

Appendix to the report on the Cheltenham Plan 2011-2031

Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM001	8	2.9 b	Conserve, manage and enhance Cheltenham's natural environment and biodiversity, including its parks and gardens, its trees and green spaces, its countryside, and the Cotswolds Area of Outstanding Natural Beauty;
MM002	10	EM1	<p>POLICY EM1: SAFEGUARDING KEY EXISTING EMPLOYMENT LAND AND BUILDINGS</p> <p>The following sites, which are shown on the Cheltenham Plan Proposals Map, have been identified as containing key employment land to be safeguarded for employment purposes:</p> <ol style="list-style-type: none"> 1. Runnings Road (Kingsditch Trading Estate, Block 1 and Blocks 5-7) 2. Gloucester Road, Benhall (GCHQ) 3. Jessop Avenue / St. James Square 4. New Barn Lane (UCAS) 5. Tewkesbury Road (Block 1) 6. Cheltenham Trade Park 7. Hatherley Lane (The Reddings) <p>The following sites, which are shown on the Cheltenham Plan Proposals Map, have been identified as locations for new employment development and are delineated on Plans E1 – E4 below. The red lines on Plans E1 – E4 mark the boundaries of the</p>

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			<p>allocations and are separately and collectively part of this policy.</p> <ul style="list-style-type: none"> a. Land south of Jessop Avenue, Town Centre (E1) b. Land adjacent to B&Q, The Reddings (E2) c. Land north-west of Grovefield Way, The Reddings (E3) d. Land at Chelt Walk, Town Centre (E4) <p>Proposals for traditional B class employment uses or Sui Generis uses that exhibit the characteristics of traditional B class employment will be supported at these locations subject to being in accord with other relevant policies embodied within this Plan.</p> <p>Provision is required to deal with flood risk in any new development of Site E4 as set out in the supporting text below. The necessary sewerage infrastructure should be provided for sites E2 and E3 prior to occupation to avoid local exceedance of the sewer networks.</p> <p>Development proposals for a change of use of land and buildings currently or last in employment use (Note 1) on key existing employment sites or for alternative use of the locations for new employment development will not be permitted except where:</p> <ul style="list-style-type: none"> <u>i.</u> a.The proposed use is Sui Generis but exhibits characteristics of traditional B1, B2 or B8 employment uses (Note 2); or <u>ii.</u> b.The proposed use provides new high-skilled jobs such as those associated with knowledge-based service and technology industries; or <u>iii.</u> The applicant can demonstrate in exceptional circumstances that a key existing employment site has no reasonable prospect of remaining in employment use. <p>New employment allocations made under Policy EM3 of the Cheltenham Local Plan and new <u>The sites identified for new employment development together with the new</u> strategic employment allocations made as part of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, namely, Land at West Cheltenham and Land at North West Cheltenham, will also be</p>

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			<p>safeguarded in accordance with the above criteria on completion of development.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme B - objectives a, b and e.</p> <p>Move paragraphs 3.18 to 3.24 and site maps after paragraph 3.12 and renumber paragraphs accordingly.</p>
MM003	15	EM3	Delete policy EM3
MM004	17	3.23	<p>The site is located on flat land at the western edge of Cheltenham Town Centre and measures approximately 0.68 ha. It is currently used as a pay and display car park and therefore constitutes brownfield land. As the site and surrounding land is located within Flood Zones 2 and 3, appropriate design will need to mitigate any potential impacts, for example, by utilising lower floors for car parking. <u>In order to mitigate risk of flooding the following should be incorporated into the design and layout of the site at application stage:</u></p> <ul style="list-style-type: none"> • Provide at minimum an 8 metre buffer from the top of bank of the River Chelt; • Provide river corridor enhancements that help to protect and enhance the biodiversity and river setting at this location; • Not result in a net loss in flood plain storage or adversely impact out-of-bank flows, with opportunities explored to provide flood risk betterment; • Provide financial contributions to the flood warning service, maintenance and future improvements of the adjacent River Chelt flood alleviation scheme; and • All finished floor levels should be set 600mm above the 1 in 100 year level, including an appropriate allowance for climate change. <p>The land is considered to be a prime employment site capable of accommodating a modern office development. although it is recognised that a small element of residential may potentially be possible as part of a successful scheme and may help knit the development with the varied surrounding land uses.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM005	24- 25	EM6 + 3.35- 3.39	Delete policy and supporting text in paragraph 3.35-3.39
MM006	33	GB1	<p>POLICY GB1: RESIDENTIAL INFILLING IN THE GREEN BELT</p> <p><u>Inappropriate development</u> within the Green Belt will be restricted to those types of development which are deemed appropriate by the NPPF and Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. <u>not be allowed in the Green Belt except in very special circumstances.</u></p> <p>Limited residential infilling (Note 1) of built frontages <u>on roads within the Green Belt and the Principal Urban Area (as delineated on the proposals map) along The Reddings, Shaw Green Lane and Bowbridge Lane</u> will be permitted only where there is no resulting harm to the openness of the Green Belt (Note 2).</p> <p>This policy contributes towards achieving Cheltenham Plan Vision: Theme A – objective b; Theme C – objective b.</p>
MM007	34	GB2	<p>POLICY GB2: REBUILDING OR REPLACEMENT OF DWELLINGS IN THE GREEN BELT</p> <p>The rebuilding or replacement of existing dwellings in the Green Belt will only be permitted where:</p> <ul style="list-style-type: none"> a) the new building will continue to be used as a dwelling; b) the new building is not materially larger than the one it replaces; c) more than one existing dwelling is to be replaced, the number of replacement dwellings is no greater than the number to be demolished; d) there is no <u>greater impact</u> harm to the openness and visual amenity of the Green Belt <u>than the existing development.</u> <p>This policy contributes towards achieving Cheltenham Plan Vision: Theme A – objective b; Theme C – objective b.</p>

