+	--?	--?	0	+	+	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP046 has the capacity to accommodate 55 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.66 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. The site is also not located within 300m of existing public open space. As such, it is considered that there is the potential for a major negative effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴², and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a

⁴¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁴² Gloucestershire County Council

PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at this site.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The western end of the site contains a BAP Priority Habitat of Deciduous Woodland. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴³ as of medium-low landscape sensitivity. The site is greenfield and garden land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
CP047: Flowerdale Farm, The Reddings	+	++	+	+	--	-	+	--?	--?	0	+	+	?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP047 has the capacity to accommodate 49 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.47 ha of employment land with the potential for a major

⁴³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. Mitigation provided through the GCT JCS, and available at the project level, should ensure that there will be no significant negative effects. The site is located within 300m of public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential after mitigation, for a minor positive effect against SA Objective 3.

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴⁴, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at this site.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴⁵ as of medium-low landscape sensitivity. The site is predominantly greenfield and garden land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site

⁴⁴ Gloucestershire County Council

⁴⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP048: Land at Stansby Mobile Home & Caravan Pk, The Reddings	++	++	+	+	-- ?	-	++	-- ?	-- ?	0	+	+	+	--	0	?	+

Summary:

The Council Sites Assessment has identified that site CP048 has the capacity to accommodate 59 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.78 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, as such mitigation will be required to reduce the associated negative effects on health, including noise pollution. Mitigation provided through the GCT JCS, and available at the project level, should ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments, and remediation measures if necessary, are carried out prior to development. The site is located within 300m of public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential after mitigation, for a minor positive effect against SA Objective 3.

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

⁴⁶ Gloucestershire County Council

There is poor access to the site⁴⁷, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁴⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴⁹ as of medium-low landscape sensitivity. The site is predominantly brownfield land, currently used as a caravan park. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. Any development proposal for the site should also seek to retain the existing trees. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP049: Land west of Grovesfield Way, The Reddings	+	+	++	+	-	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-

⁴⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁴⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁴⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Summary:

The Council Sites Assessment has identified that site CP049 has the capacity to accommodate 27 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.8 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment⁵⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁵¹ further identify that visibility to Grovefield Way appears restricted. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

⁵⁰ Gloucestershire County Council

⁵¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁵² as of medium-low landscape sensitivity. The site is entirely greenfield land and as such, it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP050: Land off Grovefield Way, The Reddings	+	+	++	+	--	-	++	-?	-?	0	+	+?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP050 has the capacity to accommodate 12 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.34 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁵³, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is also located within 400m of both PRow and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

⁵² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁵³ Gloucestershire County Council

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. Development Management comments⁵⁴ further identify that visibility to Grovefield Way appears restricted. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁵⁵ as of medium-low landscape sensitivity. The site is entirely greenfield land and contains trees and hedgerows. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees and hedgerows where possible. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP051: Land r/o Shakespeare Cottages, The Reddings	+	+	++	+	--	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-
Summary:																	

⁵⁴ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁵⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP051 has the capacity to accommodate 9 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.26 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁵⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. However, given the low capacity of the site for new development, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

⁵⁶ Gloucestershire County Council

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁵⁷ as of medium-low landscape sensitivity. The site contains areas of previously developed land, however it is predominantly greenfield land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

⁵⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Charlton Kings

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP030: Land off Timbercombe Lane	+	0	++	+	-	+	+	- ?	0 ?	0	+	-	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP030 has the capacity to accommodate 24 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Little Herberts Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment⁵⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has very poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed. It should be noted that Highways Development Management comments⁵⁹ identify that they are unlikely to support development at this site given the very poor access.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

⁵⁸ Gloucestershire County Council

⁵⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanO2015/listRespondents>

The site is greenfield land located in between a Local Nature Reserve just north of the site, and priority habitats of Deciduous Woodland to the south of the site. Tree corridors run through the site connecting to the woodland, and development at the site could therefore lead to fragmentation of GI corridors connecting the two biodiversity sites. As such, it is considered that there is the potential for a minor long-term negative effect against SA Objective 10.

The site was not assessed in the GCT JCS Landscape Sensitivity Study⁶⁰, however it is located wholly within the AONB. The site is greenfield land containing trees, and the Council's Sites Assessment identifies that it plays an important part in the setting of the escarpment. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. Any development proposals for the site should seek to retain the existing trees on site. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to the Grade II Listed Cheltenham Park Hotel, Mitigation provided through the GCT JCS should ensure that development does not lead to any significant effects. Taking into account the available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

⁶⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Charlton Park

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP063: Reeves Field, Old Bath Rd	+	++	++	+	-	+	+	0?	0?	-	+	+?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP063 has the capacity to accommodate 40 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 4.52 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Sandford Mill Cox's Meadow Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment⁶¹, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at the site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located in between Deciduous Woodland Priority Habitats. Trees that border the site may provide GI connections between the two habitats. The Cheltenham Local Plan can, through appropriate policy

⁶¹ Gloucestershire County Council

wording, ensure that development retains and enhances these GI connections, with the potential for a minor long-term positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study⁶², and it is not located within or adjacent to the AONB. The site is greenfield land and used as private sports pitches by Cheltenham College. The site is located within the Central Conservation Area and the Council's Sites Assessment identifies that there are key views to the scarp across the site. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive historic townscape and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to the Grade II Listed Thirlestaine Hall, which includes Listed boundary walls and gates. There are further designated Listed Buildings and non-designated heritage assets located along the A40 (Old Bath Road). The site is also located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation, and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP102: Spirax Sarco HQ, Charlton House	++	++	++	+	-- ?	+	+	- ?	- ?	-	-	+ ?	+	+	0	?	+

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP102 has the capacity to accommodate 63 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Sandford Mill Cox's Meadow and Charlton Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁶³, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area,

⁶² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁶³ Gloucestershire County Council

which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is existing access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The area of the site that is south of the River Chelt is located within an area of flood risk, and is a significant proportion of the site. Mitigation is likely to be difficult and/or expensive; development therefore is considered to have the potential for a minor negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁶⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study⁶⁵, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land containing the Spirax Sarco Headquarters and car parking. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II Listed Charlton House, and is located adjacent to more Listed Buildings in the north, east and south of the site. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, and that the Listed Building is retained in development. Should Spirax Sarco relocate then development has the potential to secure ongoing management and maintenance the

⁶⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁶⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

designated heritage asset. Taking into account the available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

DRAFT

College

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP074: Rodney Rd Car Park, Rodney Rd	+	+	++	+	+	+	+	0?	0?	-	--	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP074 has the capacity to accommodate 22 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.25 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Sandford Park, Imperial Gardens and Montpellier Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁶⁶. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments⁶⁷ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is also located wholly within Flood Risk Zone 3; development therefore has the potential for a major long-term negative effect against SA Objective 9.

⁶⁶ Gloucestershire County Council

⁶⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁶⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁶⁹, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and adjacent to the Grade II Listed Oriel Villas, it is also surrounded by numerous other Listed Buildings. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation, and the capacity of the site, it is considered overall that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP094: Sandford Lido Car Park	+ ?	+ ?	++	+	+	+	+	- ?	0 ?	-	-	+ ?	+	+	0	?	++

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP094 has the capacity to accommodate 10 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.27 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is located adjacent to a hospital and as such there may be minor short-term negative effects on health during the construction phases of development at this site, mitigation will be required to minimise the effects. The site is however located adjacent to Sandford Park. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3 in the short-term, however in the longer-term it is considered

⁶⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁶⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

overall that there is the potential for a minor positive effect.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁷⁰. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre, a major supermarket and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments⁷¹ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The majority of the site is located within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; development is therefore considered to have the potential for a minor negative effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁷², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

⁷⁰ Gloucestershire County Council

⁷¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

⁷² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁷³, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area and adjacent to Sandford Lido, a local non-designated heritage asset. It is also in close proximity to further designated Listed Buildings along Keynsham Road and College Baths Road. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site, it is considered overall that there is the potential for a residual neutral effect against SA Objective 12.

⁷³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Hester's Way

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP037: Land at Fiddler's Green, adjacent to Hayden	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	-	+	0	?	-
<p>Summary: The Council Sites Assessment has identified that site CP037 has the capacity to accommodate 347 new dwellings in the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 18.34 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.</p> <p>Although the site is located within 300m of Open Space, including Fiddlers Green Lane Public Green Space, it is also adjacent to Hayden Sewerage Works and covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone). As such it is considered that there is the potential for a minor negative effect on health (SA Objective 3).</p> <p>The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁷⁴, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.</p> <p>The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could enhance the identified positive effects.</p> <p>There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁷⁵ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.</p>																	

⁷⁴ Gloucestershire County Council

⁷⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Lowland Meadow Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁷⁶ as of medium-low landscape sensitivity. The site is entirely greenfield land. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. It should be noted that given the size of this site, the negative effects are considered to be of greater significance than at the surrounding smaller greenfield sites. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP038: Land at Golden Valley, Pheasant Lane	++	++	++	+	-- ?	-	++	-- ?	-- ?	-	0	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP038 has the capacity to accommodate 212 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 11.23 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Meadow and Nunny Close Open Space, Coburn Gardens, Caine Square and Golden Valley Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

⁷⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁷⁷, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁷⁸ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The north west corner of the site lies partially over a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The northern border of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site contains an area of Traditional Orchard Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, support habitat enhancement on site, and support the creation of GI linkages with further woodland habitats in the wider area. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁷⁹ as of medium to medium-low landscape sensitivity. The site is predominantly greenfield land and contains trees and hedgerows. It is considered that there is the potential for a

⁷⁷ Gloucestershire County Council

⁷⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁷⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. Any development proposal for the site should also seek to retain the existing trees and hedgerows. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to The Old Chapel; a local non-designated heritage asset. Given the capacity of the site it is considered that development has the potential to alter the setting of the non-designated heritage asset, however mitigation provided through the GCT JCS, and available at the project level, should ensure that it will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP039: Land north of Bamfurlong Lane	++	++	++	+	--?	--	++	--?	--?	0	+	+	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP039 has the capacity to accommodate 179 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 7.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chalford Avenue Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁸⁰, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of both PRow and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

⁸⁰ Gloucestershire County Council

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁸¹ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Traditional Orchard Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁸², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁸³ as of medium-low landscape sensitivity. The site contains areas of previously developed land (scrapyard with ancillary buildings and parking, and kennels), however it is predominantly greenfield land. As such, it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site contains The Old Chapel; a local non-designated heritage asset. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. As such, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

⁸¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁸² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁸³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

CP040: Briarfields Motel and Touring Park, Bamfurlong Lane	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	+	--	0	?	+
Summary:																	
<p>The Council Sites Assessment has identified that site CP040 has the capacity to accommodate 65 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.96 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.</p> <p>The site is surrounded by compatible land uses, and is located within 300m of Golden Valley and Chalford Avenue Open Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁸⁴, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.</p> <p>The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.</p> <p>There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁸⁵ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.</p> <p>The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.</p>																	

⁸⁴ Gloucestershire County Council

⁸⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Traditional Orchard and Deciduous Woodland Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁸⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a motel and touring park, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁸⁷, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land and contains a Motel and Touring Park. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP041: Land between A40 and Bamfurlong Lane (east)	+	+	++	+	--	-	++	-?	-?	0	+	+?	++	--	0	?	+

Summary:

The Council Sites Assessment has identified that site CP041 has the capacity to accommodate 33 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.98 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Golden Valley and Meadow and Nunny Close Open Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁸⁸, and development may increase reliance on the private vehicle in this respect.

⁸⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁸⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁸⁸ Gloucestershire County Council

Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁸⁹ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Given the lower capacity of the site however, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current industrial use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁹¹, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land in industrial use. It is considered therefore that there is the potential for a major long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land and removal of industrial buildings. It should be noted that there is a large group of trees in the south west corner of the site, and development should seek to retain these. As the site is predominantly brownfield land it is also considered to have the potential

⁸⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁹⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

for a minor positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP042: Land between A40 and Bamfurlong Lane (west)	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP042 has the capacity to accommodate 124 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 4.92 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Golden Valley and Chalford Avenue Open Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁹², and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁹³ identify that there are capacity issues at Arle Court roundabout and the potential additional network

⁹² Gloucestershire County Council

⁹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat that extends east of the site. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁹⁴ as of medium-low landscape sensitivity. The site contains some brownfield land however it is predominantly greenfield. Development therefore has the potential for minor negative effects on landscapes through development in a previously undeveloped area. As the site is predominantly Greenfield land is also has the potential for minor negative effects on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

⁹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Lansdown

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP075: Royal Well & Municipal Offices	+	+	++	+	+	+	+	0?	0?	-	-	+?	+	+	0	?	+

Summary:

The Council Sites Assessment has identified that site CP075 has the capacity to accommodate 36 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.86 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Imperial Gardens, and Chelt Walk Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁹⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. A large section of the site is located within an area of flood risk, mitigation is likely to be difficult and/or expensive; it is therefore considered that development has the potential for a minor negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹⁶, and the Cheltenham Local Plan can support

⁹⁵ Gloucestershire County Council

⁹⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁹⁷, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land currently in use as council offices, bus station, car park and open space. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. It should also be noted that there are trees in the centre of the site, and development should seek to retain these. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II* Listed Promenade, and is surrounded by further Listed Buildings and located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation, and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP076: St Georges House, Bayshill Rd	++	+	++	+	+	+	+	0?	0?	0	+	+?	+	+	+	?	++

Summary:

The Council Sites Assessment has identified that site CP076 has the capacity to accommodate 48 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.38 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chelt Walk, Imperial Gardens, and Montpellier Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area

⁹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁹⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰⁰, and it is not located within or adjacent to the AONB. The site is brownfield within the urban area, previously used as offices but now vacant. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II Listed Kraft Foods Ltd offices, and the Grade II Listed St Georges House. It is also surrounded by more Listed Buildings and

