

Redevelopment of the former Monkscroft School Site



ENVIRONMENTAL	Scores	Action	Justification	Reviewed
GHGs	-2	No action required	There may be a slight increase in GHG temporarily due to the site vehicles used during the construction process, however this will be for a limited period during the length of the build and wont have any impact beyond the location of the site. The embodied carbon found in construction materials will also contribute to increasing GHGs.	Accepted
Air quality	-1	No action required	Air pollutants will increase slightly due to construction vehicle use on site but only for the duration of the build. However this will be balanced out using the very latest construction techniques and utilising sustainably sourced building materials. There will be no gas used to heat the homes as this will be provided by renewable energy, i.e. PV, air source and ground source heat pumps, mechanical ventilation system.	Accepted
Sustainable Transport	4	No action required	The properties will be constructed to include electric vehicle charging points and also the provision of cycle storage. The site has good access to local transport located within the town and easy access to the honeybourne line, cycle track/pedestrian route which connects through to Cheltenham Spa railway station. We are looking to provide a new entrance to the site from the Shakespeare road side which will make the connections to the rest of town greater.	Accepted
Biodiversity	8	No action required	We will deliver a project which will provide a significant improvement on Biodiversity Net gain, provide several open landscape features which supports a strong support to the local biodiversity strategy for the site and for CBC. some of the ideas is to include wildflower meadows, bird/bat boxes and potentially creating ponds, we will encourage litter picking and there will create new hedgerows and plant more trees. We have detailed further in our answer one and four.	Accepted

<p>Land use change</p>	<p>8</p> <p>No action required</p>	<p>The Monkscroft Primary School, St Mark's, was closed in 2008 and subsequently demolished. Part of the former school site has since been redeveloped to create the Monkscroft Care Home. The remaining undeveloped part of the site extends to approximately 1.8 hectares (4.5 acres). However, our site has been vacant for some time prior to Cheltenham Borough Council acquiring the land. The site is fenced off and consists of several groups of mature trees, not TPO'ed. And there is a high level of wild vegetation. The landscape proposal will include the removal of existing wild vegetation to be replaced with more suitable specimens which will respond better to a new development and ensure long term landscape features of the development. A tree survey have been carried out and classified worthy of protection types of trees will form part of the retained landscape and feature as part of the overall landscape delivery. We will implement native hedging to boundaries and trees feature in the landscape proposals to ensure establishment and landscape and long term maintenance. The site will potentially also feature a communal external amenity space, to the site and will be enclosed by existing native hedgerows and will be reinforced by new tree planting, located centrally within the site. A sustainable drainage system basin will be incorporated to provide an important role in draining surface water from the site and ensure surface water drains at greenfield run off rates and will be an open feature to include ecology rich planting and habitat for wildlife. Bird and hedgehog homes will also be installed.</p>	<p>Accepted</p>
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Soil and waterway health	-2	No action required	As mentioned in Q4, there will be SUDS drainage on the site including permeable paving and potentially some pond features. There will be no contamination from farming & pesticides. There will be a communal external amenity space to include suitable tree specimens and native hedgerows. The contractor will be required to implement a detailed site waste management plan which will focus on recycling and reuse of materials and looking to reduce the levels of pollutants.	Accepted
Climate Change Adaptation	4	No action required	There will be SUDS drainage on the site including permeable paving. Water butts to be provided for rainwater harvestings. The properties will be sustainable homes with a fabric first approach to include PV, air sourced and ground sourced heat pumps (no gas to be installed). There will be encouragement to use electric vehicles as EV charging points will be installed and also encourage the use of cycles with the provision of cycle storage. The full picture of the sustainability potential towards Net Zero will be explored in the first project stages.	Accepted