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MM008	39-40	8.4-8.5	<p>8.4 In assessing proposals for development, the Council will be guided by Paras. 115 and 116 of the National Planning Policy Framework (NPPF), Policy SD7 of the Joint Core Strategy (JCS) and the advice of the Cotswold Conservation Board with reference to the <u>latest iteration of the Cotswold AONB Management Plan. 2013-18.</u> The latter publication contains the following Vision:</p> <p>In 20 years, the Cotswolds is a landscape:</p> <ul style="list-style-type: none"> • which retains its remarkable visual unity and scenic diversity; • is richer in nature, and where the 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; and • is adapting successfully to a changing climate and economic conditions. <p>8.5. To help maintain the special character of the AONB, the Council will limit any increase in the size of dwellings to that permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015. Proposals for increasing the size of buildings in other uses, be they through rebuilding, replacement or extension, will only be permitted where they conserve and, where appropriate, enhance the special qualities of the AONB. Blanket floorspace targets and thresholds <u>for the increase in the size of dwellings within the AONB</u> are not being introduced, as t<u>he impact of development can vary from location to location and it is considered more appropriate that each case is treated on its own individual merits.</u> Any permissions granted will be subject to specific design requirements in accord with the combined design policies of the JCS and Cheltenham Plan.</p>
MM009	44	HE1	<p>POLICY HE1: BUILDINGS OF LOCAL IMPORTANCE AND NON-DESIGNATED HERITAGE ASSETS</p> <p>Planning permission will only be granted where it would involve the demolition of, or substantial alteration to, the external appearance of:</p> <p style="padding-left: 40px;">a) any building designated as being of local importance on the Local List, and</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>b) any non-designated heritage assets</p> <p>when it can be demonstrated that:</p> <p>c) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and</p> <p>d) retention of the building, even with alterations, would be demonstrably impracticable; and</p> <p>e) the public benefits of the redevelopment scheme outweigh the retention of the building.</p> <p>Development proposals that would affect a locally important or non-designated heritage asset, including its setting, will be <u>required to have regard to the scale of any harm or loss and to the significance of the heritage asset.</u> expected to conserve its significance, and any harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme A - objective a; Theme C - objective a.</p>
MM010	47-51	9.21-9.30	<p>9.21 In line with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the <u>The Council is proposing to will designate conservation areas and undertake reviews of existing designated conservation areas. This process will be carried out separately from the Cheltenham Plan process.</u> Conservation Area Character Appraisals and Conservation Area Management Plans will be reviewed and drafted, and a series of consultation exercises, including public meetings, will be undertaken in order to inform the Character Appraisals and associated Management Plans.</p> <p>Once finalised, the Appraisals and Management Plans will be adopted by the Council as Supplementary Planning Documents (SPDs) in order to give the documents sufficient weight to inform decision making.</p> <p>Delete paragraphs 9.21-9.30 and table 1.</p>
MM011	57	BG1	Insert the following after 10.29:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>DEVELOPMENT AFFECTING COTSWOLD BEECHWOODS SPECIAL AREA OF CONSERVATION</p> <p>10.30 In order to mitigate the effects of recreation pressure arising from new housing development on the Cotswold Beechwoods SAC a joint approach will be needed by the relevant Local Planning Authorities. This is due to the cross border nature of recreation pressure and the in combination or cumulative nature of effects. Evidence available so far regarding the distance visitors travel to reach the SAC indicates that all three Joint Core Strategy authorities need to co-operate along with Stroud DC and Cotswold DC.</p> <p>10.31 The ‘statement of co-operation’ reached between the JCS authorities and Natural England outlined how specific policy elements of the JCS might be applied together to support work to better understand the effects of recreation pressure on this SAC and devise and apply measures to mitigate such effects. Recent progress on updating the evidence base is expected to result in visitor survey data for the SAC by summer 2019, following which further consultancy work would be needed to identify potential, necessary mitigation measures. A phase of further discussion between the chosen consultants, local authority partners and stakeholders is likely in order to agree which of the proposed, potential measures should properly be implemented.</p> <p>10.32 In the meantime the Cheltenham Plan needs to contain suitable policy to ensure housing development meets the requirements of the Habitats Regulations 2017 i.e. to address uncertainty regarding the effects of recreation pressure from new housing in the CP on the Cotswold Beechwoods SAC consistent both with the ‘Statement of Co-operation’ agreed in 2014.</p> <p>10.33 The main considerations for Policy BG1 are:</p> <ul style="list-style-type: none"> • The ongoing collaborative approach by the 3 JCS LPAs and Cotswold DC to assist Stroud DC in the delivery of the visitor survey for the Cotswold Beechwoods SAC (thereby updating the evidence base for review of the JCS). • The need for an interim policy or equivalent safeguarding mechanism to ensure housing development coming forward as part of the CP meets HRA requirements. <p>POLICY BG1: COTSWOLD BEECHWOODS SPECIAL AREA OF CONSERVATION RECREATION PRESSURE</p> <p>Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of</p>

