



**Local Development Framework
Annual Monitoring Report
2005 - 2006**

December 2006

Cheltenham Borough Council

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Executive Summary

This is the second Annual Monitoring Report (AMR) to be prepared by Cheltenham Borough Council under the Planning and Compulsory Purchase Act 2004. This report covers the period 1 April 2005 – 31 March 2006 and its purpose is to:

- Monitor the preparation of Cheltenham's Local Development Framework (LDF) against timetables detailed in the Local Development Scheme (LDS)
- Assess the extent to which planning policies are being achieved

A number of documents referred to as Local Development Documents (LDDs) will make up Cheltenham's LDF. A 3 year work programme for the production of these documents that make up the LDF is set out in Cheltenham's LDS.

This AMR demonstrates that progress is being made with preparing Cheltenham's LDF against timetables detailed in the LDS. Pre production of the LDF Core Strategy has been underway, including joint consultation with Cheltenham's Community Plan and ongoing development of a robust evidence base. However, this year's AMR monitors the preparation of the LDF against the LDS 2005 that was approved on 24 May 2005. This LDS has since been updated, which provides a more accurate reflection of Cheltenham's capacity to deliver the LDF.

This AMR presents information intended to monitor the extent to which policies contained within the LDF are being achieved. Cheltenham's Local Plan was adopted on the 29 June 2006, therefore the AMR will report on saved policies contained within the Local Plan until they are replaced by LDF Development Plan Documents (see appendix 1 - summary of terms).

The housing trajectory in the policy implementation section of this report demonstrates that Cheltenham is likely to exceed the Gloucestershire Structure Plan target of 7,350 dwellings by 2011, with an over provision of 204 dwellings. In addition, housing development in the borough is making best use of land with over 80% of all housing completions on previously developed land during 2005/06.

The government advises local authorities to clearly relate policies to objectives, targets and indicators to facilitate the LDF's implementation, monitoring and review. Due to being at an early stage of preparing Cheltenham's LDF, the AMR does not fully make these links as LDF documents are either under development or work is yet to be undertaken. Therefore, this AMR identifies existing information and provides a framework for future AMRs.

1 Introduction

Background

- 1.1 This Annual Monitoring Report (AMR) has been prepared by the Strategic Land Use team of Cheltenham Borough Council. The Borough Council has a statutory requirement under the Planning and Compulsory Purchase Act (2004) to submit an AMR to the Secretary of State by 31 December of each year.
- 1.2 The Planning and Compulsory Purchase Act introduced a new planning system to manage and control development. This new planning system replaces the existing system of local, structure and unitary development plans with regional spatial strategies (RSS) and local development frameworks (LDF). In Cheltenham this change requires the replacement of the Cheltenham Borough Local Plan with an LDF.
- 1.3 Cheltenham's LDF will provide a portfolio of Local Development Documents (LDD) that will collectively provide a spatial strategy for the Borough. The Planning and Compulsory Purchase Act provided interim measures to assist those local authorities that were well advanced with the preparation of local plans at the enactment date of the legislation of the new planning system. These interim measures provide for local plans once adopted to be saved for 3 years. Cheltenham Borough Local Plan Second Review is saved from June 2006. This AMR therefore relates to both the emerging LDF and saved policies of the local plan (see page 4).
- 1.4 A 3 year work programme for the production of the LDDs that will make up the LDF is set out in Cheltenham's Local Development Scheme (LDS). The LDS was first published in May 2005 and updated in August 2006.

Purpose of the Annual Monitoring Report

- 1.5 The purpose of this AMR is to:
 - Monitor the preparation of Cheltenham's LDF against timetables in the LDS
 - Assess the extent to which policies are being achieved
- 1.6 This is the second AMR to be submitted (see Annual Monitoring Report 2005) and covers the period 1 April 2005 – 31 March 2006. Cheltenham's LDF will be continually reviewed and revised. The AMR will be the main mechanism for assessing the performance and effects of the LDF.
- 1.7 The AMR is required to give account of:
 - the timetable and milestones for the preparation of documents contained in the LDS and progress towards meeting them;
 - progress against policies and related targets set out in local development documents;
 - impacts of policies on national and regional targets;
 - what significant effects the policies are having on sustainability objectives, and whether these are as intended;
 - whether the policies in the local development document need adjusting or replacing, either because they are not working as intended, or in response to changes in national or regional policy; and
 - if policies or proposals need changing, the actions needed to achieve this.