⁹⁸ Gloucestershire County Council

⁹⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. Given the vacant nature of the site, development has the opportunity to secure the future management and maintenance of these buildings which is considered to have the potential for a minor long-term positive effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP077: Land at St Georges Place / St James Square	0	+	++	+	+	+	++	0?	0?	0	--	+	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP077 has the capacity to accommodate 0.66 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chelt Walk, and Imperial Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁰¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁰² also identify that the loss of parking on site would require further assessment of parking provision. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is located wholly within

¹⁰¹ Gloucestershire County Council

¹⁰² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

Flood Risk Zone 3; development therefore has the potential for a major long-term negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁰³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰⁴, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a temporary car park, and containing vacant and derelict buildings. Given the derelict nature of the site, it is considered therefore that there is the potential for a major long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and is surrounded by designated Listed Buildings and local non-designated heritage assets (e.g. the former fire station). Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP078: Rivershill House, St Georges Rd	++	+	++	+	+	+	++	0?	0?	0	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP078 has the capacity to accommodate 44 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.42 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Honeybourne Line, and Chelt Walk Public Green Spaces. As such, it is

¹⁰³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁰⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁰⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰⁷, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, containing a vacant office building. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

¹⁰⁵ Gloucestershire County Council

¹⁰⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is adjacent to numerous designated Listed Buildings and local non-designated heritage assets. The site is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP081: Land at Chester Walk Car Park	+	+	++	+	+	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP081 has the capacity to accommodate 14 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Promenade, Royal Well Open Space, Beech House and Hanna Court Green Spaces and High Street Bowling Green. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁰⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁰⁹ also identify that due to the potential loss of parking on site, further parking provision assessment would be required. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect

¹⁰⁸ Gloucestershire County Council

¹⁰⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹¹⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹¹¹, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to numerous Listed Buildings, including the Grade I Listed St Mary's Church. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP082: Rear of High St Car Park	+	+	++	+	+	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP082 has the capacity to accommodate 17 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term

¹¹⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹¹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Promenade, Royal Well Open Space, Beech House and Hanna Court Green Spaces and High Street Bowling Green. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹¹². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹¹³ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹¹⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹¹² Gloucestershire County Council

¹¹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹¹⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹¹⁵, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to numerous Listed Buildings, including the Grade I Listed St Mary's Church. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP096: St Georges Rd Car Park	+	+	++	+	+	+	+	- ?	0 ?	0	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP096 has the capacity to accommodate 9 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.26 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chelt Walk, Imperial Gardens, and Montpellier Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹¹⁶. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could enhance the identified positive effects.

¹¹⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹¹⁶ Gloucestershire County Council

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹¹⁷ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has no satisfactory access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹¹⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹¹⁹, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is adjacent to numerous designated Listed Buildings and a local non-designated heritage asset. The site is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

¹¹⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹¹⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹¹⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

DRAFT

Leckhampton

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
CP031: Land off Leckhampton Rd	+	+	--	+	-	+	+	- ?	0 ?	-	+	+	+	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP031 has the capacity to accommodate 15 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.6 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Tramway Green Corridor, Undercliff Avenue Open Space, Daisy Bank Field and Leckhampton Hill. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹²⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the accessibility at this site.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a major aquifer of low vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA

¹²⁰ Gloucestershire County Council

Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Wood-pasture and Parkland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹²¹, it is greenfield land located adjacent to the AONB. Development therefore has the potential to affect the setting of the AONB and mitigation may be difficult as the AONB slopes steeply uphill south of the site. It is therefore considered that there is the potential for a residual major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP098: Land south of Collum End Rise	++ ?	++ ?	--	+	+	+	+	- ?	- ?	-	+	+ ?	--	--	0	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP098 has the capacity to accommodate 62 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.29 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Tramway Green Corridor and Undercliff Avenue Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However,

¹²¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is however located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹²². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a GP surgery, pharmacy and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹²³ further identify that there are potential access issues if linked to Church Road. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a major aquifer of low vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland, and Wood-pasture and Parkland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹²⁴, however it is located wholly within the AONB. The site is greenfield land and contains trees. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. Any development proposals for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

¹²² Gloucestershire County Council

¹²³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹²⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to the Grade II* Listed Leckhampton Court and Grade II* Listed St Peters Church. The site is also located within 250m of the Moated Site and Fishponds at Church Farm Scheduled Monument. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

DRAFT

Oakley

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP023: Priors Farm Fields (land at Oakley)	++	0	++	--	- ?	+	+	- ?	- ?	0	+	+ ?	--	+	-	?	-

Summary:

The Council Sites Assessment has identified that site CP023 has the capacity to accommodate 126 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however development at the site could result in the loss of Priors Farm Public Green Space. There are further areas of open space in close proximity to the site (Priors Farm Estate Amenity Greenspace), however the green space on site is the largest space in this area of the Borough. As such, it is considered that development at this site has the potential for a major negative effect against SA Objective 3. The potential effects could be mitigated if development retains the existing Public Green Space designated area.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹²⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

The site has poor access, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹²⁶ also identify that capacity analysis at nearby junctions may be required. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability

¹²⁵ Gloucestershire County Council

¹²⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is also not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording, and there is the opportunity to provide linkages with the existing priority habitats. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹²⁷, however the Council's Sites Assessment identifies that it borders the AONB to the east and that the eastern part of the site has an important role in the setting of the AONB. Development therefore has the potential to affect the AONB setting. The site is entirely greenfield land and contains Priors Farm Playing Field and Public Green Space. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Bouncer's Lane Cemetery Registered Park and Garden, which also contains Listed Buildings. Development has the potential alter the setting of the designated heritage asset as development encroaches further from the existing urban area enclosing the cemetery on its southern and south eastern borders. Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects, however given the capacity of the site, it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP069: Cakebridge Place	+	+	++	+	-	+	+	0?	0?	-	--	+	+	+	0	?	++

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP069 has the capacity to accommodate 16 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.55 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent, and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area

¹²⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹²⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site lies wholly within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; it is therefore considered at this stage that there is the potential for a major long-term negative effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹²⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹³⁰, and it is not located within or adjacent to the AONB. The site is brownfield land containing pre-fabricated bungalows within the urban area. Development is considered to have the potential for a minor long-term positive effect on the landscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

¹²⁸ Gloucestershire County Council

¹²⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹³⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to a local non-designated heritage asset. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. Taking account of the available mitigation and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP070: Land at Prestbury Rd	+	+	++	+	-	+	+	0?	0?	-	+	+?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP070 has the capacity to accommodate 8 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.23 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent, Pittville Circus, and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹³¹, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹³¹ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current industrial uses, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹³³, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently in industrial use. Given its use; development is considered to have the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains two local non-designated heritage assets; 83 Prestbury Road and Tomds and Bliss Ltd. It is assumed that development can retain these assets, and the Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. As such, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP105: Land at Whaddon Rd	++	0	++	+	-	+	+	0?	0?	-	0	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP105 has the capacity to accommodate 7 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent, Pittville Circus, and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹³⁴, however unless development provides significant contributions to new or

¹³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹³⁴ Gloucestershire County Council

improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹³⁵ also identify that an assessment of the impact of loss of parking on site may be required. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. A small part of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹³⁷, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a car park. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

¹³⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹³⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹³⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to local non-designated heritage assets. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

DRAFT

Park

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP061: Land at Lansdown Rd (Gloucestershire Constabulary HQ)	++	++	+	+	- ?	++	+	-- ?	-- ?	-	+	+ ?	+	+	-	?	++

Summary:

The Council Sites Assessment has identified that site CP061 has the capacity to accommodate 90 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.28 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Hatherley Court, and Hatherley Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹³⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop and within 800m of Cheltenham Spa train station. Given the accessibility of the site to public transport modes it is considered that there is the potential to reduce reliance on the private vehicle with the potential for a major positive effect against SA Objective 5a. The site is also located within 400m of a Sustrans National Cycle Route with the potential for a minor long-term positive effect against SA Objective 5b. Development at this site that improves access to PRowS can significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹³⁸ Gloucestershire County Council

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴⁰, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area containing the Gloucestershire Constabulary headquarters. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains a local non-designated heritage asset (Wilton House) and is adjacent to Listed Buildings. The site is also located within the Central Conservation Area. It is assumed that development can retain the local heritage asset on site, and mitigation provided through the GCT JCS should ensure sensitive and responsive development that respects the historic townscape, and that development will not lead to any significant negative effects on designated heritage. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Despite this, given that the site is located within the Conservation it is considered that there is the potential for minor residual negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP062: Commercial St Car Park	+	+	++	+	+	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP062 has the capacity to accommodate 8 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.08 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Public Open Space, including Bath Road Public Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment

¹³⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁴⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁴¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to educational facilities, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹⁴² further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁴³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴⁴, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a car park. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect

¹⁴¹ Gloucestershire County Council

¹⁴² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

¹⁴³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁴⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

against SA Objective 11b.

The site is located within the Central Conservation Area and adjacent to the Grade II Listed Old School Court. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation, and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP092: Park Campus	++	++	++	+	- ?	+	+	- ?	- ?	-	+	+ ?	+ -	+	-	?	+ -

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP092 has the capacity to accommodate 300 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 11.92 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Hatherley Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁴⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹⁴⁶ further identify that there are potential capacity issues at

¹⁴⁵ Gloucestershire County Council

¹⁴⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

Moorend Park Road, Norwood roundabout and Lansdown Road / Texaco. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat that extends east of the site. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴⁷, and it is not located within or adjacent to the AONB. The site is a mixture of greenfield and brownfield land (in a near even split) within the urban area. There is the potential for minor long-term positive effects on landscapes / townscapes through the regeneration of brownfield land, and also the potential for minor long-term negative effects through development in previously undeveloped areas. Overall it considered that there is the potential for both minor positive and minor negative effects against SA Objective 11a and SA Objective 14. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains numerous Listed Buildings and a local non-designated heritage asset. It is also located within the Central Conservation Area. It is assumed that development at the site could retain the designated and non-designated heritage assets on site. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. However, given the capacity of the site to accommodate 300 dwellings, it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 12 as development is likely to alter the setting of these assets.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP097: Bath Terrace Car Park	+	+	++	+	+	+	+	- ?	0 ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP097 has the capacity to accommodate 13 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.36 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

¹⁴⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of existing Public Open Space, including Bath Road Public Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁴⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹⁴⁹ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has no satisfactory access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹⁴⁸ Gloucestershire County Council

¹⁴⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁵⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁵¹, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a car park. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to two local non-designated heritage assets; The Old Mission Hall and 5 Upper Bath Street. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

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¹⁵¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Pittville

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP066: Ellerslie Care Home, Albert Rd	++	+	++	+	-	+	+	- ?	- ?	0	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP066 has the capacity to accommodate 14 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.6 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁵², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Wood-pasture and Parkland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵³, and the Cheltenham Local Plan can support

¹⁵² Gloucestershire County Council

¹⁵³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Development can enhance supporting habitats on site, and provide appropriate contributions towards the positive management of the Priority Habitat as an urban park. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁵⁴, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area previously used as a Care Home (Eilerslie House). Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains a local non-designated heritage asset (Eilerslie House) and it is assumed that this would be retained on site in development. The site is located within the Central Conservation Area and adjacent to Pittville Park Registered Park and Garden. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP067: Prestbury Rd / Windsor St 1	+	+	++	+	-	+	+	0?	0?	-	--	+?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP067 has the capacity to accommodate 29 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.7 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park, Pittville Crescent and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁵⁵, however unless development provides significant contributions to new or improved

¹⁵⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁵⁵ Gloucestershire County Council

provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. It should be noted that a culvert also runs through the site, and development may need to mitigate any potential effects on water arising from disturbance to this area. The site lies wholly within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; it is therefore considered at this stage that there is the potential for a major long-term negative effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current uses, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁵⁷, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used for employment/commercial purposes. Given the nature of buildings on site (which look industrial) and its current use, development is considered to have the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Fox and Hounds). Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local

¹⁵⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁵⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation, and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP068: Prestbury Rd / Windsor St 2	+	+	++	+	-	+	+	0?	0?	-	--	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP068 has the capacity to accommodate 7 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.16 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁵⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site lies wholly within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; it is therefore considered at this stage that there is the potential for a major long-term negative effect against SA Objective 9.

¹⁵⁸ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a garage, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶⁰, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a motor garage. Given its current use, development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a Grade II Listed Building (74 Prestbury Road). Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. Taking account of the available mitigation, and low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP088: Pittville School, New Barn Lane	++	0	++	+	-- ?	+	+	-- ?	-- ?	-	+	+	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP088 has the capacity to accommodate 56 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to Starvehall Farm Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁶¹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative

¹⁵⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁶⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁶¹ Gloucestershire County Council

effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁶² further identify that modelling of the local network may be required. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶³, and it is not located within or adjacent to the AONB. The site is entirely greenfield land providing sports playing fields to Pittville School. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. Taking account of the available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

¹⁶² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁶³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

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Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP089: Pittville Campus	++	+	++	+	- ?	+	+	-- ?	-- ?	-	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP089 has the capacity to accommodate 71 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.31 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁶⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁶⁵ further identify that modelling of the local network may be required. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹⁶⁴ Gloucestershire County Council

¹⁶⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanO2015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁶⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶⁷, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area, previously used for educational purposes. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to the Central Conservation Area along the southern boundary, and is located in close proximity to the Grade I Listed Pittville Pump Rooms. Mitigation provided through the GCT JCS and Local Plan, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape. Taking account of the available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP090: Land adjacent to Ellerslie, Albert Rd	++	0	++	+	-	+	+	- ?	- ?	0	+	+	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP090 has the capacity to accommodate 11 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁶⁸,

¹⁶⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁶⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁶⁸ Gloucestershire County Council

however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Wood-pasture and Parkland Priority Habitat. The site is greenfield land and as such would require appropriate site level assessment to ensure that development provides the necessary mitigation for any supporting habitats on site. Development could also provide contributions towards the positive management of the Priority Habitat as an urban park. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶⁹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and located within the urban area. It is considered however that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies within the Central Conservation Area, adjacent to Pittville Park Registered Park and Garden and the local non-designated heritage asset Ellerslie House. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site, it is considered that there is the potential for a residual neutral

¹⁶⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

effect against SA Objective 12.