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			<p>the European Site network (alone or in combination), and the effects cannot be mitigated.</p> <p>In order to retain the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) all development within the borough that leads to a net increase in dwellings will be required to mitigate any adverse effects.</p> <p>The ongoing work by relevant partner authorities will culminate in a mitigation and implementation strategy. Development proposals must contribute towards mitigation specified in the mitigation and implementation strategy or provide information for a bespoke Habitats Regulations Assessment.</p> <p>This may include requiring housing developments to make contributions towards habitat management; access management and visitor infrastructure; publicity, education and awareness raising; the provision of suitable open and green space within development sites where this can be accommodated, and where it cannot, by contributions to off-site alternative green space.</p> <p>While the evidence base and the mitigation and implementation strategy are in production development proposals must address the issues raised in any relevant Habitat Regulations Assessments. Mitigation measures should take into account and integrate with adopted JCS policy INF3 (Green infrastructure) and the associated JCS Green Infrastructure Strategy.</p> <p>The Council is committed to the production of a mitigation and implementation strategy. A review of relevant parts of the plan will take place if the strategic mitigation and implementation scheme has not progressed to the implementation phase after five years.</p>
MM012	57	BG2	<p>Insert the following after MM011:</p> <p>10.34 The Cotswold Beechwoods SAC lies within 200m of the A46 linking Cheltenham with Stroud. The 'air pollution information service' (APIS) website (www.apis.ac.uk) indicates that the SAC currently exceeds its critical loads and levels for nutrient nitrogen. Natural England have drawn the JCS authorities attentions to its latest guidance as part of the JCS review and similarly to Stroud District Council as part of their emerging local plan strategy. In the meantime the Council proposes that the Cheltenham Plan includes a safeguarding mechanism whereby development proposals in the authority area that may generate traffic along this route take account of the new guidance. This will ensure that development proposals reference the latest available up to date</p>

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			<p>information in line with the Habitats Regulations 2017 and consistent with the Wealden Judgement case law dealing with in combination effects.</p> <p>POLICY BG2: COTSWOLD BEECHWOODS SPECIAL AREA OF CONSERVATION AIR QUALITY</p> <p>Development which is likely to generate additional road traffic emissions to air which are capable of affecting the Cotswold Beechwoods SAC will be screened against the Habitats Regulations Assessment Framework in line with Natural England’s guidance ‘Natural England’s approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)’.</p>														
MM013	59	Table 2	<table border="1"> <tr> <td colspan="2" data-bbox="562 632 1608 746">Table 2<u>1</u>: Housing to be delivered in Cheltenham between 2011-2031 (<u>as of 12th July 2019</u>)</td> </tr> <tr> <td data-bbox="562 746 1415 823">Completions since 2011 (<u>2011 to 1st April 2018</u>)</td> <td data-bbox="1415 746 1608 823"><u>17242318</u></td> </tr> <tr> <td data-bbox="562 823 1415 900">Dwellings already with planning permission</td> <td data-bbox="1415 823 1608 900"><u>15241540</u></td> </tr> <tr> <td data-bbox="562 900 1415 976">Strategic allocations being made through the JCS</td> <td data-bbox="1415 900 1608 976">5385</td> </tr> <tr> <td data-bbox="562 976 1415 1053">Cheltenham Plan residential allocations Policy H1</td> <td data-bbox="1415 976 1608 1053">440 <u>583</u></td> </tr> <tr> <td data-bbox="562 1053 1415 1161">Cheltenham Plan mixed-use allocations including residential through Policy H2</td> <td data-bbox="1415 1053 1608 1161"><u>350350</u></td> </tr> <tr> <td data-bbox="562 1161 1415 1279">Urban Capacity Permissions (previously intending to allocate, but since received permission and development has begun</td> <td data-bbox="1415 1161 1608 1279"><u>446329</u></td> </tr> </table>	Table 2 <u>1</u> : Housing to be delivered in Cheltenham between 2011-2031 (<u>as of 12th July 2019</u>)		Completions since 2011 (<u>2011 to 1st April 2018</u>)	<u>17242318</u>	Dwellings already with planning permission	<u>15241540</u>	Strategic allocations being made through the JCS	5385	Cheltenham Plan residential allocations Policy H1	440 <u>583</u>	Cheltenham Plan mixed-use allocations including residential through Policy H2	<u>350350</u>	Urban Capacity Permissions (previously intending to allocate, but since received permission and development has begun	<u>446329</u>
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			Contributions arising from planning consent granted at Farm Lane (Tewkesbury)	377	
			Windfall allowance (less than five units)	784 760	
			Total supply 2011-2031	11030 11632	
			Objectively Assessed Need 2011-2031	10917	
MM014	59	H1 and Table 3	<p data-bbox="557 593 1279 619">POLICY H1: LAND ALLOCATED FOR HOUSING DEVELOPMENT</p> <p data-bbox="557 667 2119 778">The sites listed in Table 3, and which are shown on the Cheltenham Plan Proposals Map, are allocated for residential development and are delineated on Plans HD1 – HD8 below. The red lines on Plans HD1 – HD8 mark the boundaries of the allocations and are separately and collectively part of this policy.</p> <p data-bbox="557 826 2119 890">Each allocation is supported by site-specific polices HD1 – HD8 below to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.</p> <p data-bbox="557 938 2119 1002">In addition, at application stage, a robust Transport Assessment will be required for all sites, identifying traffic impact and determining the highway requirements in line with the JCS and its evidence base.</p> <p data-bbox="557 1050 2119 1161">Sites where specific flood risk concerns have been identified have appropriate considerations identified within the site specific policy. All sites have potential sewerage infrastructure constraints. The necessary infrastructure should be provided prior to occupation to avoid local exceedance of the sewer networks.</p> <p data-bbox="557 1209 2119 1273">The contents of Policy H1 reflect the evidence bases of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Cheltenham Plan.</p>		