- 1.8 The last three points on the above list are not fully addressed in this AMR due to being at an early stage of preparing Cheltenham's LDF. It is anticipated that the adoption and implementation of LDDs will influence the extent to which these areas are addressed.

Structure of the Annual Monitoring Report

- 1.9 **Section 2** of this AMR reports on delivery of Cheltenham's LDS, providing a review of actual progress compared with the targets and milestones for LDD preparation.
- 1.10 Section 35 of the Planning and Compulsory Purchase Act and Regulation 48¹ requires the AMR to contain information on whether milestones and targets for the preparation of documents set out in the LDS are being achieved. To reflect what is set out in Planning Policy Statement 12² (PPS 12), section 2 of this AMR will assess whether the Council:
- i. has met the LDS targets and milestones, is on target to meet them, is falling behind schedule or will not meet them;
 - ii. is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - iii. the need to update the LDS, particularly in light of (ii) and where local authority has identified new LDDs. Where it is necessary to update the LDS, the steps and the timetable needed for the revision of that scheme.
- 1.11 Where any document specified in the scheme has been adopted or approved within the report period, this will be recorded together with the relevant date. Future AMRs will also identify any policies (including 'saved' policies) that the council no longer wishes to include in the LDF, including the reasons for this and whether they intend to replace or amend the policy in due course.
- 1.12 **Section 3** of this AMR describes the social, environmental and economic circumstances that exist in Cheltenham using a set of contextual indicators.
- 1.13 **Section 4** of this AMR monitors policy performance based on the objectives – targets – indicators approach to monitoring.
- 1.14 The council is required to develop robust monitoring systems to assess the effectiveness of policies contained in LDDs. Reflecting government guidance³ this will include:
- assessing LDD progress in terms of achieving spatial objectives and related targets;
 - reviewing policy implementation against national, regional, local and other targets as appropriate;
 - evaluating the effectiveness of existing policies and identifying any need for adjustment or replacement as a result, particularly in the context of changing national or regional planning policy; and
 - Propose actions for any policies to address the issues raised.

¹ Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004

² This planning policy statement sets out the Government's policy on the preparation of local development documents which will comprise the local development framework

³ ODPM Creating Local Development Frameworks – A companion Guide to PPS 12, section 11.4.2

- 1.15 To ensure there is effective monitoring of policy implementation section 4 of this AMR contains appropriate indicators against which to monitor actual progress. There is an objectives led approach to LDF monitoring that in turn guides the selection and measurement of meaningful indicators and targets.
- 1.16 Due to being at an early stage of preparing Cheltenham's LDF this section of the AMR will develop over time. This section currently serves to identify existing information, and provides a framework for future AMRs

Transition from Local Plan to Local Development Framework

- 1.17 As a consequence of changes to the planning system (see paragraph 1.2) Cheltenham is in a transitional phase between the existing Local Plan and the emerging LDF.
- 1.18 Cheltenham Borough Local Plan Second Review was the subject of a Public Local Inquiry in November 2004, the Inspector's report was received March 2005 and further modifications were made in July 2005 and February 2006. The plan was formally adopted by Council on the 29 June 2006.
- 1.19 At the time of submitting this AMR, the Local Plan is subject to a High Court challenge. This is in respect of non conformity to the Gloucestershire Structure Plan Second Review on the issue of non allocation of 12 hectares of employment land, and the non allocation of an employment site recommended for development by the Local Plan inspector. The High Court challenge is expected to be heard February/March 2007.
- 1.20 Cheltenham's Local Plan policies provide a sound and appropriate basis for the determination of planning applications up to 2009. All policies, following adoption of the Local Plan are saved in their adopted form until they are replaced by Development Plan Documents (DPDs). This transition has a particular affect on how policy implementation is currently monitored in the AMR (see paragraph 4.13).
- 1.21 As a result of the new planning system and the transitional phase there are information gaps that are identified throughout this AMR. This AMR has addressed some of the gaps reported last year, in particular providing data for business development indicators (see section 4). National guidance indicates that it is acceptable for AMRs' to develop gradually to take account of; ongoing discussions, tools to assist in monitoring being developed by statutory bodies, and emerging best practice. Progress with preparing LDDs that make up the LDF will enable the AMR to develop into an effective monitoring tool.