DRAFT

Prestbury

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP009: Hunting Butts Farm, east of railway cutting	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+ ?	+ -	--	0	?	+ -

Summary:

The Council Sites Assessment has identified that site CP009 has the capacity to accommodate 95 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 5.01 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷⁰, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site however, there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹⁷⁰ Gloucestershire County Council

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to Deciduous Woodland Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁷¹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷² as of medium to low landscape sensitivity. The site is a mixture of greenfield and brownfield land in a roughly 50/50 split. Regeneration at the site is considered to have the potential for a minor positive effect on landscapes, however it is also considered that there is the potential for a minor long-term negative effect on landscapes through development in previously undeveloped areas. It should also be noted that the Council's Sites Assessment has identified that the ridgeline on site is of significant importance. Overall it is considered that there is the potential for both minor positive and minor negative effects against SA Objective 11a and SA Objective 14. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP010: Land south of Hunting Butts Farm, Swindon Lane	++	++	++	+	-- ?	+	+	-- ?	-- ?	0	+	+	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP010 has the capacity to accommodate 177 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 9.35 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive

¹⁷¹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁷² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷³, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The site is relatively large expanse of greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats particularly around the woodland Priority Habitat. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷⁴ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. It should also be noted that the Council's Sites Assessment has identified that the ridgeline on site is of significant importance. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA

¹⁷³ Gloucestershire County Council

¹⁷⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP011: The Paddocks, Swindon Lane	+	++	++	+	--	+	+	-- ?	-- ?	0	+	+	-	--	0	?	-

Summary:
The Council Sites Assessment has identified that site CP011 has the capacity to accommodate 34 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.79 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of St Nicholas Drive Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷⁵, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of PRoWs with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of any existing features on site, through appropriate policy wording. It is considered that there are therefore potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA

¹⁷⁵ Gloucestershire County Council

Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷⁶ as of medium to low landscape sensitivity. The site contains some brownfield land (residential unit), however it is predominantly greenfield land. It is therefore considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP012: Land at Hunting Butts (east), Evesham Rd	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP012 has the capacity to accommodate 220 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 11.64 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential for new open space to be provided as part of development which could mitigate the identified effects. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷⁷, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term

¹⁷⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁷⁷ Gloucestershire County Council

positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁷⁸ further identify that modelling may be required at the racecourse roundabout. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat in the north west corner. The site is relatively large expanse of greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats particularly around the woodland Priority Habitat. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷⁹ as of medium to low landscape sensitivity. The site is predominantly greenfield land although it does contain roads and is used as an overflow carpark for the Racecourse. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP013: Cheltenham Racecourse	0	++	++	-	-- ?	+	+	-- ?	-- ?	0	0	+ ?	+	--	0	?	++

¹⁷⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanO2015/listRespondents>

¹⁷⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

(north)

Summary:

The Council Sites Assessment has identified that site CP013 has the capacity to accommodate 22.9 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential to provide new open space as part of development which could mitigate the identified effects.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁸⁰, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The north east border of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat in the north east. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁸¹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an

¹⁸⁰ Gloucestershire County Council

¹⁸¹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁸² as of low landscape sensitivity. The site is previously developed land containing a variety of buildings (including Grandstands, Centaur, livery stables and accommodation) and car parking, development could regenerate this area with the potential for a minor positive effect on landscapes (SA Objective 11 a). As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP014: Cheltenham Racecourse (south)	++	++	++	+	- ?	+	+	-- ?	-- ?	0	+	+ ?	+	--	0	?	++

Summary:

The Council Sites Assessment has identified that site CP014 has the capacity to accommodate 116 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 6.13 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment¹⁸³, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA

¹⁸² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁸³ Gloucestershire County Council

Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Traditional Orchard Priority Habitat in the east. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁸⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁸⁵, and it is not located within or adjacent to the AONB. The site is brownfield land located between the existing residential area and the Racecourse, and is predominantly used for parking. Development is considered to have the potential for a minor long-term positive effect on the landscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP015: Land off New Barn Lane 1 (south of Racecourse)	+	0	++	+	--	+	+	- ?	- ?	0	+	-	-	--	0	?	-

¹⁸⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁸⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Summary:

The Council Sites Assessment has identified that site CP015 has the capacity to accommodate 35 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁸⁶, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁸⁷ further identify that visibility may be an issue. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains a Traditional Orchard Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would significantly reduce the developable area of the site. As such it is considered that if development were to occur on site it is likely to result in at least the partial loss of a Priority Habitat with the potential for a minor negative effect against SA Objective 10. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

¹⁸⁶ Gloucestershire County Council

¹⁸⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁸⁸, and is not located within or adjacent to the AONB. The site contains a small area of brownfield land (the land connecting the main part of the site to the B4075), however the majority of the site is greenfield land. As such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP016: Land off New Barn Lane 2 (south of Racecourse)	+	0	+	+	--	+	+	-?	-?	0	+	+?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP016 has the capacity to accommodate 13 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁸⁹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

¹⁸⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁸⁹ Gloucestershire County Council

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁹⁰ further identify that visibility may be an issue. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Traditional Orchard Priority Habitat in the west. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁹¹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP017: Land off New Barn Lane 3 (south of Racecourse)	++	0	+	+	-- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
Summary:																	
The Council Sites Assessment has identified that site CP017 has the capacity to accommodate 52 new dwellings within the latter stages of the plan																	

¹⁹⁰ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁹², and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁹³ further identify that visibility may be an issue. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Traditional Orchard Priority Habitat in the west. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹⁹² Gloucestershire County Council

¹⁹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁹⁴, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP018: Land east of Cheltenham Racecourse 1, Lake St	++	++	--	-	-?	+	+	-?	-?	0	0	+?	--	--	-	?	-

Summary:

The Council Sites Assessment has identified that site CP018 has the capacity to accommodate 136 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 5.45 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Apple Orchard Open Space. Development at the site however could also result in the loss of informal open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Development could retain and enhance the informal open space on site to mitigate the identified effects.

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment¹⁹⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA

¹⁹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁹⁵ Gloucestershire County Council

Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁹⁶ further identify that constraints on Lake Street and the double mini roundabouts may restrict development to a small scale capacity. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The south west corner of the site lies partially within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁹⁷ as of high-medium landscape sensitivity. The site is predominantly greenfield land and includes an area of informal open space. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to 3 Listed Buildings in the south east corner of the site, and in close proximity to the Moated Site Scheduled Monument (to the north of the site). The site is also located within the Prestbury Conservation Area. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. Given the presence of the designated heritage assets and location of the site within a Conservation Area, it is considered that despite mitigation, there is still the potential for a residual minor negative effect against SA Objective 12.

¹⁹⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP019: Land east of Cheltenham Racecourse 2, Park Lane	+	++	--	+	--	-	+	0?	0?	0	+	+?	--	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP019 has the capacity to accommodate 15 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.24 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁹⁸, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁹⁹ further identify that constraints on Lake Street and the double mini roundabouts may restrict development to a small scale capacity. Given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹⁹⁸ Gloucestershire County Council

¹⁹⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁰⁰ as of high-medium landscape sensitivity. The site is entirely greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Moated Site Scheduled Monument. The site is considered to have a low capacity for housing, and mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Scheduled Monument has existing residential development along its southern edge, and as such it is considered that development at this site is unlikely to significantly alter its setting. It is considered therefore that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
CP020: Land north of Cheltenham Racecourse	++ ?	++ ?	--	-	--?	-	+	--?	--?	0	+	+	?	--	--	-	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP020 has the capacity to accommodate 362 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 19.15 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential to provide new open space as part of development which could mitigate the identified effects.

²⁰⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the potential provision of employment on site, which can mitigate the negative effects to some degree. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁰¹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁰² further identify that access through the racecourse is not desirable and there are no links to the public highway. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the west and north west. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁰³ as of medium and high-medium landscape sensitivity. The site is entirely greenfield land. It is considered that there is the potential for a major long-term negative effect on

²⁰¹ Gloucestershire County Council

²⁰² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁰³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located in close proximity to the Moated Site Scheduled Monument. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, however given the capacity of the site to accommodate 362 new dwellings, it is considered that development will alter the northern setting of the Scheduled Monument, with the potential for a residual minor long-term negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP021: Land between Cheltenham Racecourse and B4632	++ ?	++ ?	--	-	-- ?	+	+	- ?	- ?	0	+	+ ?	--	--	-	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP021 has the capacity to accommodate 523 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 27.7 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential to provide new open space as part of development which could mitigate the identified effects. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁰⁴, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁰⁴ Gloucestershire County Council

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁰⁵ further identify that there is potential for issues at the High St / Noverton Lane junction and in accessing Spring Lane. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁰⁶ as of high-medium landscape sensitivity. Though the site does contain a few residential units, it is predominantly greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Moated Site Scheduled Monument. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, however given the capacity of the site to accommodate 523 new dwellings, it is considered that development will alter the northern setting of the Scheduled Monument, with the potential for a residual minor long-term negative effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

²⁰⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁰⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

CP022: Land at Prestbury	++	0	--	+	--?	+	+	-?	-?	-	0	+?	--	--	-	?	-
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Summary:

The Council Sites Assessment has identified that site CP022 has the capacity to accommodate 200 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Ann Goodrich Close Amenity Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁰⁷, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁰⁸ further identify that there is potential for issues at the High St / Noverton Lane junction and in accessing Spring Lane. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The southern boundary of the site lies partially within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site

²⁰⁷ Gloucestershire County Council

²⁰⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁰⁹, however the Council's Sites Assessment has identified that part of the site is prominent from escarpment and the site is an important setting to the AONB. The site is predominantly greenfield land and it is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and largely previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site contains The Hayes; a Grade II Listed Building and is located adjacent to another Listed Buildings and local non-designated heritage assets. The site is also located within the Prestbury Conservation Area. It is assumed that any development proposal will retain the Listed Building on site. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Given the presence of the designated heritage assets and the location of the site within the Conservation Area, it is considered that development has the potential for a residual minor negative effect against SA Objective 12.

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
CP099: Land at Swindon Lane (adjacent to dismantled line)	+	++	+	+	-	+	+	-- ?	-- ?	0	+	+	?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP099 has the capacity to accommodate 35 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.06 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²¹⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

²⁰⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²¹⁰ Gloucestershire County Council

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²¹¹ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²¹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Springbank

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP034: Arle Nursery and allotments, Old Gloucester Rd	++	++	++	+	- ?	+	+	-- ?	-- ?	-	-	+ ?	-	--	-	?	-

Summary:

The Council Sites Assessment has identified that site CP034 has the capacity to accommodate 8.2 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pilgrove Way Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²¹², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²¹³ further identify that modelling may be required at Tewkesbury Road and Staverton cross roads. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site overlies a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA objective 8. The majority of the site also lies within a flood risk area and mitigation is likely to be difficult and/or expensive; development therefore is considered to have the potential for a minor long-term negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland and Traditional Orchard Priority Habitats in the north. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can

²¹² Gloucestershire County Council

²¹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²¹⁴ as of medium-low landscape sensitivity. The site contains areas of brownfield land (including roads running through allotments, and a plant nursery), however it is predominantly greenfield land (including allotments). It is considered therefore that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Moat House moated site Scheduled Monument and two Listed Buildings. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects. However, the site is situated on the Cheltenham administrative boundary and the Scheduled Monument is located within the neighbouring Tewkesbury Borough and in a rural setting. Given the capacity of the site it is considered that there is the potential for a residual minor long-term cross-boundary negative effect against SA Objective 12 as development is likely to alter the setting of the designated heritage assets.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP035: Land at Old Gloucester Rd	++	++	+	+	- ?	-	+	-- ?	-- ?	-	0	+ ?	-	--	-	?	-

Summary:

The Council Sites Assessment has identified that site CP035 has the capacity to accommodate 59 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.12 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pilgrove Way Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²¹⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

²¹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²¹⁵ Gloucestershire County Council

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²¹⁶ further identify that modelling may be required at Tewkesbury Road and Staverton cross roads. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site lies partially over / adjacent to a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The north east section of the site lies within an area of flood risk, however development could avoid this section of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²¹⁷ as of medium to medium-low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located in close proximity to the Moat House moated site Scheduled Monument and two Listed Buildings. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects. However, the site is situated on the Cheltenham administrative boundary and the Scheduled Monument is located within the neighbouring Tewkesbury Borough and in a rural setting. It is considered

²¹⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²¹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

that there is the potential for a residual minor long-term cross-boundary negative effect against SA Objective 12 as development is likely to alter the setting of the designated heritage assets. However, it should be noted that given the capacity of this site, the effects are considered of less significance than those identified at site CP034.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP036: Land at Fiddler's Green, Fidler's Green Lane	++	++	++	-	- ?	+	+	-- ?	-- ?	-	0	+ ?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP036 has the capacity to accommodate 662 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 25 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

Although the site is located within 300m of Pilgrove Way, Henley Road, and Fiddlers Green Lane Public Green Spaces, it is also covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone). Development at the site therefore has the potential for a minor negative effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²¹⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²¹⁹ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

²¹⁸ Gloucestershire County Council

²¹⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

The northern section of the site lies partially over a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The north east corner of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat, and is adjacent to a Lowland Meadow Priority Habitat in the south. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, support habitat enhancement on site, and support the creation of GI linkages with meadow habitats to the south of the site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²²⁰ as of medium to medium-low landscape sensitivity. The site is a large tract of predominantly greenfield land (there are a few farmsteads on the site) that stretches through Springbank ward and into the adjoining Hester's Way ward. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. It should also be noted that given the size of this site, the potential minor negative effects are considered to be of greater significance than the potential minor negative effects found at the surrounding smaller greenfield sites. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. The Moat House moated site Scheduled Monument is in close proximity to the site, however the B4634 creates a barrier between the two sites, and as such development is not considered likely to lead to any significant negative effects. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP052: Springbank Shopping Centre	+	+	++	+	+	+	+	- ?	- ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP052 has the capacity to accommodate 38 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.51 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