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			<p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme A – objective b; Theme C – objectives a and b.</p> <table border="1"> <thead> <tr> <th colspan="3">Table 32: Land Allocated for Housing Development</th> </tr> <tr> <th>Reference</th> <th>Location</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>HD1</td> <td>Christ College Site B</td> <td>70 dwellings</td> </tr> <tr> <td>HD2</td> <td>Former Monkscroft Primary School</td> <td>60 dwellings</td> </tr> <tr> <td>HD3</td> <td>Bouncer's Lane</td> <td>20 dwellings</td> </tr> <tr> <td>HD4</td> <td>Land off Oakhurst Rise</td> <td>25 dwellings</td> </tr> <tr> <td>HD5</td> <td>Land at Stone Crescent</td> <td>2013 dwellings</td> </tr> <tr> <td>HD6</td> <td>Brockhampton Lane</td> <td>2017 dwellings</td> </tr> <tr> <td>HD7</td> <td>Priors Farm Fields</td> <td>50-90 dwellings</td> </tr> <tr> <td>HD8</td> <td>Old Gloucester Road</td> <td>175 dwellings</td> </tr> <tr> <td>HD9</td> <td>North Place and Portland Street</td> <td>143 dwellings</td> </tr> </tbody> </table>	Table 32: Land Allocated for Housing Development			Reference	Location	Designation	HD1	Christ College Site B	70 dwellings	HD2	Former Monkscroft Primary School	60 dwellings	HD3	Bouncer's Lane	20 dwellings	HD4	Land off Oakhurst Rise	25 dwellings	HD5	Land at Stone Crescent	20 13 dwellings	HD6	Brockhampton Lane	20 17 dwellings	HD7	Priors Farm Fields	50-90 dwellings	HD8	Old Gloucester Road	175 dwellings	HD9	North Place and Portland Street	143 dwellings
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MM015	62	HD3	<p>POLICY HD3: BOUNCER'S LANE</p> <table border="1"> <thead> <tr> <th>Site description</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td>This site is a former employment site in the east of the town. It is set within a residential area and borders Cheltenham Cemetery to the east. A number of attributes contribute</td> </tr> </tbody> </table>	Site description	Description		This site is a former employment site in the east of the town. It is set within a residential area and borders Cheltenham Cemetery to the east. A number of attributes contribute																													
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				towards allowing it to change from employment to residential use. The surrounding parts of the site have been given planning permission for 58 dwellings. A contributing factor to the planning permission was that the site had been vacant for several years and evidence was provided which showed that it was unlikely to come back into employment use.
			Site area	0.5ha
			Constraints	<ul style="list-style-type: none"> • Contaminated land • Heritage assets • Existing employment
			Site specific requirements	<ul style="list-style-type: none"> • Approximately 20 dwellings • Safe, easy and convenient pedestrian and cycle links within the site • A layout and form that respects the existing urban characteristics of the vicinity • A layout and form of development that respects the existing planning permission for the adjacent site • Development should provide at minimum an 8 metre buffer from the top of bank of the tributary to the Wyman's Brook. River corridor enhancements should be delivered for this site that help to protect and enhance the biodiversity and river setting at this location
MM016	62	HD4	POLICY HD4: LAND OFF OAKHURST RISE	

Ref	Page	Policy/ Paragraph	Main Modification	
			Site description	This site was not known to the council until the Preferred Options consultation was already prepared. It is a greenfield site within the existing urban area and consequently has good transport links. However, the site is subject to a number of constraints and therefore the allocation of dwellings on the site has been adjusted to accommodate these.
			Site area	4ha
			Constraints	<ul style="list-style-type: none"> • Steep gradients across the site • Mature trees and hedges • Adjacent listed buildings • Biodiversity • Heritage assets • Ice House
			Site specific requirements	<ul style="list-style-type: none"> • Approximately A minimum of 25 dwellings, subject to masterplanning (in accordance with Policy SD4 of the JCS) which demonstrates that development can be achieved whilst accommodating: <ul style="list-style-type: none"> • Safe, easy and convenient pedestrian and cycle links within the site and to key centres • A layout and form that respects the existing urban characteristics of the vicinity • A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development • Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes

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				<ul style="list-style-type: none"> • Protection to key biodiversity assets <u>and mature trees</u>. • New housing should be located away from the setting of the west elevation of Ashley Manor. There should be no development south of a straight line drawn westwards from the site boundary at the rear of the northernmost school building. This area to be landscaped to provide a buffer between the new development and the school grounds. • To protect the setting of Charlton Manor, a landscaped buffer shall be maintained for a depth of 30 metres along the east boundary of the development site. • Long term protection of mature trees and hedges • Any development on the site should secure improvements to the Ice House 		
MM017	64	HD7	<p data-bbox="562 791 972 818">POLICY HD7: PRIORS FARM FIELDS</p> <table border="1" data-bbox="562 863 1608 1289"> <tr> <td data-bbox="562 863 797 1289">Site description</td> <td data-bbox="797 863 1608 1289"> <p data-bbox="804 868 1601 1284">This is a greenfield site which sits adjacent to a residential area but outside the existing Principal Urban Area. The western part of the site is a designated Public Green Space, including playing pitches and a play area, and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. Any housing development would be focused on the east of the site; however, masterplanning is required to reconcile several competing demands on this land and to minimise impact on the AONB (proposals should conform with 2015 AONB study and 2016 update). The final layout and exact quantum of development will be informed by detailed landscape impact</p> </td> </tr> </table>		Site description	<p data-bbox="804 868 1601 1284">This is a greenfield site which sits adjacent to a residential area but outside the existing Principal Urban Area. The western part of the site is a designated Public Green Space, including playing pitches and a play area, and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. Any housing development would be focused on the east of the site; however, masterplanning is required to reconcile several competing demands on this land and to minimise impact on the AONB (proposals should conform with 2015 AONB study and 2016 update). The final layout and exact quantum of development will be informed by detailed landscape impact</p>
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				<p>work.</p> <p>The site was included as a mixed-use scheme in the Preferred Options as a reflection of the various demands on the site. However, since that time, plans for the new crematorium have progressed and masterplanning has demonstrated how the site could be presented. For that reason the site is now considered to be a housing site, rather than mixed-use.</p>	
			Site area	5ha	
			Constraints	<ul style="list-style-type: none"> • Public Green Space • Suggested Local Green Space • Heritage assets • Access • Competing uses • Landscape especially impacts on the setting of the AONB • Flood Risk mitigation 	