2 Progress of Local Development Scheme

2.1 This section assesses whether the timetable and milestones in the LDS are being achieved. Whilst the LDS was updated and approved by Government Office for the South West (GOSW) on the 25 August 2006, this falls outside the monitoring period for this report. Therefore, progress is monitored against the LDS 2005 that was approved on the 24 May 2005. However, it should be recognised that, like many local authorities, the revisions to the second round of LDS's have been able to reflect best practice and guidance that was not available when the first LDS's were produced. The LDS approved by GOSW in August 2006 is therefore a more accurate reflection of the capacity of Cheltenham Borough Council to deliver the LDF.

Progress of LDS implementation against timetable

2.2 The following documents from the LDS 2005 have milestones for their preparation within the period of 1 April 2005 to 31 March 2006:

- Development Plan Documents (DPD)
 - Core Strategy
 - Housing Allocation
 - Development Control Policies
- Supplementary Planning Documents (SPD)
 - Cheltenham Urban Area Character Assessment
 - Local Index of Buildings of Local Importance
 - Renewable Energy
 - Urban Design Framework
 - Waste Minimisation
- Statement of Community Involvement

Core Strategy

Milestones	LDS Date	Actual date
Pre production period, including commencement of document preparation	Mid 2005 – March 2006	In progress
Preparation of issues and alternative options and sustainability report, including public consultation	As above public consultation Mar – Apr 2006	LDS 2006 (January 2007 – March 2007)
Reasons for divergence <ul style="list-style-type: none"> • Continued work to move Local Plan to adoption which was subsequently challenged via the High Court this has resulted in officer time being diverted to support the council's case. • Officer time required to respond to draft Regional Spatial Strategy (RSS). • Preparation of core strategy aligned to the timetable of the review of Cheltenham's community plan. This has allowed joint consultation to be undertaken during summer 2006, including 20 neighbourhood consultations, forums, consultation with schools and stakeholder groups and a Borough wide questionnaire. This culminated in a feedback session at Cheltenham Town Hall 18th November 2006. • Delay in appointing a technical assistant to support the LDF front loading process. • Extensive discussion with GOSW on the timetable of the Core Strategy and its relationship with the Employment DPD 		

Remedial Action

LDS Updated to reflect capacity of the Strategic Land Use team to deliver an evidence base that will feed into the preparation of issues and options and support the SEA process.

Comments

- 2.3 According to the LDS 2005, at 31 March 2006 the Core Strategy should be at the preparation of issues and alternative options stage, including initial sustainability report and public consultation. This slippage has been addressed by the LDS 2006.
- 2.4 Currently the pre production stage is in progress with a 'front loading' process underway via a range of consultation methods together with the development of an evidence base. The development of an evidence base includes:
- Retail and Leisure Study: completed
 - Employment Land Audit: expected completion April 2007 (interim findings will feed into the Core Strategy)
 - Biodiversity Audit: expected completion November 2006
 - Comparative Site Assessment: expected completion January 2007 for phase 1
 - Green Belt Review: expected completion January 2007
 - Housing Land Availability Assessment: expected completion January 2007
- 2.5 In addition, front loading consultation to date has included a borough wide questionnaire and consulting with residents, schools, parish councils, forums and other stakeholders.
- 2.6 The development of the above LDF evidence base will cover a number of DPDs, including the Housing Allocation DPD. To find further information regarding the above evidence base please refer to appendix 2

Housing Allocation

Milestones	LDS Date	Actual date
Pre production period, including commencement of document preparation	Jan – Sept 2006	In progress
Preparation of issues and alternative options and sustainability report, including public consultation	As above public consultation Sept – Oct 2006	LDS 2006 (April – July 2007)
Reasons for divergence It is important that the housing strategy within the RSS informs the development of this DPD and revised timetable for the Core Strategy.		
Remedial Action		
<ul style="list-style-type: none"> • LDS 2006 • The Strategic Land Use team are currently carrying out a comparative site assessment on potential development sites, together with a housing land availability assessment, to provide an evidence base for the Housing Allocations DPD 		

Comments

- 2.7 The LDS 2005 sets out that the pre production period, including commencement of document preparation, would occur during January to September 2006. The LDS 2006 has amended this milestone to occur during December 2006 – March 2007.