²²⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Welch Road, and Pilgrove Way Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²²¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site lies over a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²²², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²²³, and it is not located within or adjacent to the AONB. The site is brownfield land located within the urban area, and is currently a largely vacant Neighbourhood Shopping Centre. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the

²²¹ Gloucestershire County Council

²²² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²²³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP053: Land adjacent to former Goat and Bicycle Public House	+	+	+	+	+	+	--	- ?	- ?	0	+	+ ?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP053 has the capacity to accommodate 18 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.43 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of the Land off Springbank Road and Henley Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²²⁴. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to higher education and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability

²²⁴ Gloucestershire County Council

Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²²⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites vacant nature, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²²⁶, and it is not located within or adjacent to the AONB. The site is vacant brownfield land located within the urban area. It is considered that given the vacant nature of the site, there is the potential for a major positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²²⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²²⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

St Marks

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP054: Land and buildings at Coronation Square	++	+	++	+	+	+	--	-- ?	-- ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP054 has the capacity to accommodate 68 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.4 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Coronation Square, and within 300m of King George V Public Green Space, and Hesters Way Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²²⁷. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is however located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²²⁸ further identify that the potential impact at PE Way / GCHQ will require further assessment. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²²⁷ Gloucestershire County Council

²²⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanO2015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²²⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³⁰, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area containing retail facilities which the Council's Sites Assessment identifies as largely underused. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP055: Community Centre & Scout Hut, Brooklyn Rd	+	+	+	+	+	+	--	- ?	- ?	-	+	+ ?	+	+	0	?	+

Summary:

The Council Sites Assessment has identified that site CP055 has the capacity to accommodate 28 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.9 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Coronation Square, and King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment

²²⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²³⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

area with the potential for a minor positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²³¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is however located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³³, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land in use as a community centre and scout hut, although it does contain an area of greenfield which has also been submitted for consideration as a Local Green Space. As the site is predominantly previously developed land, it is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11 a) through regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

²³¹ Gloucestershire County Council

²³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to The Poets Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, with the potential for a residual neutral effect against SA Objective 12. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP056: Rowanfield Exchange, Devon Avenue	++	+	++	+	-	+	--	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP056 has the capacity to accommodate 17 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.37 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²³⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is however located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA

²³⁴ Gloucestershire County Council

Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²³⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³⁶, and it is not located within or adjacent to the AONB. The site is brownfield land consisting of a neighbourhood centre, residential and associated garages. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP086: Former Monkscroft Primary School	+	++	++	+	+	+	+	-- ?	-- ?	-	+	+ ?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP086 has the capacity to accommodate 30 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.8 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Hesters Way Park, Coronation Square and King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. It should be noted however that the local

²³⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²³⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

community has expressed interest to safeguard the site as a local green space. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²³⁷. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a Sustrans National Cycle Route with the potential for a minor long-term positive effect against SA Objective 5b. Development at this site that improves access to PRowS can enhance the significance of these effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²³⁸ further identify that capacity analysis may be required at PE Way. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The northern / north east section of the site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the west. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³⁹, and it is not located within or adjacent to the AONB. The site is predominantly greenfield land comprising of playing fields and the former Monkscroft Primary School. It should also be noted that the local community has expressed interest to safeguard the site as local green space. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

²³⁷ Gloucestershire County Council

²³⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²³⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to The Poets Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, with the potential for a residual neutral effect against SA Objective 12. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP087: Land at Stone Crescent	+	0	+	+	-	+	--	0?	0?	0	+	+?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP087 has the capacity to accommodate 20 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁴⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. However, the site is located beyond reasonable walking distance (400m) to either a PRow or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRow and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²⁴⁰ Gloucestershire County Council

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴¹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²⁴¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

St Pauls

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP083: Henrietta St Car Park, St Margarets Rd	+	+	++	+	+	+	+	0?	0?	-	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP083 has the capacity to accommodate 24 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Clarence Square Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁴². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments²⁴³ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²⁴² Gloucestershire County Council

²⁴³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁴⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴⁵, and it is not located within or adjacent to the AONB. The site is brownfield land currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to three Grade II Listed Buildings, including the Henrietta Street building. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP084: 47 - 51 Swindon Rd	+	+	++	+	+	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP084 has the capacity to accommodate 10 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.09 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Clarence Square Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the

²⁴⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁴⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁴⁶. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁴⁷, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴⁸, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area, currently used as a car workshop. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that

²⁴⁶ Gloucestershire County Council

²⁴⁷ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁴⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

respects the historic townscape. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP091: Hardwick Site, St Pauls Rd	++ ?	++ ?	++	+	+	+	++	- ?	- ?	-	+	+ ?	+	+	0	?	+

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP091 has the capacity to accommodate 64 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.92 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located adjacent to Honeybourne Line Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. It should be noted however that the site has been submitted for consideration as a designated Local Green Space. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁴⁹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA

²⁴⁹ Gloucestershire County Council

Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁵⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁵¹, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land within the urban area, however it also contains sports pitches which have been submitted for consideration as Local Green Space. Given the nature of the site there is the potential for minor long-term positive effects through the regeneration of land on site, and also the potential for minor negative effect effects through development in previously undeveloped areas. Overall, given that the majority of the site is brownfield, it is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) as a result of regeneration. As the majority of the site is brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (161 Swindon Road). Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 12. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP101: North Place and Portland St	++	++	++	+	+	+	+	- ?	- ?	-	+	+ ?	+	+	+	?	++

Summary:

The Council Sites Assessment has identified that site CP101 has the capacity to accommodate 143 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2.04 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Clarence Square, and Wellington Square Public Green Spaces. As such,

²⁵⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁵¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁵². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁵³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁵⁴, and it is not located within or adjacent to the AONB. The site is brownfield land currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area and is surrounded by Listed Buildings and a local non-designated heritage asset. Mitigation

²⁵² Gloucestershire County Council

²⁵³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁵⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Council's Sites Assessment also identifies that English Heritage responses to development at the site are positive given that the site provides a rare opportunity within a central location. In line with English Heritage advice, it is considered that there is the potential for a minor positive effect against SA Objective 12.

DRAFT

St Peters

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP057: Christ College Site B	++	++	++	+	- ?	+	--	- ?	- ?	-	+	+ ?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP057 has the capacity to accommodate 53 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is a previous landfill site and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. It is considered that sufficient mitigation is provided through the GCT JCS, and available at the project level, to ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. The site is located within 300m of St Peters/Chelt Walk Public Green Space. As such, it is considered that after mitigation, there is the potential for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁵⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. However, the site is located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁵⁶ also note that there may be potential issues with the level crossing. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments

²⁵⁵ Gloucestershire County Council

²⁵⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the north east. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁵⁷, and it is not located within or adjacent to the AONB. The site is entirely greenfield land within the urban area, and was previously used as school playing pitches. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP058: Outer West, Land at Tewkesbury Rd	0	++	++	+	+	+	++	- ?	- ?	-	-	+ ?	++	+	+	?	++

Summary:

The Council Sites Assessment has identified that site CP058 has the capacity to accommodate 11.35 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

A large portion of the site is a previous landfill site and as such decontamination and remediation measures may be required prior to development to

²⁵⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

ensure that there are no negative effects on health. It is considered that sufficient mitigation is provided through the GCT JCS, and available at the project level, to ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. The site is located adjacent to St. Peters/Chelt Walk Public Green Space. As such, it is considered that after mitigation, there is the potential for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁵⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a GP surgery and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments²⁵⁹ further identify that the impact on the A4109 would need consideration. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. A large part of the site is located within an area of flood risk, mitigation is likely to be difficult and/or expensive; development therefore is considered to have the potential for a minor negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to Deciduous Woodland Priority Habitats in the west. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁶⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

²⁵⁸ Gloucestershire County Council

²⁵⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁶⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶¹, and it is not located within or adjacent to the AONB. This is a large brownfield site within the urban area, containing operational gas works and a mix of retail and employment. Given its current use it is considered that there is the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II* Listed St Peters Church, and is adjacent to another Listed Building. It is assumed that development will retain the building on site, and mitigation provided through the GCT JCS should ensure that there will be no significant negative effects. Given the nature of the site (operational gas works) it is considered that development has the potential for a minor long-term positive effect against SA Objective 12 through an improved townscape setting.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP060: Cheltenham Spa Railway Station	++	++	++	+ -	- ?	++	++	-- ?	-- ?	0	+	-	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP060 has the capacity to accommodate 105 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.34 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. The site is located adjacent to Honeybourne Line Public Green Space, with the potential for minor positive effect against SA Objective 3. Overall therefore it is considered that there is the potential for both minor positive and minor negative effects against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁶², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop and immediately adjacent Cheltenham Spa train station. Given the accessibility of the site to public transport modes it is considered that there is the potential to reduce reliance on the private vehicle with the potential for a major positive effect

²⁶¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁶² Gloucestershire County Council

against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁶³ also note that this site is unlikely to be supported given potential parking issues if the car park on site is lost. An assessment of parking provision would be required. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would significantly reduce the developable area of the site. As such it is considered that if development were to occur on site it is likely to result in at least the partial loss of a Priority Habitat with the potential for a minor negative effect against SA Objective 10. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶⁴, and it is not located within or adjacent to the AONB. The site is brownfield land around Cheltenham Spa Railway Station. As a gateway to the town, it is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to the Central Conservation Area and a Listed Lamp Post. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. It is therefore considered that there is the potential for a residual neutral effect.

Site Option	SA Objective
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²⁶³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁶⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP080: Land adjoining Great Western Rd	+	+	++	+	+	+	++	0?	0?	-	--	+	+	+	-	?	++

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP080 has the capacity to accommodate 6 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of Honeybourne Line, Chelt Walk, and Winston Churchill Gardens Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁶⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is located wholly within Flood Risk Zone 3; development therefore has the potential for a major long-term negative effect against SA Objective 9.

The site lies adjacent to a Local Nature Reserve. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development supports the adjacent habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁶⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site.

²⁶⁵ Gloucestershire County Council

²⁶⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶⁷, and it is not located within or adjacent to the AONB. The site is located within the urban area, and although it is a grassed open space; it is previously developed land. The site used to contain a petrol station, and as a result there is the potential for contamination. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is previously developed land it is also considered to have the potential for a major positive effect on land and soils, development also has the potential to remediate any potential contamination (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Given the location of the site within the Conservation Area, there is the potential for a residual minor negative effect against SA Objective 12.

²⁶⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Swindon Village

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP001: Land at Hyde Lane, Hyde Lane	++	0	+	+	- ?	+	+	- ?	- ?	0	+	+	?	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP001 has the capacity to accommodate 50 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²⁶⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁶⁹ further identify that there are existing issues at the Hyde Lane junction, in visibility and alignment, in the footway required to the school, and potential bridge issues. Modelling may be required to determine the impact. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²⁶⁸ Gloucestershire County Council

²⁶⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷⁰ as of medium to low landscape sensitivity. The site is entirely greenfield land, and as such, it is considered that there is the potential for a minor long-term negative effect on the landscape through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP002: Land at Hyde Farm (west section)	++	++	+	+	-- ?	+	+	- ?	- ?	0	0	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP002 has the capacity to accommodate 1,212 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 64.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The northern boundary of the site is covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone), however it is considered that development could avoid this area of the site to mitigate the potential negative effects arising. The site is located within 300m of existing public or open space, including Hyde Lane Open Space and Zurich Sports Grounds. As such, it is considered that there is the potential, after mitigation, for a minor positive effect against SA Objective 3.

²⁷⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁷¹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁷² further identify that there are existing issues at the Hyde Lane junction, in visibility and alignment, in the footway required to the school, and potential bridge issues. Modelling may be required to determine the impact. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The northern border of the site is located within an area of flood risk; however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

²⁷¹ Gloucestershire County Council

²⁷² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanO2015/listRespondents>

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷³ as of both medium to low, and medium to high landscape sensitivity. This is a large site of entirely greenfield land, and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Given the size of this site, the potential negative effects are considered to be of greater significance than at the other site options. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP003: Land off Brockhampton Lane	++	0	+	+	-	+	+	0?	0?	0	+	+?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP003 has the capacity to accommodate 25 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁷⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁷³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁷⁴ Gloucestershire County Council

There is uncertainty regarding access to the site and Highways Development Management comments²⁷⁵ indicate that the level crossing may be an issue at the site. Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷⁶ as of medium to high landscape sensitivity. The site is predominantly greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area. It should be noted that should the GCT JCS site (Land to the north west of Cheltenham) continue to be promoted in the JCS, then development at the JCS site could reduce the extent of the negative effects on the landscape at this site, as the area surrounding site CP003 is developed. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

²⁷⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁷⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

CP004: Land at Hunting Butts (west)	++	0	++	+	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?	-
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Summary:

The Council Sites Assessment has identified that site CP004 has the capacity to accommodate 229 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁷⁷, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁷⁸ further identify that there are existing issues at the Hyde Lane junction, in visibility and alignment, in the footway required to the school, and potential bridge issues. Modelling may be required to determine the impact. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation

²⁷⁷ Gloucestershire County Council

²⁷⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷⁹ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP005: Land at Hunting Butts (south), Swindon Lane	++	++	++	+	- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP005 has the capacity to accommodate 157 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 8.3 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of open green space, including Hyde Lane Open Space, Pendil Close Open Space and Wymans Brook Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁸⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁷⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁸⁰ Gloucestershire County Council

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸¹ as of medium to low landscape sensitivity. The site does contain areas of previously developed land, however it is predominantly greenfield land, and as such is considered to have the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
CP006: Land at Hunting Butts (central) west of railway cutting	++	++	+	+	-- ?	+	+	-- ?	-- ?	0	+	+	?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP006 has the capacity to accommodate 633 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 33.48 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