Ref	Page	Policy/ Paragraph	Main Modification	
			Site specific requirements	<ul style="list-style-type: none"> • Approximately 50-90 dwellings • Safe, easy and convenient pedestrian and cycle links within the site and to key centres • A layout and form that respects the existing urban and rural characteristics of the vicinity • A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development • A layout and form of development that respects the visual sensitivity and landscape character of the site as part of the setting for the AONB • Adequate re-provision of sports pitches • Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes • Protection to key biodiversity assets • Development that does not prejudice the access or egress of the adjacent cemetery • Development should provide financial contributions to the flood warning service, maintenance and future improvements of the adjacent Whaddon flood alleviation scheme. • Development should provide at minimum an 8 metre buffer from the top of bank of the Wyman's Brook and its tributary to the North. River corridor enhancements should be delivered for this site that help to protect and enhance the biodiversity and river setting at this location
MM018	66	HD8	POLICY HD8: OLD GLOUCESTER ROAD	

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			Site description	<p>The site has also arisen from the JCS process and will be removed from the Green Belt by that document. The site will require masterplanning, flood assessments and a resolution on the future of the nurseries in order to maximise the use of the site and ensure a coherent overall scheme. To the north of the allocation there is a historic moat (scheduled monument). The significance and setting of this asset will be an essential consideration in development of the site in accordance with the Plan's heritage assessment.</p>
			Site area	11.3ha
			Constraints	<ul style="list-style-type: none"> • Green Belt • Flood Risk mitigation • Heritage assets
			Site specific requirements	<ul style="list-style-type: none"> • Approximately 175 dwellings • Development proposals should enable a comprehensive scheme to be delivered across the developable area of the site • Safe, easy and convenient pedestrian and cycle links within the site and to key centres • A layout and form that respects the existing urban and rural characteristics of the vicinity • A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development • The western area of the site should provide a green buffer to the south of the River Chelt in order to provide a degree of separation from the scheduled moat to the north

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • Development on the site should include the reinstatement of the public footpath that runs alongside the river • Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes • Adequate flood risk management across the site
MM019	75	H2 and Table 4	<p>POLICY H2: LAND ALLOCATED FOR MIXED-USE DEVELOPMENT</p> <p>The sites listed in Table 4, and which are shown on the Cheltenham Plan Proposals Map, are allocated for mixed-use development and are delineated on Plans MD1 – MD5MD4 below. The red lines on Plans MD1 – MD5MD4 mark the boundaries of the allocations and are separately and collectively part of this policy.</p> <p>Each allocation is supported by site-specific policies MD1-MD5MD4 below, to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.</p> <p>In addition, at application stage, a robust Transport Assessment will be required for all sites, identifying traffic impact and determining the highway requirements in line with the JCS and its evidence base.</p> <p>Sites where specific flood risk concerns have been identified have appropriate considerations included within the site specific policy. All sites have potential sewerage infrastructure constraints. The necessary infrastructure should be provided prior to occupation to avoid local exceedance of the sewer networks.</p> <p>The contents of Policy H2 reflect the evidence base of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Cheltenham Plan.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme A – objective b; Theme B - objectives a and b; Theme C – objectives a and b.</p>

Ref	Page	Policy/ Paragraph	Main Modification																					
			<table border="1"> <thead> <tr> <th colspan="3" data-bbox="562 252 1615 320">Table 43: Land Allocated for Mixed-Use Development</th> </tr> <tr> <th data-bbox="562 320 732 395">Reference</th> <th data-bbox="732 320 1113 395">Location</th> <th data-bbox="1113 320 1615 395">Designation</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 395 732 639">MD1</td> <td data-bbox="732 395 1113 639">Lansdown Industrial Estate</td> <td data-bbox="1113 395 1615 639">100 dwellings plus no net losses in employment in accordance with Policy EM2 Employment led regeneration which may include an element of residential development</td> </tr> <tr> <td data-bbox="562 639 732 759">MD2</td> <td data-bbox="732 639 1113 759">Land at North Place and Portland Street</td> <td data-bbox="1113 639 1615 759">143 dwellings plus appropriate town centre mixed-use scheme and car park</td> </tr> <tr> <td data-bbox="562 759 732 874">MD3MD2</td> <td data-bbox="732 759 1113 874">Land at Coronation Square</td> <td data-bbox="1113 759 1615 874">Regeneration of existing community and retail facilities</td> </tr> <tr> <td data-bbox="562 874 732 994">MD4MD3</td> <td data-bbox="732 874 1113 994">Royal Well and Municipal Offices</td> <td data-bbox="1113 874 1615 994">Mixed-use redevelopment appropriate for town centre uses</td> </tr> <tr> <td data-bbox="562 994 732 1109">MD5MD4</td> <td data-bbox="732 994 1113 1109">Leckhampton</td> <td data-bbox="1113 994 1615 1109">Approximately 2350 dwellings and a secondary school</td> </tr> </tbody> </table>	Table 43: Land Allocated for Mixed-Use Development			Reference	Location	Designation	MD1	Lansdown Industrial Estate	100 dwellings plus no net losses in employment in accordance with Policy EM2 Employment led regeneration which may include an element of residential development	MD2	Land at North Place and Portland Street	143 dwellings plus appropriate town centre mixed-use scheme and car park	MD3 MD2	Land at Coronation Square	Regeneration of existing community and retail facilities	MD4 MD3	Royal Well and Municipal Offices	Mixed-use redevelopment appropriate for town centre uses	MD5MD4	Leckhampton	Approximately 2350 dwellings and a secondary school
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MM020	76	MD1	POLICY MD1: LANSDOWN INDUSTRIAL ESTATE																					