- 2.8 As mentioned in the LDS 2006, the RSS sets the level of housing growth to be accommodated within Cheltenham. Preparation of the housing DPD reflects timetables for the preparation of the Core Strategy and employment DPD to ensure that the RSS is appropriately implemented.

Development Control Policies

Milestones	LDS Date	Actual date
Pre production period, including commencement of document preparation	Jan – Sept 2006	x
Preparation of issues and alternative options and sustainability report, including public consultation	As above public consultation Sept – Oct 2006	x
Reasons for divergence <ul style="list-style-type: none"> Limited resources GOSW gave the Borough Council a clear steer that the preparation of an employment land allocation DPD should be given priority in the revised 2006 LDS. Given that the policies of Cheltenham Borough Local Plan Second Review are saved for 3 years following adoption in June 2006 it was considered that in the short/medium term the preparation of a development control policies DPD could be removed from the work programme. 		
Remedial Action The LDS (2006) sets an ambitious timetable for the preparation of LDDs. Consequently, resources are not available at current time to bring forward a Development Control Policies DPD. This position will be reassessed in next year's AMR and the LDS will be updated when appropriate to incorporate a timetable for the preparation of this DPD. Appendix 5 of the LDS 2006 provides a schedule of saved policies that provide a sound basis for the determination of planning applications up to 2009.		

Cheltenham Urban Area Character Assessment

Milestones	LDS Date	Actual date
Preparation of draft SPD and sustainability Report	Jan – Sept 2005	x
Draft SPD and sustainability appraisal report issues for public consultation	Sept – Nov 2005	x
Authority consideration of consultation representations	Nov – Jan 2006	x
Adoption and publication of document	February 2006	x
Reasons for divergence The Cheltenham Urban Character Area Partnership agreed that the report did not achieve a level of robustness in terms of community buy-in and development plan conformity to enable it to be adopted as SPD.		
Remedial Action This work will now be used as a baseline document for project bidding and development, and for character area analysis. There will be alternative ways in which the work carried out will be used.		

Local Index of Buildings of Local Importance

Milestones	LDS Date	Actual date
Preparation of draft SPD and sustainability Report	Apr – Sept 2005	June – October 2006
Draft SPD and sustainability appraisal report issues for public consultation	October 2005	November 2006
Authority consideration of consultation representations	Dec 2005 – Feb 2006	X LDS 2006 (January 2007)
Adoption and publication of document	April 2006	X LDS 2006 (February 2007)
Reasons for divergence This SPD has fallen behind the LDS 2005 timetable due to the delay with Strategic Environmental Assessment guidance being published. This delay held back preparation and finalisation of Cheltenham's SEA/sustainability Appraisal Scoping Report, which sets out the mechanism for applying an SEA/sustainability appraisal to an LDF document. This was reported in last year's AMR and as a result the timetable for preparing this document was updated for the LDS 2006. An SEA/sustainability appraisal on this SPD was completed during August 2006.		
Remedial Action Amendment to the LDS		

Renewable Energy

Milestones	LDS Date	Actual date
Preparation of draft SPD and sustainability Report	Apr – July 2005	N/A
Draft SPD and sustainability appraisal report issues for public consultation	March 2006	N/A
Authority consideration of consultation representations	July 2006	N/A
Adoption and publication of document	November 2006	N/A
Reasons for divergence Gloucestershire County Council appointed consultants Faber Maunsell to prepare an evidence base that could be used as best practice by the districts of the County. Cheltenham Borough Council would like in due course to develop this best practice as SPD, however given the current capacity of the strategic land use team it was considered that in the short/medium term the preparation of a renewable energy SPD could be removed from the work programme.		
Remedial Action The LDS 2006 sets an ambitious timetable for the preparation of LDDs. Consequently, resources are not available at current time to bring forward a Renewable Energy SPD. This position will be reassessed in next year's AMR and the LDS will be updated when appropriate to incorporate a timetable for the preparation of this SPD.		