²⁸¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁸², and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸³ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

²⁸² Gloucestershire County Council

²⁸³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP007: Land at Hyde Farm (east section)	++	++	+	+	-- ?	+	+	-- ?	-- ?	0	0	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP007 has the capacity to accommodate 928 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 49.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The northern boundary of the site is covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone), however it is considered that development could avoid this area of the site to mitigate the potential negative effects arising. The site is located within 300m of existing public open space, including Newlands Sports Field and Hyde Lane Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁸⁴, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

²⁸⁴ Gloucestershire County Council

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The northern border of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸⁵ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Railway Station). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP008: Blooms Garden Centre, Evesham Rd	0	++	--	+	--?	-	+	--?	--?	0	--	+?	+	--	0	?	++

Summary:

The Council Sites Assessment has identified that site CP008 has the capacity to accommodate 1.24 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Newlands Sports Field. As such, it is considered that there is the potential

²⁸⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁸⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁸⁷ further identify that visibility to the south is restricted, and there is potential culvert infrastructure issues. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is located wholly within an area of flood risk, and mitigation is likely to be difficult and/or expensive. As such it is considered that there is the potential for a major long-term negative against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁸⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

²⁸⁶ Gloucestershire County Council

²⁸⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁸⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸⁹ as of medium to low landscape sensitivity. The entire site is brownfield land located on the edge of the Borough boundary outside of the urban area. Development could regenerate the land with the potential for a minor positive effect on landscapes (SA Objective 11a). As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP059: The Folley, Gardner's Lane	++	++	++	+	+	+	+	- ?	- ?	0	-	+ ?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP059 has the capacity to accommodate 197 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 6.25 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of St. Peters/Chelt Walk Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁹⁰. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁸⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁹⁰ Gloucestershire County Council

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The Council's Sites Assessment has identified an area of flood risk on site, though the extent of this remains uncertain at this stage. As such, it is considered that there is the potential for a minor negative effect against SA Objective 9 until further site level assessments have been completed.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹¹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land currently used as a private playing field, within the urban area. It is considered that there is the potential for a minor long-term negative effect on landscapes/townscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP085: Land adjoining Kynance, Church Rd	+	0	++	+	-	+	+	- ?	0 ?	-	0	-	-	+	0	?	-
Summary:																	
The Council Sites Assessment has identified that site CP085 has the capacity to accommodate 9 new dwellings within the latter stages of the plan																	

²⁹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁹², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The site is located partially over / adjacent to a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site lies partially within an area of flood risk along the southern boundary, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to address any significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would significantly reduce the developable area of the site. As such it is considered that if development were to occur on site it is likely to result in at least the partial loss of a Priority Habitat with the potential for a minor negative effect against SA Objective 10. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹³, and it is not located within or adjacent to the AONB. The site is however located within a Conservation Area with a sensitive townscape setting. The site contains a residential unit, but it is predominantly greenfield land and as such it is considered that there is the potential for a minor long-term negative effect against SA Objective 11a through development in a previously

²⁹² Gloucestershire County Council

²⁹³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

undeveloped area. The potential effects on townscape are also considered to be of greater significance than other sites identified with potential minor negative effects against SA Objective 11a; given its sensitive heritage setting. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Listed Buildings and within the Swindon Village Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation, and low capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP093: Depot	++ ?	++ ?	++	+	-- ?	+	+	- ?	- ?	-	+	+ ?	++	+	0	?	++

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP093 has the capacity to accommodate 95 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.77 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is an existing waste depot and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. It is considered that sufficient mitigation is provided through the GCT JCS, and available at the project level, to ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. The site is located within 300m of open space, including Richards Road Amenity Greenspace, Windyridge Road Open Space and Wymans Brook Open Space. As such, it is considered that there is the potential, after mitigation, for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁹⁴, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

²⁹⁴ Gloucestershire County Council

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁹⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹⁶, and it is not located within or adjacent to the AONB. The site is brownfield land located within the urban area, and is currently used as a waste depot. Given its use, It is considered that there is the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

²⁹⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁹⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

DRAFT

Up Hatherley

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP032: Land at Sunnyfield Lane (south), Up Hatherley Way	+	0	--	+	-	+	+	- ?	- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP032 has the capacity to accommodate 28 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Manor Park, and Holmer Park/Greatfield Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²⁹⁷, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Traditional Orchard Priority Habitat. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an

²⁹⁷ Gloucestershire County Council

element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁹⁸ as of medium landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP033: Land at Sunnyfield Lane (north), Up Hatherley Way	+	0	+	+	-	+	+	- ?	- ?	0	+	- ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP033 has the capacity to accommodate 22 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Manor Park, and Holmer Park/Greatfield Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁹⁹, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing

²⁹⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁹⁹ Gloucestershire County Council

congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and the mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Traditional Orchard Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would reduce the developable area of the site. As such it is considered that there is the potential for the loss or partial loss of a Priority Habitat and a minor negative effect against SA Objective 10, with an element of uncertainty until site level details arise. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study³⁰⁰ as of medium landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Woodbines Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

³⁰⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Additional Sites

Battledown

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S117: Land adjacent to Longfield, Charlton Kings	+	+?	+	+	--	+	+	0?	0?	0	0	+	--	+	0	?	-
<p>Summary: The Council Sites Assessment has identified that site S117 has the capacity to accommodate 32 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 0.99 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.</p> <p>The site is surrounded by compatible land uses, and is located within 300m of existing open space at Hartlebury Way. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁰¹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.</p> <p>The site is located within 400m of bus stops along London Road and East End Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.</p> <p>There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.</p> <p>The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. A small area of the site that</p>																	

³⁰¹ Gloucestershire County Council

runs along the watercourse boundary is located within an area of flood risk, however, it is considered that development could avoid this area of the site, and given the rising gradient to the north of the site, development in the remainder of the site is unlikely to lead to any significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, particularly along the watercourse and flood risk area, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰², however it is greenfield land located within the AONB. Although there is dense vegetation screening along the northern edge of the site, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Benhall and the Reddings

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S122: Land rear of Nuffield Hospital, Hatherley Lane	++	+	++	+	-	+	++	- ?	- ?	0	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site S122 has the capacity to accommodate 27 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.48 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

³⁰² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to a hospital and as such there may be minor short-term negative effects on health during the construction phases of development at this site, mitigation will be required to minimise the effects. The site is however located within 300m of numerous areas of open / green space. As such, there is the potential for a minor negative effect against SA Objective 3 in the short-term, however in the longer-term it is considered overall that there is the potential for a minor positive effect.

The site is located within an existing employment area and within 400m of further employment land, with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment³⁰³, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of bus stops on Hatherley Lane, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW and a national cycle route, with the potential for a major positive effect against SA Objective 5b.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³⁰⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on site, as well as support habitat enhancement, and opportunities to provide linkages with the adjacent priority habitat. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

³⁰³ Gloucestershire County Council

³⁰⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰⁵, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11) through the regeneration of this land. As the site is previously developed land it is also considered to have the potential for a major positive effect on land and soils, development also has the potential to remediate any potential contamination (SA Objective 14) and the Cheltenham Local Plan can ensure that the appropriate policy mitigation is in place for contamination assessment and remediation. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Charlton Kings

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S114: Land adj. to Timbercombe Farm, Little Herberts Rd	+	+?	++	+	--	+	+	0?	0?	0	+	+?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site S114 has the capacity to accommodate 4 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 0.13 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Little Herberts Nature Reserve. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁰⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.

³⁰⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³⁰⁶ Gloucestershire County Council

The site is located within 400m of bus stops along Cirencester Road and Bradley Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of PRowS with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, particularly opportunities to provide connectivity between the site, the Priority Habitat and additional habitats just south west of the site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰⁷, however it is greenfield land located within the AONB. Although the site is bound by existing housing and an access road to Timbercombe Farm, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

³⁰⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

S115: Land to rear of 291-297 Cirencester Rd	+	+?	++	+	--	+	+	0?	0?	0	+	+?	--	+	0	?	-
<p>Summary: The Council Sites Assessment has identified that site S115 has the capacity to accommodate 12 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 0.35 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.</p> <p>The site is surrounded by compatible land uses, and is located within 300m of Little Herberts Nature Reserve. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁰⁸, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.</p> <p>The site is located within 400m of bus stops along Cirencester Road and Bradley Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of PRoWs with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.</p> <p>There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.</p> <p>The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.</p> <p>The site does not contain, and is not located in close proximity to any designated biodiversity, however it is known to contain priority habitats (no main habitat identified), and is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, particularly opportunities to provide connectivity between the habitats on site and the woodland just north of the site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been</p>																	

³⁰⁸ Gloucestershire County Council

completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰⁹, however it is greenfield land located within the AONB. Although the site is bound by existing housing and Little Herberts Road to a large extent, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain any designated heritage assets and is not located within a Conservation Area. Although there is a Listed Building to the west of the site, this is largely screened by existing residential development in between. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S121: The Bredons, Harp Hill	++	+?	--	-	--	--	+	0?	0?	-	+	+?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site S121 has the capacity to accommodate 2 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.46 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is located just over 800m from an existing employment area and development is less likely to reduce reliance on the private car in this respect, with the potential for a major negative effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³¹⁰, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.

The site is located within 800m of a bus stop along Redmarley Road, however, there is no direct route to this bus stop, and given the distance

³⁰⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³¹⁰ Gloucestershire County Council

development at this site is considered unlikely to reduce reliance on the private car with the potential for a major negative effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of low vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it does contain an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can ensure the habitat is retained in development, and it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³¹¹, however it is greenfield land located within the AONB. Although the site is bound by existing housing and Harp Hill to a large extent, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Hewlett's Camp Scheduled Monument. The site is considered to have a low capacity for housing, and mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Scheduled Monument has existing residential development surrounding it, and as such it is considered that development at this site is unlikely to significantly alter its setting. It is considered therefore that there is the potential for a residual neutral effect against SA Objective 12.

Charlton Park

³¹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S116: The East Gloucestershire Club, Old Bath Rd	++	++	+	+	-	+	+	0?	0?	-	+	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site S116 has the capacity to accommodate 4 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.53 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however development would result in the loss of open space at the East Gloucestershire Tennis Club. Despite this, the site is still surrounded by a number of other areas of green and open space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The Cheltenham Local Plan should seek to provide off-site contributions to new green infrastructure as a result of development at this site, and the inevitable loss of open space.

The site is located just over 400m from existing employment land with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment³¹², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of bus stops along Old Bath Road, Thirstaine Road and Charlton Park Drive, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

³¹² Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³¹³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. With the sites current use as tennis courts, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³¹⁴, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as tennis courts. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to Listed Buildings. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

College

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S119: Karenza, Naunton Parade	+ ?	0	++	+	+	+	+	0 ?	0	-	+	+ ?	+	+	0	?	+

Summary:

The Council Sites Assessment has identified that site S119 has the capacity to accommodate 13 new dwellings with the potential for a minor long-term positive effect against SA Objective 1. However, the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 1.

³¹³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³¹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of existing open space at Bath Road. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment³¹⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of bus stops along Bath Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until regarding access until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³¹⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³¹⁷, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

³¹⁵ Gloucestershire County Council

³¹⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³¹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation, and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

There is no evidence relevant to site options for appraising the nature and significance of the effects against SA Objective 13 and, therefore, uncertainty is reported.

Oakley

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S113: Premiere Products, Bouncers Lane	++	++	++	+	- ?	+	+	- ?	- ?	-	+	+	+	+	++	?	++

Summary:

The Council Sites Assessment has identified that site S113 has the capacity to accommodate 50-70 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2.17 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including the adjacent Bouncers Lane Cemetery and Priors Farm Playing Field. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment³¹⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of bus stops along Bouncers Lane and Priors Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus

³¹⁸ Gloucestershire County Council

have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high and intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. Although the site runs adjacent to a watercourse along its southern boundary, it is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³¹⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as warehouse employment land, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁰, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as warehousing. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Bouncer's Lane Cemetery Registered Park and Garden, which also contains Listed Buildings. Development has the potential alter the setting of the designated heritage asset however given the current use as warehousing, it is considered that there is an opportunity to improve the setting of the heritage asset. Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects, and the Cheltenham Local Plan can support the delivery of positive effects on the townscape and heritage setting with the potential for a minor positive effect against SA Objective 12, with an element of uncertainty until site level assessments and proposals have been completed.

Pittville

Site Option	SA Objective
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³¹⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³²⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S123: 100-102 Prestbury Rd	++	+	--	+	--	+	+	0?	0?	-	0	+?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site S123 has the capacity to accommodate 40 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.80 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space at Pittville Crescent. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b, however this should be considered alongside the potential provision of employment land on site. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³²¹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.

The site is located within 400m of bus stops along Prestbury Road, Windsor Street and Albert Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site lies partially over a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is also partially located within an area of flood risk, however it is considered that development on the site could avoid the area of flood risk, with the potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³²², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a recovery garage, it is considered that there are potential opportunities to enhance biodiversity on site.