Ref	Page	Policy/ Paragraph	Main Modification	
			Site description	The site is capable of redevelopment for mixed-use, including a continued element of employment in better-quality units together with some new residential <u>development</u> . There would be a net loss of employment land but this should be offset by an upgrade in the quality and density of premises.
			Site area	5.5ha
			Constraints	<ul style="list-style-type: none"> • Contaminated land • Highways access
			Site specific requirements	<ul style="list-style-type: none"> • Approximately 100 dwellings • Approximately 3ha of B-class led employment land to be retained with any loss of <u>Employment led regeneration which may include an element of residential development provided that existing provision being is</u> offset by a net gain in the quality (see Policy EM2) and / or the number of jobs provided on the site • Measures to mitigate the impact of noise and vibration caused by railway line • Safe, easy and convenient pedestrian and cycle links within the site and to key centres • A layout and form that respects the existing urban characteristics of the vicinity • Measures necessary to mitigate the traffic impact of the site, including the use of travel plans to encourage the use of more sustainable transport modes
MM021	77	MD2	<i>Change Policy MD2 to Policy HD9 and add to Policy H1.</i>	

Ref	Page	Policy/ Paragraph	Main Modification						
			<p data-bbox="562 252 1234 277">POLICY MD2<u>HD9</u>: NORTH PLACE AND PORTLAND STREET</p> <table border="1" data-bbox="562 392 1610 1137"> <tr> <td data-bbox="562 392 835 997">Site description</td> <td data-bbox="835 392 1610 997"> <p data-bbox="846 400 1599 539">The North Place and Portland Street area was formerly used as the main coach and bus station in Cheltenham. The site is approximately 2 hectares in size (3.2 hectares including the highway) and currently provides 813 parking spaces.</p> <p data-bbox="846 576 1599 676">The site's location within Central Conservation Area dictates that the form, massing and design of any future development need to be sensitive to the adjacent historic environment.</p> <p data-bbox="846 713 1599 927">Planning permission was granted on the site in 2013 for a large supermarket, car park and 143 dwellings. However, that permission has not yet been implemented and it is likely that a new scheme will be required in order for development to take place. It is anticipated that a new scheme would provide a similar number of dwellings to the extant planning permission.</p> </td> </tr> <tr> <td data-bbox="562 997 835 1066">Site area</td> <td data-bbox="835 997 1610 1066">2ha</td> </tr> <tr> <td data-bbox="562 1066 835 1137">Constraints</td> <td data-bbox="835 1066 1610 1137"> <ul data-bbox="846 1074 1077 1102" style="list-style-type: none"> • Heritage assets </td> </tr> </table>	Site description	<p data-bbox="846 400 1599 539">The North Place and Portland Street area was formerly used as the main coach and bus station in Cheltenham. The site is approximately 2 hectares in size (3.2 hectares including the highway) and currently provides 813 parking spaces.</p> <p data-bbox="846 576 1599 676">The site's location within Central Conservation Area dictates that the form, massing and design of any future development need to be sensitive to the adjacent historic environment.</p> <p data-bbox="846 713 1599 927">Planning permission was granted on the site in 2013 for a large supermarket, car park and 143 dwellings. However, that permission has not yet been implemented and it is likely that a new scheme will be required in order for development to take place. It is anticipated that a new scheme would provide a similar number of dwellings to the extant planning permission.</p>	Site area	2ha	Constraints	<ul data-bbox="846 1074 1077 1102" style="list-style-type: none"> • Heritage assets
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Ref	Page	Policy/ Paragraph	Main Modification							
			Site specific requirements	<ul style="list-style-type: none"> • Approximately 143 dwellings • Provision of an appropriate scale of retail, healthcare and community facilities to meet the needs of the community • A layout and form of development that respects the setting, character and significance of the Conservation Area and other heritage assets • Measures necessary to mitigate the traffic impact of the site • Safe, easy and convenient pedestrian and cycle links within the site and to key points 						
MM022	77	MD3	<p data-bbox="562 651 1167 675">POLICY MD3MD2: LAND AT CORONATION SQUARE</p> <table border="1" data-bbox="562 719 1606 1058"> <tr> <td data-bbox="562 719 833 895">Site description</td> <td data-bbox="833 719 1606 895">Coronation Square is a complex site with competing demands and is a key part of wider regeneration projects. Therefore the site will require mixed-use masterplanning and careful consideration of how this site fits within the wider area.</td> </tr> <tr> <td data-bbox="562 895 833 967">Site area</td> <td data-bbox="833 895 1606 967">0.4ha</td> </tr> <tr> <td data-bbox="562 967 833 1058">Constraints</td> <td data-bbox="833 967 1606 1058"> <ul style="list-style-type: none"> • Land ownership • Highways </td> </tr> </table>		Site description	Coronation Square is a complex site with competing demands and is a key part of wider regeneration projects. Therefore the site will require mixed-use masterplanning and careful consideration of how this site fits within the wider area.	Site area	0.4ha	Constraints	<ul style="list-style-type: none"> • Land ownership • Highways
Site description	Coronation Square is a complex site with competing demands and is a key part of wider regeneration projects. Therefore the site will require mixed-use masterplanning and careful consideration of how this site fits within the wider area.									
Site area	0.4ha									
Constraints	<ul style="list-style-type: none"> • Land ownership • Highways 									

Ref	Page	Policy/ Paragraph	Main Modification	
			Site specific requirements	<ul style="list-style-type: none"> • Development proposals that demonstrate an accordance with the ongoing Cheltenham West Regeneration project • Measures necessary to mitigate the traffic impacts of the site, particularly on Princess Elizabeth Way • Retention and enhancement of local centre facilities including an appropriate scale of retail, healthcare and other community facilities • High-quality public transport links and facilities • Safe, easy and convenient pedestrian cycle links within the site and to key centres, providing segregated links where practical
MM023	78	MD4	POLICY MD4 MD3: ROYAL WELL AND MUNICIPAL OFFICES	
			Site description	This is a developed site within the town centre, currently in use as council offices, bus station, car park and area of open space. It is within the Core Commercial Area and Central Conservation Area and partially within Flood Zones 2 and 3. The site has been subject to a development brief which identifies potential for existing uses to be relocated / redesigned. More recent work has begun on transport modelling and masterplanning to allow for potential changes to highways layout. This could facilitate public realm improvements and a change of use for the historic buildings.
			Site area	0.9ha
			Constraints	<ul style="list-style-type: none"> • Heritage assets • Flood risk mitigation • Highways
			Site specific requirements	<ul style="list-style-type: none"> • Mixed-use scheme made up of uses appropriate to the town centre • A layout and form of development that respects the character, significance and setting of