Urban Design Framework

Milestones	LDS Date	Actual date
Preparation of draft SPD and sustainability Report	May – Jan 2006	Jun 2006 – Dec 2007
Draft SPD and sustainability appraisal report issues for public consultation	Jan – Apr 2006	LDS 2006 (January 2008)
Authority consideration of consultation representations	Apr – June 2006	LDS 2006 (May 2008)
Adoption and publication of document	September 2006	LDS 2006 (June 2008)
Reasons for divergence Preparation of the draft SPD is due to a failure to gain funding from the South West of England Regional Development Agency (SWERDA) by anticipated dates and negotiations on the final form of tender documentation with SWERDA. Slippage with this milestone has affected the ability to meet subsequent milestones.		
Remedial Action LDS 2006.		

Waste Minimisation

Milestones	LDS Date	Actual date
Preparation of draft SPD and sustainability report	June 2005	June 2005
Draft SPD and sustainability appraisal report issued for public consultation	Mar – Apr 2006	April 2006
Consideration of consultation representations	May – June 2006	June 2006
Preparation of final Document	July 2006	July 2006
Adoption and publication of document	Aug 2006	7 Sept 2006
Reasons for divergence N/A		
Remedial Action N/A		

Comments

- 2.9 This document was prepared and adopted by Gloucestershire County Council on 7 September 2006. Therefore, Cheltenham Borough Council had no control over the timetable. Formal adoption of this document was marginally behind the August 2006 date set in the Minerals and Waste Development Scheme due to internal decision making procedures having to be followed.

Statement of Community Involvement

Milestones	LDS Date	Actual date
Preparation of draft SCI	April 2005	April 2005
Public consultation on draft SCI	July 2005	July 2005
Preparation of submission statement	August 2005	October 2005
Submission of statement to secretary of State	September 2005	October 2005
Pre examination consideration of representations	October 2005	November 2005
Pre examination meeting	Not required –	March 2006

	advice from PINS (Feb 2005)	
Examination period, including commencement of examination	January 2006	Mar – Jul 2006
Receipt of Inspector's binding report	March 2006	July 2006
Adoption and publication of document	March 2006	October 2006
Reasons for divergence <ul style="list-style-type: none"> • Preparation of the draft SCI took longer than planned owing to an omission of certain statutory consultees. This error required the period during which consultation took place to be extended for those consultees who had originally been omitted. • The delay for submission of statement to the Secretary of State was primarily due to limited resources at the time. This delay had a knock on effect with subsequent milestones. • There was an unexpected delay with receiving the Inspector's binding report. Additional wording had to be provided for the Inspector and agreed upon. 		
Remedial Action <ul style="list-style-type: none"> • LDS 2006 • The Strategic Land Use team has since appointed another strategic land use officer and a technical assistant to ensure there are sufficient resources for preparing the LDF. These posts are funded via planning delivery grant and fixed term for 2 years; therefore resources of the Strategic Land Use team will need to be monitored. 		

Comments

2.10 The SCI was formally adopted on 9 October 2006 however this was a slippage from the March 2006 date set out in the LDS 2005.

Local Development Scheme 2006

2.11 Progress with preparing local development documents compared to the LDS highlights a number of slippages for meeting milestones. The updated LDS approved by GOSW on the 25 August 2006 includes a revised timetable and milestones for the documents that have been referred to in this section. This revised LDS is accessible via the Local Development Framework pages on the council's website:

www.cheltenham.gov.uk/libraries/templates/thefuture.asp?URN=3197&FolderID=0

2.12 The updated LDS also identifies a further 5 SPDs:

- Swindon Village Conservation Area Appraisal
- Central Cheltenham Conservation Area Appraisal
- Shopfront Design Guide
- Play Space and Amenity Space
- Residential Alteration and Extensions

2.13 Also, an Employment DPD is identified in the LDS 2006.

2.14 Monitoring the preparation of these documents against the updated LDS will be provided in next year's AMR. The timetables and milestones for preparing the above documents are detailed in the LDS 2006.