³²¹ Gloucestershire County Council

³²² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³²³, and it is not located within or adjacent to the AONB. The site is previously developed land located within the urban area. The former use as a vehicle recovery garage has the potential for contamination. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11) through the regeneration of this land. As the site is previously developed land it is also considered to have the potential for a major positive effect on land and soils, development also has the potential to remediate any potential contamination (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to a Listed Building. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

Prestbury

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S124: Park Corner & Land to West of Park Corner, Bowbridge Lane	+	++	--	+	-	+	+	0?	0?	0	+	+?	-	--	0?	?	-

Summary:

The Council Sites Assessment has identified that site S124 has the capacity to accommodate 25-30 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 1.10 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Apple Orchard open space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a

³²³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

major negative effect against SA Objective 2b, however this should be considered alongside the potential provision of employment land on site. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment³²⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of bus stops along Linden Avenue and The Burgage, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁵, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11) through development in a previously undeveloped area. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site lies adjacent to Prestbury Conservation Area and its Listed Buildings in the south, and a moated site Scheduled Monument is in close proximity

³²⁴ Gloucestershire County Council

³²⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

to the north. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Given the scale of development and existing residential development between the site and the Conservation Area, it is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12 with an element of uncertainty at this stage.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S125: Land North West of Racecourse	++	0	+	+	--?	+	+	--?	--?	0	0	+?	+ -	--	0	?	+ -

Summary:

The Council Sites Assessment has identified that site S125 has the capacity to accommodate 1183 new dwellings with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Newlands Sports Field. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³²⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site lies partially within

³²⁶ Gloucestershire County Council

an area of flood risk, however it is considered that development at the site could easily avoid the area of flood risk, with the potential for a residual neutral effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it does contain an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support the appropriate assessment of biodiversity value on site, as well as support habitat enhancement, and opportunities to provide linkages external from the site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁷, and it is not located within or adjacent to the AONB. The site is part brownfield land used as a car park and part arable land. It is considered therefore that there is the potential for both minor long-term positive and negative effects on townscape (SA Objective 11) through partial regeneration and partial loss of greenfield land. The site is not known to contain agricultural land, however similarly there is the potential for both positive and negative effects against SA Objective 14 through partial regeneration of previously developed land, and partial loss of greenfield land. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14					
S126: Land South West of Racecourse	++	0	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?	+	-

Summary:

The Council Sites Assessment has identified that site S126 has the capacity to accommodate 74 new dwellings with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³²⁸, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could

³²⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³²⁸ Gloucestershire County Council

contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of bus stops along New Barn Lane, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the appropriate assessment of biodiversity value on site, as well as retention of important habitats and enhancement of features where appropriate. It is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁹, and it is not located within or adjacent to the AONB. The site is part brownfield land and part greenfield land. It is considered therefore that there is the potential for both minor long-term positive and negative effects on townscape (SA Objective 11) through partial regeneration and partial loss of greenfield land. The site is not known to contain agricultural land, however similarly there is the potential for both positive and negative effects against SA Objective 14 through partial regeneration of previously developed land, and partial loss of greenfield land. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Employment Site Options

³²⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
E1: Land south of Jessop Avenue, Town Centre	0	+	++	+	++	+	++	0	0	-	--	+?	+	+	0?	?	++

Summary:

The Council has identified that site E1 can deliver up to 0.34ha of new employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Chelt Walk (Jessops Avenue) Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within the town centre, within 400m of existing employment areas with the potential for a major positive effect against SA Objective 2b, and within reasonable walking distance of central services and facilities with the potential for a major positive effect against SA Objective 4 given that development in this area is highly likely to reduce reliance on the private vehicle.

The site is located within 400m of bus stops along St Georges Road, which can further contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW and cycle route with the potential for a major positive effect against SA Objective 5b.

The site has existing access, and given its existing use as a car park, development at this site option is unlikely to significantly increase levels of traffic in the immediate area, particularly considering the lower capacity of the site for employment development, and the mitigation provided through the GCT JCS and Cheltenham Local Plan. Overall, it is considered that there is the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site overlies a minor aquifer of high vulnerability with the potential for a minor negative effect against SA Objective 8. The site is located wholly within flood risk zone 2 with the potential for a major negative effect against SA Objective 9.

The site lies adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³³⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

³³⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³¹, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. Taking account of the available mitigation and capacity of the site, its current use as a car park and the identified potential for positive effects on townscape, it is considered that there is the potential for a residual neutral effect against SA Objective 12 with an element of uncertainty until site level details arise.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
E2: Land south of Hatherley Lane, The Reddings	0	+	+	+	+	+	++	- ?	- ?	0	+	+ ?	+	+	0	?	++

Summary:

The Council has identified that site E2 can deliver up to 0.86ha of new employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is located adjacent to a hospital and as such there may be minor short-term negative effects on health during the construction phases of development at this site, mitigation will be required to minimise the effects. The site is however located within reasonable walking distance of Public Green Space at Arle Court. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3 in the short-term, however in the longer-term it is considered overall that there is the potential for a minor positive effect.

The site is existing vacant employment land located in close proximity to other areas of employment land with the potential for a minor positive effect against SA Objective 2b. The site has not been subject to an accessibility assessment using Gloucestershire County Council's mapping services, however it is identified through google that the site is in close proximity to a number of services, including a superstore, health services at the hospital and various educational facilities. Development is likely to contribute to reducing reliance on the private vehicle with the potential for a minor long term positive effect against SA Objective 4.

The site is located within 400m of bus stops along Hatherley Lane, which can further contribute to a reduced reliance on the private vehicle. Potential

³³¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW and cycle route with the potential for a major positive effect against SA Objective 5b.

The site has existing access, however (as the site is currently vacant), development is likely to increase traffic on local roads. Given the lower capacity of the site, and the mitigation provided through the GCT JCS and Cheltenham Local Plan saved policies, this increase is not likely to be significant with the potential for a residual minor negative effect against SA Objectives 6 and 7. There is an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site lies adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current vacant nature, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³³, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
E3: Land north-west of Grovefield	0	++	+	-	+	--	++	--?	--?	0	+	+	?	-	--	0	?	-

³³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Way, The Reddings

Summary:

The Council has identified that site E3 can deliver up to 6.26ha of new employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses; however, it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. The site is located in close proximity to other areas of employment land with the potential for a minor positive effect against SA Objective 2b. The site has not been subject to an accessibility assessment using Gloucestershire County Council's mapping services, however it is identified through google that the site is in close proximity to a number of services, including a superstore, health services at the hospital and various educational facilities. Development is likely to contribute to reducing reliance on the private vehicle with the potential for a minor long term positive effect against SA Objective 4.

The site is not located within 400m of bus stops or 800m of a train station, and as such development is likely to increase the need to travel by car to access new employment opportunities on site unless appropriate mitigation is put in place, it is considered at this stage that there is the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRoW and cycle route with the potential for a major positive effect against SA Objective 5b.

It is unknown at this stage whether there is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains and lies adjacent to Deciduous Woodland Priority Habitat, around the northern and southern site boundaries. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³⁴, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and contains trees and hedgerows. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA

³³⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees and hedgerows where possible. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located predominantly within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

DRAFT

**Draft Cheltenham Borough Local Plan Part 1
Integrated (Sustainability) Appraisal Report:**

**EQUALITY AND DIVERSITY IMPACT ASSESSMENT
SCREENING REPORT**

October 2016

enfusion



EQUALITY AND DIVERSITY IMPACT ASSESSMENT SCREENING REPORT

Draft Cheltenham Borough Local Plan Part 1 Integrated (Sustainability) Appraisal Report

<i>date:</i>	October 2016 v01	
<i>prepared for:</i>	Cheltenham Borough Council	
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1.0 Introduction

- 1.1 The Report sets out the process and results of a screening assessment for an Equality and Diversity Impact Assessment (EqIA) of the Draft Cheltenham Borough Local Plan Part 1 (Cheltenham LP). The Draft Cheltenham LP sets out the spatial Vision, Objectives to help deliver the Vision, Policies and potential Site Allocations, of the local plan for the Cheltenham Borough area. Enfusion Ltd has been commissioned to carry out the screening view on behalf of the Council and as part of the Integrated (Sustainability) Appraisal (IA) of the emerging Cheltenham LP.

Background

- 1.2 The Draft Cheltenham LP has been prepared to comply with national planning policy guidance using a range of evidence and taking into account responses made to previous consultation. It is based on research into the characteristics of the Borough area, relationships with adjoining areas, past trends and future predictions.
- 1.3 Under the Equality Act 2010, public authorities such as Cheltenham Borough Council must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.
 - Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 1.4 An EqIA is a tool which seeks to improve the work of the Council and ensure that they meet the requirement of the Equality Act 2010.
- 1.5 It is important to note that assessment of equality, diversity, and health/well-being (which is an important aspect of equality) has been detailed through the IA process. All aspects of the developing Draft Cheltenham LP have been appraised against a SA framework including several SA objectives that directly and indirectly address equality, health and diversity and these include: No.1- Housing, No.2 - Economy & Employment, No.3 – Inequalities and Healthy Lifestyles, No.4 – Accessibility (to services and facilities), No.5 – Sustainable Transport, No. 11 – Townscape, No.12 Historic Heritage, and No.13 - Distinctiveness. The findings of this EqIA have been integrated into the IA of the Draft Cheltenham LP and are provided separately as Appendix VIII to the Draft IA Report.

Consultation

- 1.6 This EqIA Screening Report will be included for consideration alongside the Draft IA Report and the Draft Cheltenham Borough Local Plan Part

1 for public consultation in 2016. Any comments received on the EqlA will be considered during the preparation of the final IA Report.

Purpose and Structure of Report

- 1.7 The purpose of this Screening Report is to determine whether the Draft Cheltenham LP is likely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and whether a full EqlA is required.
- 1.8 This report is structured to demonstrate compliance with the requirements of the Equality Act. Following this introductory section, the Report is organised into three further sections:
 - **Section 2** - summarises the requirements of the Equality Act 2010 and the purpose of EqlA.
 - **Section 3** - outlines the Screening process and the findings of the screening assessment.
 - **Section 4** - summarises the findings of the EqlA and sets out the next steps, including consultation arrangements.

2.0 Equality and Diversity Impact Assessment: Equality Act 2010 Requirements

- 2.1 The Equality Act (2010) came into effect in October 2010 with the aim of harmonising all current discrimination law and strengthening the laws that prevent discrimination. The Equality Act applies to the provision of services and public functions and includes the development of Council policies and plans. The Act maintains the protection provided by previous legislation and therefore prevents discrimination on the basis of nine protected characteristics (previously referred to as equality strands): age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
- 2.2 Inequality can exist in a number of forms and where land use planning is concerned, this can include inadequate provision of and access to services (health, food stores, education facilities), good quality homes, employment opportunities, a healthy living environment and transport infrastructure (roads, pavements, public transport) for all members of society.
- 2.3 In summary, public authorities must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.
 - Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 2.4 The Equality Act 2010 does not specify how public authorities should analyse the effects of their existing or new policies in relation to equality, but doing so is an important part of complying with the general duty. The approach in this Report reflects the principles of the Equality Framework for Local Government¹, as applied across Gloucester, Cheltenham and Tewkesbury, and other guidance provided by the Department of Health.
- 2.5 An EqIA is a tool which seeks to improve the work of a Council and ensure that the policies and plans it develops do not discriminate in the way they provide services and employment, and that where possible they do all they can to advance equality of opportunity between persons who share a relevant protected characteristic, and persons who do not.

¹ Equality and Human Rights Commission (2009) Equality Impact Assessment Guidance. Online at <http://www.equalityhumanrights.com/about-us/equality-and-diversity/our-assessments-of-impact/>

2.6 The methods and approach used for this assessment involve the following stages - outlined in Table 1. This Report outlines the method and findings for Stage 1 of the assessment - the Screening.

Table 1: Equality and Diversity Impact Assessment: Key Stages	
Stage 1	
Screening for Equality and Diversity Impact Assessment	<ul style="list-style-type: none"> ■ Identify the main purpose and aims of strategy/plan. ■ Identify other plans, programmes and assessments that have influenced the strategy/ plan in relation to equality. ■ Provide baseline information on issues and needs related to each protected characteristic or person. ■ Assess the impacts of the strategy/ plan on the protected characteristics or persons.
	<ul style="list-style-type: none"> ■ <i>If no negative effects are likely then no further assessment will be required.</i> ■ <i>If there are effects are judged likely or uncertainty exists which cannot be easily mitigated – the precautionary principle applies proceed to Stage 2</i>
Stage 2	
Full Equality and Diversity Impact Assessment	<ul style="list-style-type: none"> ■ Complete additional baseline and research. ■ Agree scope and method with wider [public] stakeholders as necessary. ■ Assess strategy/plan in greater detail. ■ Provide recommendations to mitigate negative impacts. ■ Develop measures to monitor, evaluate and review (including timescale and mechanisms) the recommendations. ■ Report outcomes of EqIA and consult with wider [public] stakeholders as necessary. ■ Finalise EqIA following responses from public and implement.

3.0 Equality and Diversity Impact Assessment Stage 1: Screening

3.1 As detailed previously in Table 1, EqlA typically involves two stages. This Report sets out our approach and findings for Stage 1, to determine whether the Draft Cheltenham Borough Local Plan Part 1 (Cheltenham LP) is likely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and whether a full EqlA is required.

Approach to Equality and Diversity Impact Assessment Screening: Key Tasks

3.2 The process of Screening can be broken down into four main task areas. Each Task is outlined in more detail below.

Task 1: Identify the main purpose and aims of strategy/ plan – This is where a description of the strategy/ plan will be provided. The following questions will be used to set out the information required for this task. The questions are:

- What are the main aims, objectives, purpose and outcomes of the policy and how does it fit in with the wider aims of the organisation?
- Who implements or delivers the policy, service or function?
- Who will be affected by the strategy/ plan?

Task 2: Description of other plans, programmes and policies used to develop the strategy/ plan – This will draw out any relevant documents that have influenced the development of the strategy/ plan in relation to equality.

Task 3: Review baseline data and research – This will involve looking at relevant equalities monitoring data covering the nine protected characteristics or persons from existing databases. Any gaps will be identified.

Task 4: Screening Assessment, recording the view and the supporting information and analysis – This is where the information gained from tasks 1 to 3 is brought together to support the screening view. The assessment uses a simplified version of the SA/SEA appraisal key applied across the strategy/ plan, with the assessment informed by decision aiding questions:

- Will the policy have a negative impact on any of the protected characteristics or persons?
- How can identified negative impacts be minimised or removed?
- How can identified positive impacts be improved or enhanced?
- Is monitoring of the issues required?