Ref	Page	Policy/ Paragraph	Main Modification
			<p>the Conservation Area and all other impacted heritage assets</p> <ul style="list-style-type: none"> • Development proposals that demonstrate accordance with ongoing transport-focused masterplanning • High-quality public transport facilities including a single, integrated bus interchange • Safe, easy and convenient pedestrian and cycle links within the site and to the wider network • Development should not locate any new development within 8 metres of the culverted River Chelt; • Development should not result in a net loss in flood plain storage or adversely impact out of bank flows, with opportunities explored to provide flood risk betterment; • Development should provide financial contributions to the flood warning service, maintenance and future improvements of the adjacent River Chelt flood alleviation scheme; • Development should ensure new finished floor levels be set 600mm above the 1 in 100 year level, including an appropriate allowance for climate change; and • Development should not allow self-contained basement dwellings.
MM024	79	MD5	POLICY MD5 MD4: LECKHAMPTON

Ref	Page	Policy/ Paragraph	Main Modification	
			Site description	Originally a JCS site, development at this location will need to take into account landscape impacts, highways issues and green space. Site boundaries are based on the JCS Inspector's comments in her Note of Recommendations from 21 July 2016. Development at this location will need to ensure that the JCS examination's consideration and findings related to this site are fully taken into account. Along with this, the site has an extensive planning history related to the earlier, larger proposal (13/01605/OUT); the Inspector's and Secretary of State's findings in this appeal should also be reflected in any future scheme.
			Site area	1521 ha
			Constraints	<ul style="list-style-type: none"> • Local Green Space • Impact on AONB • Flood Risk mitigation • Highways • Heritage assets

Ref	Page	Policy/ Paragraph	Main Modification	
			Site requirements specific	<ul style="list-style-type: none"> • Approximately 250-350 dwellings on land north of Kidnappers Lane • Provision of a secondary school with six forms of entry together with playing fields on land to the south of Kidnappers Lane • Provision of playing fields for the school on land within the designated LGS • Safe, easy and convenient pedestrian and cycle links within the site and to key centres • A layout and form that respects the existing urban and rural characteristics of the vicinity • A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development • A layout and form of development that respects the visual sensitivity and landscape character of the site as part of the setting for the AONB
MM025	101	GT1 and para. 13.5-13.8	<p>13.5 The GTAA 2017 recognises that Castle Dream Stud is currently the only authorised Gypsy/ and Traveller site within Cheltenham Borough. However, this is due to a current temporary planning permission granted to ensure that the identified need is met in the short term. Work to identify and allocate a suitable and available site to meet the identified long term need will be undertaken during the five year review of the Cheltenham Plan; therefore it would not be possible for the occupiers of the site to move to other suitable accommodation within the Borough. Two of the three pitches that are required arise from the previous planning status of this site, being only a temporary permission. The third pitch requirement comes from the potential need arising for any teenage children on site, or concealed households which may require a pitch of their own in the future. Thus, if this site</p>	

Ref	Page	Policy/ Paragraph	Main Modification
			<p>were given planning permission for Gypsy residential use, then this requirement would be fulfilled.</p> <p>Delete Policy GT1 and remaining supporting text after paragraph 13.5</p>
MM026	112	GI1	<p>POLICY GI1: LOCAL GREEN SPACE</p> <div style="border: 1px solid black; padding: 10px;"> <p>Development will not be permitted within a Local Green Space, designated either within the Cheltenham Plan or an approved Neighbourhood Plan, unless there are very special circumstances which outweigh the harm to the Local Green Space. Particular attention will be paid to the views of the local community in assessing any development proposals that affect a designated Local Green Space.</p> <p>The sites listed in Table 78 are designated as Local Green Spaces within the Cheltenham Plan.</p> <p>In accordance with Policy TN1, development proposals which would prejudice the future use of the Honeybourne Line as a continuous sustainable transport corridor will not be permitted. Development within the Honeybourne Line Local Green Space, which will facilitate its use as a sustainable transport corridor, may constitute very special circumstances which outweigh harm.</p> <p>In accordance with Policy MD5, playing fields for the proposed secondary school in Leckhampton will be considered an appropriate use of Local Green Space subject to all other design and landscape policies.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme C – objectives a, b, e and f.</p> </div>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>16.15. The 2006 Local Plan contained a policy which safeguarded from development a number of Public Green Spaces around the Borough which are now owned by the Council. None of these sites have been developed since the policy was implemented and the policy remains popular and highly needed. The public green space policy was very much a forerunner of the LGS policy in the NPPF, in that it gave locally- valued open spaces strong protection against development. This protection should be maintained in the Cheltenham Plan but having one policy for these sites and another for new LGS sites would be confusing and inefficient. Therefore the former public green space sites are now also included in the LGS designation. <u>Policy GE1 of the 2006 Local Plan will be retained and all PGS sites will retain the protection of this policy until the sites are subject to review in the next Cheltenham Plan.</u></p> <p>Delete Table 8 and replace with the following table:</p>