3 Profile of Cheltenham – Key Contextual Characteristics, Issues and Challenges

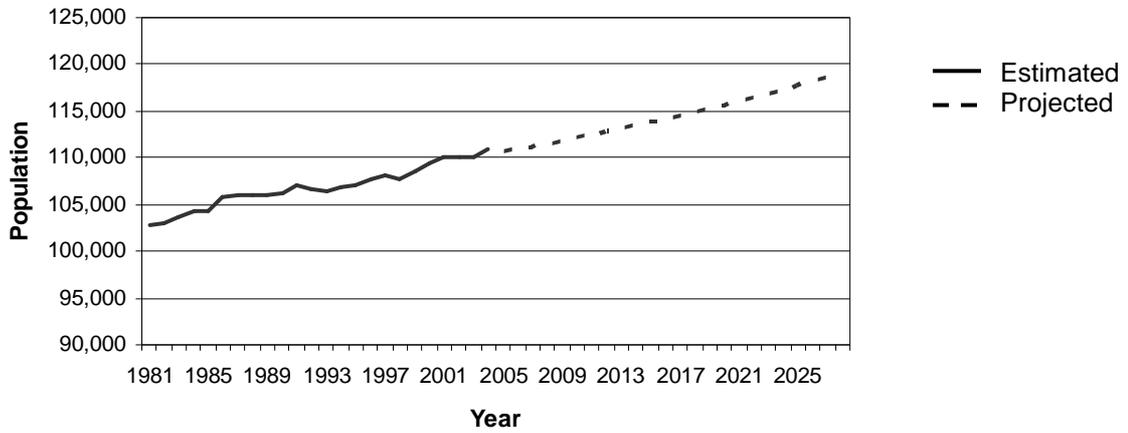
- 3.1 Government guidance states that ‘contextual indicators should be structured to establish the baseline position of the wider social, environmental and economic circumstances. The choice of contextual indicators should be limited to the key characteristics and issues of the locality’⁴.
- 3.2 Cheltenham’s Community Plan was published in October 2003 and sets out the key challenges and priorities for the Borough. The Community Plan sets out the social, environmental and economic circumstances that exist within Cheltenham. Therefore, the Community Plan provides a context for the borough and alongside preparation of DPDs will inform the choice of contextual indicators.
- 3.3 Currently, the Community Plan is under review and extensive consultation programme has been undertaken throughout 2006. This consultation has been undertaken alongside preparation for the LDF’s Core Strategy to ensure that the LDF will fully reflect the vision and objectives drawn by the community that it serves. As a consequence this year’s AMR does not refer to a definitive set of contextual indicators.
- 3.4 Discussions have taken place with the South West Regional Assembly, South West Observatory and with the local authorities in the region, with the intention of coordinating and streamlining the collection and analysis of information of common relevance, particularly in relation to contextual indicators. This has led to a draft set of contextual indicators being produced, which enables consistency of reporting between neighbouring local authorities and across the region. The information on contextual indicators in this report draws on this work and data has been gathered from numerous sources, including the Office of National Statistics (ONS).

⁴ ODPM (March 2005) Local Development Framework Monitoring: A Good Practice Guide, Section 4