Assessment Key	
+	Positive Effect
-	Negative Effect
0	Neutral Effect
?	Unknown or Uncertain Effect

Task 1: Identify the main purpose and aims of strategy/ plan

What are the main aims objectives purpose and outcomes of the policy and how does it fit in with the wider aims of the organisation?

- 3.3 The Draft Cheltenham LP sets out the proposed strategy to accommodate development allocated to the Borough from the higher level Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (GCT JCS) up to 2031. When adopted, this document will form a key part of the development plan for Cheltenham Borough, and alongside the GCT JCS, will be used to guide decision-making on planning applications.
- 3.4 The higher level planning document the GCT JCS has also been subject to EqlA Screening during its preparation. The Screening Report², September 2013, concluded that all of the components of the Submission JCS will lead to positive effects on the protected characteristics with no negative effects being identified. The JCS includes Strategic Objective No. 9 to promote healthy communities and this includes reducing inequalities. The Draft Cheltenham LP has been prepared to be in conformity with the JCS, including compliance with equality requirements.
- 3.5 The Draft Cheltenham LP sets out how Borough will deliver its housing and employment needs, and includes a strategic objective to reduce social isolation. The Draft Cheltenham LP includes a Vision in three parts, with each part supported by a number of Objectives to help deliver the Vision. The proposed Vision and the Objectives in the Draft Cheltenham LP are as follows:

Vision Theme A:

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

Objectives Theme A:

- 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 via local models;
- d) Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation;

² <http://www.gct-jcs.org/Documents/SustainabilityAppraisal/SA-Appendix-10-EqlA-Screening-Report2013.pdf>

- 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.

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.

Objectives Theme B:

- 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.

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.

Objectives Theme C:

- 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.
- 3.6 The Draft Cheltenham LP proposes new development in order to deliver the scale and distribution proposed in Policies SP1 and SP2 of the Joint Core Strategy insofar as they relate to the need for development in Cheltenham Borough outside the strategic allocations proposed in the JCS. The GCT JCS identifies 10,917 new dwellings to meet Cheltenham's needs. As Cheltenham is unable to meet its objectively assessed needs, the GCT JCS seeks to deliver a proportion of Cheltenham's required growth through strategic allocations / urban extensions proposed in the JCS and in the process of examination. The Cheltenham LP seeks to allocate the remaining need within the Borough boundary.
- 3.7 The Draft Cheltenham LP includes Proposed Policies that set out the local requirements that development in the Cheltenham administrative area will have to meet. A list of the Proposed Policies is provided below:

Economy & Employment

EM1 – Safeguarding key existing employment land and buildings

EM2 – Safeguarding non-designated existing employment land and buildings

EM3 – New employment allocations

EM4 – Promoting the cyber-security sector

EM5 – Protecting the route of the former Honeybourne rail line

Local Green Space

GE8 – Local Green Space

Development Proposals

PR1 – Land allocated for housing development

PR2 – Land allocated for mixed use development

Who implements or delivers the policy, service or function?

- 3.8 Cheltenham Borough Council is responsible for implementing the Draft Cheltenham LP. The Draft Cheltenham LP will be subject to consultation with wider (public) stakeholders who can influence the policies in the Draft Cheltenham LP.

Who will be affected by the strategy/ plan?

- 3.9 The Draft Cheltenham LP applies to the administrative area of Cheltenham Borough Council. It will affect everyone who lives, works and visits these areas.

Task 2: Description of other plans, programmes and assessments used to develop the strategy/ plan

- 3.10 Appendix I provides a summary of each plan, programme and the policies that have influenced the GCT JCS and the Draft Cheltenham LP in relation to equality. They include:

National

- National Planning Policy Framework (NPPF) (2012)
- Strong and Prosperous Communities White Paper 2006
- Our Shared Future, 2007 (Commission On Integration and Cohesion)
- Planning Policy for Traveller Sites (2015)
- Community Infrastructure Levy (Amended) (2015)
- Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008
- Sustainable Communities: A Shared Agenda, A Share of the Action. A guide for Local Authorities 2007
- Healthy Lives, Healthy people: Our Strategy for Public Health in England

Regional/Sub-regional

- Leadership Gloucestershire
- Gloucestershire Health and Wellbeing Strategy 2012 – 2032 – Fit for the Future
- Your Health, Your Care – The Five-year Vision for Health and Social Care
- The Children & Young People's Partnership Plan 2015 – 2018 (CYPPP)

Local

- Cheltenham Borough Council Housing and Homelessness Strategy 2012 – 2017
- Our Future, Our Choice, Cheltenham's Sustainable Community Strategy 2008 - 2011
- Tewkesbury Borough Council Housing and Homelessness Strategy 2012 – 2016
- The Sustainable Community Strategy for Tewkesbury Borough 2008 – 2028 (Refreshed November 2010)
- Gloucester's Cultural Vision & Strategy 2016-2026
- Gloucester City Vision 2012 – 2022

- Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA) 2014

Task 3: Review baseline data and research

- 3.11 The baseline was sourced from Gloucestershire Equality Profile 2016 (Gloucestershire County Council, 2013) which is available online at <http://www.inform.gloucestershire.gov.uk>.
- 3.12 Given that these statistics have been collated to cover the nine protected characteristics or persons based on the most up-to-date information available under the Equality Act 2010, there are not considered to be any gaps in the data.
- 3.13 The following table summarises the equality and diversity trends in Gloucester, Cheltenham and Tewkesbury areas from the Gloucestershire Population Profile 2016:
- **Age** – Cheltenham and Tewkesbury have a lower population of 0-19 year olds than the national average and Gloucester's population in this age group is higher than the other two Councils. In addition, Tewkesbury has a much higher population aged 65+ than Cheltenham. At 24.9% Gloucester has the highest representation of children and young people and exceeds the county and national average Gloucester and the national average. All the Local Authorities are moving towards an ageing population demographic.
 - **Marriage and civil partnership** – Gloucester and Tewkesbury has a lower proportion of people who are single or separated when compared to the national average. Cheltenham has the highest proportion of single people and exceeds the county and national average. In contrast the proportion of people who are married, divorced or widowed in Tewkesbury exceeds the national average.
 - **Pregnancy and maternity** – Cheltenham has the highest proportion of births to mothers aged between 30 and 34, exceeding the county and the national average. Cheltenham is also below the county and national average with regards to birth to mothers aged under 20.
 - **Race** – The majority of Gloucester's, Cheltenham's and Tewkesbury's population is white. Black or Ethnic Minorities make up a very small percentage of their populations, which is considerably lower than reported for England as a whole. Gloucester has the highest proportion of Black or Ethnic Minorities compared to the other Councils. The proportion of people that are classified as Other White is higher in Cheltenham than England as a whole. The proportion of people that are classified a Caribbean and White and Black Caribbean is higher in Gloucester than England. Tewkesbury Borough has a large number of Gypsy, Travellers and Travelling Showpeople compared with other districts in Gloucestershire.

- **Religion or belief** - Gloucester and Tewkesbury have a much higher proportion of Christians in their populations than the national average. Cheltenham has the highest proportion of Buddhists, Hindus and people who have no religion and Gloucester has the highest proportion of Muslims out of the three Councils.
- **Gender reassignment** - There are no official estimates of gender reassignment at either national or local level. However, in a study funded by the Home Office, the Gender Identity Research and Education Society estimate that somewhere between 0.6% and 1% of the UK's adult population are experiencing some degree of gender variance. This figure has been applied to all three Councils.
- **Sexual Orientation** - Estimates from the ONS Integrated Household Survey suggests that nationally Lesbian, Gay and Bisexuals represent 1.6% of people aged 16 and over. Again, this percentage was applied to all three Councils.
- **Sex** – Gloucester, Cheltenham and Tewkesbury have a slightly higher percentage of women to men in their populations than the national average.
- **Disability** - Gloucester, Cheltenham and Tewkesbury all have a lower percentage of their populations with long term limiting illness or disability than the national average.

Task 4: Screening Assessment, recording the view and the supporting information and analysis

- 3.14 The development of the GCT JCS and the Draft Cheltenham LP have been influenced by a number of other plans, programmes and assessments relating to the protected characteristics or persons under the Equality Act 2010. Furthermore, the proposed GCT JCS itself contains an objective which specifically relates to addressing social inequality and inclusivity, and providing for healthier and safer communities; the Draft Cheltenham LP has been prepared in the context of this higher level plan.
- 3.15 The draft Vision, Objectives, and the Policies have been assessed to the same level of detail, taking into account the information gathered in Task 3 to establish any potential impacts on the protected characteristics or persons identified under the Equality Act 2010. The full assessment is contained in Appendix II.
- 3.16 A summary of the assessment for each component of the Draft Cheltenham LP is provided below under each component heading.

Vision

- 3.17 The Vision is considered to lead to positive effects on all protected characteristics. It should benefit all groups as it aspires to be a place where a good quality of life is open to all. The aim for supporting health and happy communities will have positive effects on all groups

improving their quality of life and meeting the needs of each group's distinctive and individual needs.

Objectives

- 3.18 Generally, the Objectives will have a positive effect on all protected characteristics. In particular, 'Recognise the local distinctiveness of Cheltenham's various neighbourhoods', 'Understand what people need from the places where they live', 'Ensure provision of sufficient housing land', 'Ensure provision of sufficient employment land', 'Address the challenge of climate change', 'Manage and reduce the risk of flooding' and 'Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation' will have greater positive effects on all social groups by improving accessibility, providing buildings which will meet their needs and be of a good quality and also providing flexible and adaptable buildings and places that are resilient to climate change and flooding. None of the Objectives are biased towards one particular protected characteristic.

Draft Cheltenham Borough Local Plan Part 1 Policies

- 3.19 Policies in the Draft Cheltenham LP seek to ensure that all people (including protected groups) in the Cheltenham LP area will have a high quality environment in which to live, work, learn and socialise.
- 3.20 Of particular importance to the protected characteristics are the Policies which deliver housing, employment and supporting infrastructure, particularly open space, which will meet the needs of the all and are accessible to all. Higher level policies contained within the GCT JCS and saved Policies from the 2006 review of the previous Cheltenham Local Plan, that will be further supported or replaced by the Cheltenham Borough Local Plan Part 2 in the future seek to ensure that these places are safe, vibrant, healthy and inclusive. Policies specifically concerned with health and recreation will have positive effects on the protected characteristics. Policies on employment will support health and equality aims since health/well-being is closely linked with having a job.
- 3.21 At this stage, the Screening Assessment has not any suggestions for enhancements to strengthen the draft Cheltenham LP and increase the certainty of the positive effects identified for all protected characteristics. The assessment found that the all of the components of the plan will lead to positive effects on the protected characteristics with no negative effects being identified.

Monitoring

- 3.22 Gloucestershire County Council each year publishes a number of equality progress reports demonstrating how the Council advances equality, eliminates discrimination and fosters good Cheltenham

Borough Council is also required to prepare a Monitoring Report which includes consideration of equality, health and diversity.

- 3.23 The proposed GCT JCS provides a separate monitoring framework that sets out key indicators and contingencies that are critical to ensure the successful delivery of the plan. These indicators and contingencies are attached to the strategic objectives and policy targets of the plan and directly and indirectly relate to equality, health and diversity. It will also be reviewed on an annual basis. Therefore, further monitoring regarding equality is not considered to be required.

4.0 Summary and Conclusions

- 4.1 The Draft Cheltenham Borough Local Plan Part 1 (Cheltenham LP) sets out the proposed approach to accommodating development in the Cheltenham Borough administrative area. This has been allocated according to need from the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy for the period up to 2031.
- 4.2 The development of the Draft Cheltenham LP has been influenced by a number of other plans, programmes and assessments relating to the protected characteristics or persons under the Equality Act 2010.
- 4.3 The Vision, Objectives, and Policies have been assessed to the same level of detail, taking into account the baseline information gathered to establish any potential impacts on the protected characteristics or persons identified under the Equality Act 2010. The assessment found that the all of the components of the plan will lead to positive effects on the protected characteristics with no negative effects being identified.
- 4.4 A number of reports are already produced on an annual basis which include consideration of equality, health and diversity within the JCS area. Therefore, further monitoring regarding equality and diversity is not considered to be required.
- 4.5 The assessment has found that the Draft Cheltenham LP is unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqIA will not be required.
- 4.6 These findings will be subject to consultation comments from wider stakeholders alongside the Draft Cheltenham Borough Local Plan Part 1 Integrated (Sustainability) Appraisal Report. Any comments received will be considered during the preparation of the next stages of the Cheltenham LP.