Energy Use	8	No action required	<p>The properties will be low carbon homes and the intention is to include PV, air and ground source heat pumps (no gas to be installed). They will be designed to with significant reduction in carbon emissions due to the following: Improved fabric U values achieving, improved floor, wall & roof insulation, improved windows & doors, enhanced air tightness to reduce drafts and heat loss, reducing cold bridges by careful and considered detail.. There will be encouragement to use electric vehicles as EV charging points will be installed and also encourage the use of cycles with the provision of cycle storage. The development will be designed to comply with Building Regs Part L1 with a reduction of carbon emissions of around 80% in all of the houses and apartments. The buildings will adhere minimum fabric standards for thermal elements and air permeability demonstrates an average of 15% improvement of the Dwelling Fabric Energy Efficiency.</p>	Accepted
Waste	-4	No action required	<p>The construction of the homes will be procured to a contractor who will adhere to the Council's waste management protocol. The contractor will be asked about their site waste management procedures including waste disposal and recycling, during the tender process, we require contractors to provide their Waste Management Policy. Once the contract is awarded, the contractor is required to report on progress against targets at monthly intervals during the formal site meetings. However as with any construction, there will be increased levels of waste compared to it's current position as a redundant parcel of land.</p>	Accepted
Sustainable Materials	-4	No action required	<p>Homes will be constructed using the very latest construction techniques utilising sustainably sourced building materials where possible.</p>	Accepted

SOCIAL	Scores	Action	Justification	Reviewed
Food	0	No action required.	The location of the development is situated within reasonable walking distance to various shops, supermarkets, restaurants, allotments and food banks.	Accepted
Health	0	No action required.	The properties will be sustainably built towards the aim of net zero carbon, and designed so they incorporate many health and wellbeing benefits. There are green public open spaces throughout the site including generous gardens to allow the site to flow more with the surrounding landscape. It will be designed to include Ecological features such as landscape enhancement, sustainable drainage, bat and bird boxes, as well as ecological rich planting to ensure a biodiversity net gain on the site.	Accepted
Housing	0	No action required.	The properties will be sustainably built towards the aim of delivering net zero carbon, and designed so they incorporate many health and wellbeing benefits. The idea is to deliver green public open spaces throughout the site including gardens to allow the site to flow more with the surrounding landscape. The properties will be low carbon homes to include PV and air sourced heat pumps. They will be designed to with significant reduction in carbon emissions by Improved fabric U values, improved floor, wall & roof insulation, improved windows & doors, enhanced air tightness to reduce drafts and heat loss to combat issues such as damp, mould and will ultimately benefit residents from fuel poverty with low fuel bills.	Accepted
Education	1	No action required	0	

Community	0	No action required.	The development will enabled a more organic feel by allowing increased space around the homes and improved orientation. There are green public open spaces throughout the site including large frontage gardens to allow the site to flow more with the surrounding landscape. There will be good read networks and nearby bus stops providing good links to the surrounding areas including Cheltenham town centre. The design brief will allow us to focus on delivering a high quality scheme which matches the nearby conservation area, which accommodate a low traffic / traffic calming urban plan and which will use nature as an attractive key part of the overall delivery.	Accepted
Culture	0	No action required.	There are good road networks and nearby bus stops providing good links to the surrounding areas including Cheltenham town centre. The site is located close to urban facilities including shops, allotments, GP surgeries, schools, parks, community centres, cinema, museums, libraries etc.	Accepted
Accessibility	0	No action required.	The development will be accessible by both car, public transport and on foot. There are open green spaces for residents to enjoy. The plans for the homes will be designed with access for all in mind.	Accepted
Local Economy and Jobs	0	No action required.	Employment opportunism may increase during the construction process, offering employment to local trades people. By providing more homes, this will only increase the size of the local community, helping to provide a positive impact on the local economy.	Accepted
Safety	0	No action required.	The project will designed to principles of secure by design.	Accepted

Democratic Voice	0	No action required.	CBH have no jurisdiction over this as this is the developer responsibility. The development has been granted planning approval which during the process, enables any member of the community to submit comments or questions in relation to the impact of the development.	Accepted
Equity	1	No action required	The housing mix includes a variety of housing to assist families, single people, regardless of their protected characteristic.	Accepted