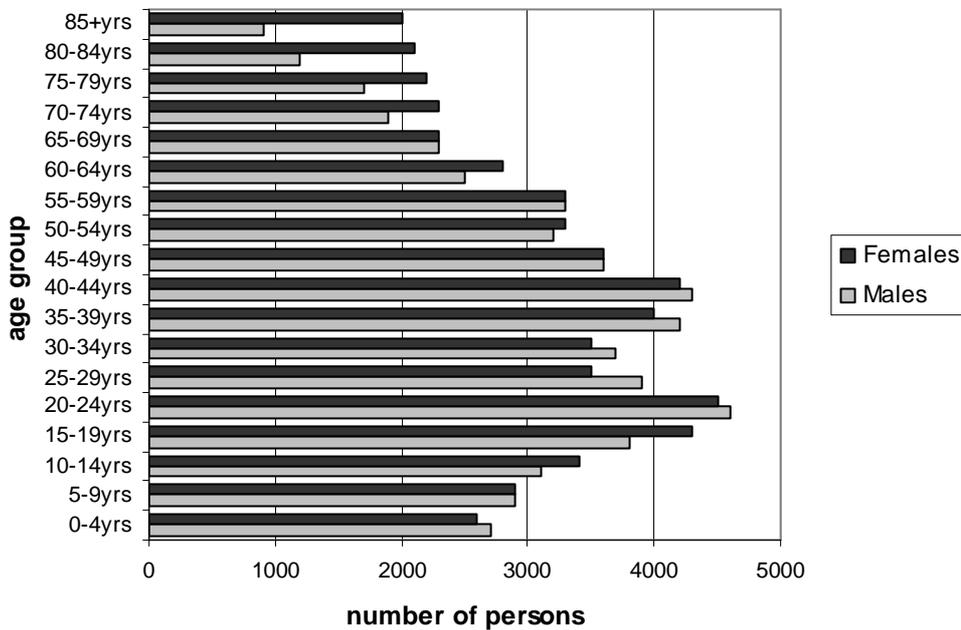
Population

- 3.5 The population of the Cheltenham borough is currently 110,900 (ONS 2004 Mid-Year Estimates). As the graph below illustrates, the population is projected to increase to approximately 119,000 by 2028.⁵

Cheltenham Population 1981 - 2028



Population Age Structure - Cheltenham 2006



Source: Population projections by quinary age group and sex (ONS 2003-based) 2003 to 2028 (Gloucestershire Districts). Data from South West Intelligence Database.

⁵ ONS estimates (mid-1981 to mid-2004) and 2003-based projections (mid-2005 to mid-2028). Data from South West Intelligence, <http://www.southwestid.org.uk/index.do>

3.6 According to the above ONS data Cheltenham has a slightly higher female population (57,000 females and 53,900 males). Age group numbers for all persons in 2006 are:

0 - 14 years: 17, 600 15 - 29 years: 24,700
 30 - 64 years: 49,600 65 years+: 19,000

3.7 Results from the 2001 Census shows that the age structure in Cheltenham does not particularly diverge from the rest of the South West region and England, however people aged between 20-24 was slightly above at 7.55% compared the South West's 5.36% and England's 6.01%⁶.

Dwellings and Households⁷

3.8 Just over a third (34%) of all households in Cheltenham are one person households, which is above the 30% in both the South West and England.

Household composition	Cheltenham		South West		England	
		%		%		%
Total households	48,164		2,085,984		20,451,427	
Average household size	2.21		2.31		2.36	
One person households	16,562	34.4	617,810	29.6	6,150,264	30.1
Married couple households	15,408	32.0	775,468	37.2	7,465,966	36.5
Cohabiting households	4,337	9.0	171,537	8.2	1,704,304	8.3
Lone parent households	3,821	7.9	89,320	4.3	1,934,878	9.5
with dependent children	2,515	5.2	54,357	2.6	1,311,974	6.4
with non dependent children	1,306	2.7	34,963	1.7	622,904	3.0
all other households	4,215	8.8	431,849	20.7	3,196,015	15.6

Source: 2001 Census data published by ONS. Data from 2001 Census Summary Profile for Gloucestershire, Gloucestershire County Council website

⁶ 2001 Census data, ONS. Available from Neighbourhood Statistics, www.neighbourhood.statistics.gov.uk

⁷ A household is defined as 'one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing either a living room or sitting room or at least one meal a day'.

Household tenure	Cheltenham		South West		England	
		%		%		%
Owner occupied: Owns outright	15,330	31.8	710,875	34.1	5,969,670	29.2
Owner occupied: Owns with a mortgage or loan	18,871	39.2	800,388	38.4	7,950,759	38.9
Owner occupied: Shared ownership	266	0.6	12,859	0.6	133,693	0.7
Rented from: Council (local authority)	4,874	10.1	161,444	7.7	2,702,482	13.2
Rented from: Housing Association / Registered Social Landlord	1,547	3.2	120,821	5.8	1,238,246	6.1
Rented from: Private landlord or letting agency	5,811	12.1	200,326	9.6	1,798,864	8.8
Rented from: Other	1,465	3.0	79,271	3.8	657,713	3.2

Source: 2001 Census data published by ONS. Data from South West Intelligence Database

3.9 6.39% of council homes fall below the Decent Homes Standard (ODPM, April 2004)⁸. The decision of whether a dwelling meets the Decent Homes Standard is based on the following criteria:

- it meets the current minimum standard for housing
- it is in a reasonable state of repair
- it has reasonably modern facilities and services
- it provides a reasonable degree of thermal comfort

Crime

All crime rates for Cheltenham	Total number of offences	Offences per 1000 population	Offences per 1000 South West population	Offences per 1000 England/Wales population
Apr-Jun 2005	3,899	35.2	22.2	26.4
Jul-Sep 2005	3,703	33.4	22.1	25.9
Oct-Dec 2005	3,721	33.6	21.3	25.9
Jan-Mar 2006	3,510	31.6	20.4	24.9

Source: Home Office Crime Statistics - www.crimestatistics.org.uk

3.10 The above table shows that the rate of offences in Cheltenham is above regional and national levels. Apart from Gloucester, the number of offences per 1000 population in Cheltenham is above other districts within the county. Also, the perception of being safe outside at night is below the county level.