Appendix I of Appendix VIII: Cheltenham Borough Local Plan Part 1 Equality and Diversity Impact Assessment - Plans, Programmes and Assessments

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Strong and Prosperous Communities White Paper 2006	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.	There will be around 35 priorities for each area, tailored to local needs through Local Area Agreements. Instead of the many hundreds of indicators currently required by central government there will be a single set of about 200 outcome based indicators covering all important national priorities like climate change, social exclusion and anti-social behaviour. This indicator set will include citizen satisfaction and perception measures; and citizens and communities everywhere will be able to examine performance against the indicators to know how well their local area is doing.
Our Shared Future, 2007 (Commission On Integration and Cohesion)	Our Shared Future sets out our practical proposals for building integration and cohesion at a local level.	<ul style="list-style-type: none"> • Sense of shared futures • Emphasis on a new model of rights and responsibilities • New emphasis on mutual respect and civility • Deliver a visible social justice
Community Infrastructure Levy (Amended) (2015)	Provides system to fund new local infrastructure through new development. CIL is a charge that will be payable by developers when they begin construction of new developments	Confirms the funding method for delivery of major aspects of the infrastructure requirements for development.
Healthy lives, healthy people: our strategy for public health in England (2010)	This White Paper sets out the Government's long-term vision for the future of public health in England. The aim is to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership.	The goal is a public health service that achieves excellent results, unleashing innovation and liberating professional leadership. This White Paper builds on Equity and Excellence: Liberating the NHS to set out the overall principles and framework for making this happen.
National Planning Policy Framework (NPPF) (2012)	The national planning policy framework aims to reform the planning system to	Local Plans should set out strategic priorities to deliver: <ul style="list-style-type: none"> ■ To deliver a mix of housing based on current and future demographic

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
	<p>make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development. It provides a framework within which local people and authorities can produce local and neighbourhood plans.</p>	<p>trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</p> <ul style="list-style-type: none"> ■ Consider the needs of people with disabilities by all modes of transport.
<p>Planning for Travellers 2015</p>	<p>The document sets out the proposed new, single Planning Policy for traveller sites.</p>	<p>The new policy aims to:</p> <ul style="list-style-type: none"> ■ enable local planning authorities to make their own assessment to set their own pitch/plot targets ■ encourage local planning authorities to plan for sites over a reasonable timescale ■ protect Green Belt from development ■ reduce tensions between settled and traveller communities in the planning system ■ remove repetition of national planning policy that is set out elsewhere ■ remove unjustified differences in policy in the two circulars, and between the two circulars and other policy statements ■ remove unnecessary guidance and context so that planning policy documents contain only policy ■ ensure that local planning authorities, working together, have fair and effective strategies to meet need through the identification of land for sites ■ promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites ■ reduce the number of unauthorised developments and encampments and make enforcement more effective if local planning authorities have had regard to this policy ■ ensure that the development plan includes fair, realistic and inclusive

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<p>policies increase the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply</p> <ul style="list-style-type: none"> ▪ reduce tensions between settled and traveller communities in plan making and planning decisions ▪ enable provision of suitable accommodation from which travellers can access education, health, and welfare and employment infrastructure.
<p>Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008</p>	<p>This strategy sets out the Governments' response to the global challenge of ageing. It also outlines plans for making sure that there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services.</p>	<p>The vision is to prepare communities for the multiple changes that they will face; to 'future proof' society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible. To succeed in providing appropriate housing and effective care to all in a more targeted manner, there must be a coherent, joined-up, plan – that is why we need a National Strategy for Housing in an Ageing Society.</p>
<p>Sustainable Communities: A Shared Agenda, A Share of the Action. A guide for Local Authorities 2007</p>	<p>This guide shows how local outcomes such as those reflected in the seven shared priorities, can be delivered in a way that helps create genuinely sustainable communities. It highlights the cross-cutting issues which need to be addressed for each outcome.</p>	<p>7 Shared Priorities:</p> <ul style="list-style-type: none"> ▪ Creating safer and stronger communities ▪ Improving the quality of life of older people and children, young people and families at risk ▪ Meeting transport needs more effectively ▪ Promoting healthier communities and narrowing health inequalities ▪ Promoting the economic vitality of localities ▪ Raising standards across our schools ▪ Transforming the local environment
<p>Gloucester's Cultural Vision & Strategy 2016-2026</p>	<p>This paper aims to promote Gloucester as a cultural hub and encourage local leaders and communities to transform the city. The paper outlines the positive impacts increased diverse cultural activity will have on the local areas economy and community regeneration.</p>	<p>Objective 1- Develop artists and arts organisations Objective 2- Broaden the cultural offer Objective 3- Develop a vibrant city centre Objective 4- Develop audiences Objective 5- Put Gloucester on the cultural map Objective 6- Make things happen</p>
<p>Leadership Gloucestershire</p>	<p>Leadership Gloucestershire (LG) brings together public sector organisations which allocate and spend significant</p>	<ul style="list-style-type: none"> ▪ Gloucestershire Health & Wellbeing Board - To oversee the effective functioning of the Gloucestershire Health and Wellbeing Board

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
	<p>resources in Gloucestershire. Its role is to provide vision, leadership and strategic direction in those areas where it is vital for organisations to work together to meet the needs of the people and communities of Gloucestershire in the most cost effective way. LG will work together to reduce current costs, minimise future costs and deliver better outcomes for the benefit of the people of Gloucestershire. They will work with others to achieve their objectives.</p>	<ul style="list-style-type: none"> ■ Driving economic Growth - To work with the Gloucestershire Local Enterprise Partnership (LEP) to ensure they lead and champion the economic growth agenda. ■ Police and Crime - To maintain oversight of police and crime issues, recognising the roles of the new Independent Police and Crime Commissioner and the Police and Crime Panel as scrutiny body. ■ Planning and Infrastructure - The adoption of a "Gloucestershire family" approach to planning and infrastructure development. ■ Assets - The development of a "One Gloucestershire" approach to assets/estates. ■ Shared Services - To oversee the public sector approach to shared services. ■ Troubled Families/Community Budgets - To oversee the development of the Troubled Families/Community Budget initiatives. ■ Promoting Gloucestershire - To promote Gloucestershire and the agreed priorities.
<p>The Sustainable Community Strategy for Tewkesbury Borough 2008 – 2028 (Refreshed November 2010)</p>	<p>The original strategy was developed by the Tewkesbury Borough Local Strategic Partnership which brings together key agencies, organisations and partnerships from the public, private, community and voluntary sectors.</p> <p>The Sustainable Community Strategy plays an important role in providing the long term vision which takes into account these challenges whilst continuing to deliver our local communities priorities</p>	<p>Vision: A Borough of healthy, strong, thriving and sustainable communities, both rural and urban, where people want to live, work and visit.</p> <ul style="list-style-type: none"> ● Ambition 1: A Thriving Economy ● Ambition 2: A Healthy, Safe & Inclusive Community ● Ambition 3: A Sustainable Natural & Built Environment
<p>Gloucester City Vision 2012 - 2022</p>	<p>The Gloucester City Vision 2012- 2022 document sets out what we want to achieve for the City over the next ten</p>	<p>Gloucester will be a flourishing, modern and ambitious City, which all residents can enjoy.</p> <p>Aims:</p>

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
	<p>years. The City Vision lays out our key strategic priorities for the City which all public, private and voluntary sector partners will aspire to deliver. The City Vision will provide an overarching framework for all partner's strategic plans including important City Council documents such as the Joint Core Strategy and the Gloucester City Plan.</p>	<ul style="list-style-type: none"> • A flourishing economy and City Centre which meets the needs of our residents, businesses and visitors. • A vibrant evening economy. • A City which improves through regeneration and development. • A City where people feel safe and happy in their community. • A healthy City with opportunities available to all.
<p>Tewkesbury Borough Council Housing and Homelessness Strategy 2012 - 2016</p>	<p>The Housing and Homelessness Strategy 2012-2016 takes into account the aims of the national strategy but also considers how Tewkesbury will need to work at a more local level to make a real difference to residents across Tewkesbury Borough.</p>	<p>The strategy has four main themes under which a number of priority actions have been identified, each with objectives to be achieved:</p> <ol style="list-style-type: none"> 1. Housing supply and delivery of good quality affordable housing 2. Homelessness and Homelessness Prevention 3. Housing to meet the housing needs of specific groups 4. Neighbourhoods and housing standards
<p>Cheltenham Borough Council Housing and Homelessness Strategy 2012 - 2017</p>	<p>The Housing and Homelessness Strategy 2012-2017 takes into account the aims of the national strategy but also considers how Cheltenham will need to work at a more local level to make a real difference to residents across Cheltenham Borough.</p>	<p>Vision: 'is for residents to be able to access and maintain suitable, affordable accommodation within communities that are safer, stronger and healthier.</p> <p>It sets out the following priorities:</p> <ul style="list-style-type: none"> ▪ Priority 1: To increase the provision of Affordable Housing ▪ Priority 2: To make best use of existing housing stock ▪ Priority 3: To improve access into suitable, affordable accommodation and helping households to stay in their homes for longer ▪ Priority 4: To tackle the causes of homelessness ▪ Priority 5: To create stronger, safer and healthier communities
<p>Our Future, Our Choice Cheltenham's Sustainable Community Strategy 2008 - 2011</p>	<p>The strategy aspires to identify community needs and aspirations and seeks to improve the quality of life for those that live and work in the area.</p>	<p>Four key aims:</p> <ul style="list-style-type: none"> ■ To set out local communities needs and aspirations ■ To provide an assessment of the future challenges facing Cheltenham and what is collectively needed to be done to respond ■ To set out an aspirational long term vision for the achievement of

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<p>sustainable development in Cheltenham; and</p> <ul style="list-style-type: none"> ■ To focus and shape existing and future activity of public, private, voluntary and community organisations that operate locally so that they effectively meet community needs and longer term aspirations.
<p>Gloucestershire Health and wellbeing Strategy 2012 – 2032 – Fit For The Future</p>	<p>The aspiration of this strategy is to continue to improve the quality of life for everyone in Gloucestershire within available resources. This is why the strategy spans 20 years, and it aims to be implemented through three-year action plans that are refreshed annually. This will enable measurement of progress in the short, medium and longer term.</p>	<p>Uses the life-course approach:</p> <ul style="list-style-type: none"> ■ Starting well – with a focus on pregnancy and early years to give every child the best start in life ■ Developing Well – a focus on children and young people maximising their capabilities and control over their own lives ■ Living and Working Well – a focus on promoting healthy lifestyles; equitable access to ill-health preventative services; healthy and sustainable physical environments; building social networks and communities and access to good employment opportunities ■ Ageing Well – promoting independence, physical and mental health and wellbeing post-retirement. <p>Under each of the above headings it sets aspirations to achieve in the Gloucestershire area.</p>
<p>YOUR HEALTH, YOUR CARE Our five year vision for Health and Social Care</p>	<p>Over the next five years Your Health, Your Care seeks to support the aspiration of the Health and Wellbeing strategy by putting in place the building blocks to ensure that we can continue to improve the quality of life for everyone in Gloucestershire.</p>	<p>The vision for Gloucestershire Health Community is to have:</p> <ul style="list-style-type: none"> ■ Joined up care for the people of Gloucestershire ■ People empowered to take more control over their own care ■ Mainstream services that are accessible by all vulnerable people, wherever they may live ■ Enhanced outcomes for the population ■ Improved use of resources

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Gloucestershire Children and Young People's Partnership Plan 2015-2018	'To ensure our children and young people thrive and reach their full potential; providing appropriate support for those families who need it most'	Our vulnerable children, young people and families have an entitlement to Early Help; Targeted Interventions and for some, Intensive Intervention to: <ul style="list-style-type: none"> ■ Enjoy the best start in life ■ Maximize their capabilities and have control over their own lives ■ Be safe from injury, exploitation and harm ■ Work well together to provide right and timely effective intervention for vulnerable children and families as early as possible
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Submission 2014	The document outlines the future of development (both housing and employment) and associated infrastructure for Gloucester, Cheltenham and Tewkesbury and their surrounding areas up until 2031.	Includes specific strategic objective for promoting healthy communities
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA) 2014	The SA/SEA of the JCS has been ongoing since 2008 and is being undertaken alongside the preparation of the plan. This report sets out the SA/SEA of alternatives – reasons for consideration, assessment methods and findings, reasons for selection/rejection, reporting and consultation - throughout the period from 2008-2013. The JCS was assessed against a number of environmental objectives and following the assessment the contents of the JCS has been amended accordingly to reduce/ mitigate any significant impacts.	The SA Framework includes a number of Objectives which either directly or indirectly seek to reduce inequalities.

Appendix II of Appendix VIII: Equality and Diversity Impact Assessment (EqIA)

EqIA Key and Method Notes:

The assessment uses a simplified version of the SA/SEA appraisal key applied across the draft plan's policies, with the assessment informed by decision aiding questions:

- Will the policy have a negative effect on any of the protected characteristics?
- Will the policy have a negative effect on any of the protected characteristics?
- How can identified negative effect be minimised or removed?
- How can identified positive effect be improved or enhanced?
- Is monitoring of the issues required?

Assessment Key	
+	Positive Effect
-	Negative effect
○	Neutral Effect
?	Unknown or Uncertain Effect

Vision & Objectives

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Draft Cheltenham Borough Local Plan Vision (Themes A-C)	+	+	+	+	+	+	+	+	+
Commentary									
<ul style="list-style-type: none"> The vision should benefit all groups as it seeks to provide a place where a good quality of life is open to all; this will have positive effects on all groups improving their quality of life and meeting the needs of each group's distinctive and individual needs. 									

Draft GCP Objectives	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
EqIA Protected Characteristics									
Plan Objectives									
Theme A	+	+	+	+	+	+	+	+	+

Draft GCP Objectives	EqIA Protected Characteristics								
	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Theme B	+	+	+	+	+	+	+	+	+
Theme C	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> Generally, the Objectives will have a positive effect on all protected characteristics. In particular, 'Recognise the local distinctiveness of Cheltenham's various neighbourhoods', 'Understand what people need from the places where they live', 'Ensure provision of sufficient housing land', 'Ensure provision of sufficient employment land', 'Address the challenge of climate change', 'Manage and reduce the risk of flooding' and 'Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation' will have greater positive effects on all social groups by improving accessibility, providing buildings which will meet their needs and be of a good quality and also providing flexible and adaptable buildings and places that are resilient to climate change and flooding. None of the Objectives are biased towards one particular protected characteristic. 									

Draft Policies

Draft GCP Policy topics									
	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Economy & Employment (EM1 – EM5)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> Overall these policies have benefits for all groups and protected characteristics as employment is known to have positive effects on health and well-being 									
Local Green Space (GE8)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> Positive effects for all groups through provision of and access to healthy activities, and recreational space 									
Development Proposals (PR1 – PR2)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> The housing policies should benefit all groups overall as they seek to increase the availability and quality of housing in the City. The provision of mixed-use development will benefit all groups through improved accessibility to local employment opportunities. 									