Ref	Page	Policy/ Paragraph	Main Modification		
			Table 7: Sites designated as Local Green Space		
			Site	Area (ha)	Ref no.
			Fairview Green	0.16	1
			St. Mark's and Hesters Way Community Centre grounds	0.51	2
			Lynworth Green	0.42	3
			Albemarle Orchard Gardens	0.1	4
			Colesbourne Road and Redgrove Park	0.81	5
			Harrington Drive	0.03	6
			George Readings Way	0.79	7
			Henley Road (south east)	0.22	8
			Henley Road (north west)	0.59	9
			Cirencester Road (Newcourt Green)	1.3	10
			Cheriton Park (Redthorne Way)	1.21	11
			Holmer Park/Greatfield Park (Chargrove Open Space)	1.95	12

Ref	Page	Policy/ Paragraph	Main Modification			
			Pilgrove Way (west)	0.82	13	<p>16.16. The JCS allocated two strategic sites on the edge of Cheltenham,; North West and West. Through the JCS examination process, it was determined that both of these sites justify the inclusion of Local Green Space. The</p> <p>designation of the LGS was considered a matter for the Cheltenham Plan or Neighbourhood Plans. These areas can be seen on the site maps below.</p> <p>16.17. The local green space area and indicative layout for Leckhampton is also shown, as this is a large site which was considered by the JCS, even though it is not a JCS allocation. The LGS for Leckhampton, the housing and school allocation is made by the Cheltenham Plan.</p> <p>The Leckhampton LGS allocation is shown above in green, the Borough boundary in red, the housing allocation in yellow, and the indicative location for the school in hatched blue. Kidnappers Lane (the road itself) will not be designated as part of the LGS.</p>
Pilgrove Way (east)	0.29	14	Leckhampton	26.4	15	
North West Cheltenham	21.6	16				
MM027	138	Table 9	Table 8: Summary of Requirement and Supply for Cheltenham Borough (as of June 2019)			
			Housing requirement for Cheltenham Borough (2011-2031) (as agreed in the JCS)	10,917 dwellings		
			Total supply of housing (2011-2031)	11,632 dwellings		
			Supply being met through strategic allocations (allocated in the JCS)	5,385 dwellings		

Ref	Page	Policy/ Paragraph	Main Modification				
			Supply being met through allocations in the Cheltenham Plan	1,252 dwellings			
			Unplanned supply (being met through windfall) (to April 2018)	4,995 dwellings			
			5-Year Housing Land Supply (correct at date of publication)	4.6 years			
			Employment requirement (2011-2031) (as identified in the JCS)	1ha			
			Employment supply from new allocations in the Cheltenham Plan	7.35ha (total site area)			
MM028	140	Table 10	<i>Delete table 10 and replace with table in Appendix A</i>				
MM029	147	Table 14	Table 14 3 : Theme C objectives				
			Text	Indicator	Target	Source	Period
			a) Conserve and enhance Cheltenham's architectural, townscape and landscape heritage within and without the town's conservation areas	Number of planning applications that are within a conservation area Assess the impact of applications granted within the Conservation Areas, and	No target To meet the objective.	Annual housing monitoring Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals)	Annually

Ref	Page	Policy/ Paragraph	Main Modification					
				those granted without the Conservation areas where there is the potential for an effect on architectural, townscape and landscape heritage.				
MM030	152	Table 15	GE1	Public Green Space	Local Plan Policy to be saved beyond the adoption of the JCS <u>and Cheltenham Plan</u> Delete from list of superseded Local Plan policies.			

Table 109: Trajectory of Cheltenham Plan allocations (As of 12 th July 2019)																	
Ref.	Site Name	Permission Reference	Net Capacity	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
	57-59 Winchcombe Street (Axiom)	15/02268/FUL 17/00932/FUL	119		119												
	Rivershill House, St Georges Road	15/00451/FUL 17/01311/FUL	4563		25	20		25	38								
	Pittville School, Albert Road	15/01163/OUT	58					25	33								
MD2	North Place Car Park and Portland Street	12/01612/FUL	143						25	50	50	18					
	Springbank Way Shopping Centre	16/02303/FUL	34		153 4	15	4										
	Land at Lansdown Road Central Cheltenham Police Station, Talbot House	17/00337/FUL	67			25	25	17									
	102 Prestbury Road	17/01266/FUL	30			15	15	15	15								
	Premiere Products, Bouncers Lane	17/00929/OUT	58			25	25	258	8								
HD1	Christ College Site B		70						25	452 5	20						
HD23	Former Monkscroft Primary School		60				25	25	102 5	25	10						
HD34	Bouncer's Lane (not consented)		20						20					20			
HD45	Land off Oakhurst Rise		25						10	15	25						

Appendix A – MM028

HD56	Land off Stone Crescent	<u>18/02215/FUL</u>	<u>1320</u>				<u>1320</u>										
HD67	Land off Brockhampton Lane	<u>18/02215/FUL</u>	17					<u>7</u>	<u>10</u>	<u>10</u>	<u>10</u>						
HD78	Priors Farm Fields		50										25	25			
MD5	Leckhampton (previously Strategic Allocation)		250		30	50	60	60	50								
HD89	Old Gloucester Road		175				25	50	<u>50</u> <u>5</u>	50	<u>50</u>	<u>50</u>					
MD1	Lansdown Industrial Estate		100									25	50	25			
MD2H D9	North Place Car Park and Portland Street		<u>143</u>									<u>25</u>	<u>50</u>	<u>50</u>	<u>18</u>		
MD5 MD4	Leckhampton (previously Strategic Allocation)		<u>350</u>				<u>50</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>					
	Total		<u>125246</u>	0	<u>81</u> <u>53</u>	<u>150</u> <u>25</u>	<u>199</u> <u>113</u>	<u>185</u> <u>174</u>	<u>213</u> <u>249</u>	<u>155</u> <u>175</u>	<u>85</u> <u>140</u>	<u>43</u> <u>135</u>	75	<u>50</u> <u>95</u>	<u>0</u> <u>18</u>	0	0