Fear of Crime - Perception of safety in Daylight and at Night (2005)	Daylight (%)	Night (%)
Cheltenham	90.7	37.5
County	91.5	45.7

Source: The Cheltenham Story 2006, Gloucestershire County Council Research Team. Data compiled from Gloucestershire Community Safety Partnership Perception of Crime Surveys

⁸ ODPM (April 2004) Housing Strategy Statistical Appendix, data extracted from Neighbourhood Statistics, www.neighbourhood.statistics.gov.uk

Health and Well being

Life expectancy at Birth (2002-2004)	Cheltenham	South West	England
Males (years)	78.5	77.8	76.55
Females (years)	81.9	82	80.91

Source: ONS Life expectancy at Birth (2002-2004)

- 3.11 Life expectancy in Cheltenham for both males and females is slightly above the life expectancy for England. However, when looking at life expectancy between Cheltenham's wards there are noticeable differences; in Benhall and the Reddings the life expectancy is 84 years whilst in St Paul's it is 75 years (MAIDeN Project, Life expectancy at birth 1998 -2002).

Super Output Areas (SOA) in Cheltenham that are in the upper 10% most deprived nationally for each form of deprivation

* There is one SOA in each of the following wards unless stated otherwise

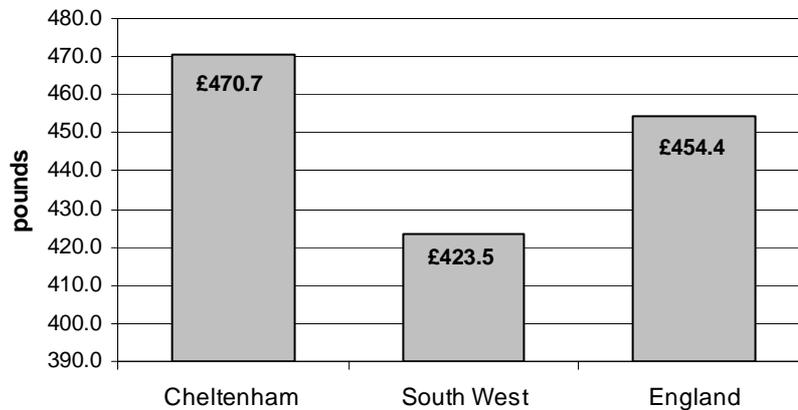
Income:	- Hesters Way	- Springbank	- Oakley	- St Paul's
Employment:	None			
Health and Disability:	None			
Education Skills and Training:	- Springbank	- Oakley	- St Paul's	
	- Hesters Way (2 SOAs)			
Barriers To Housing and Services:	None			
Crime and Disorder:	- All Saints	- Springbank	- Pittville (2 SOAs)	
	- St Paul's (2 SOAs)			
Living Environment:	- Hesters Way	- St Paul's	- Lansdown	
Income Deprivation affecting Children:	- Hesters Way		- Springbank	
	- Oakley		- St Paul's	
Income Deprivation affecting Older People:		- Springbank	- St Paul's	

Source: MAIDeN Project

- 3.12 Super Output Areas are small geographical areas covering a population between 1,000 and 3,000, and provide an understanding of variations in deprivation at a local level. There are 32,482 Super Output Areas in England, in Cheltenham there are 75.
- 3.13 The above table indicates that areas exist within Cheltenham that experience particular forms of deprivation. For example, for crime and disorder deprivation there are 6 Super Output Areas in Cheltenham that are within the worst 10% nationally.
- 3.14 In terms of Multiple Deprivation there is one Super Output Area in the St Paul's ward of Cheltenham that is within the 10% most deprived SOAs in England.

Economy

Full Time Workers Weekly Wage



Source: Earnings by Residence (2006), ONS Annual Survey of Hours and Earnings. Data from Nomis

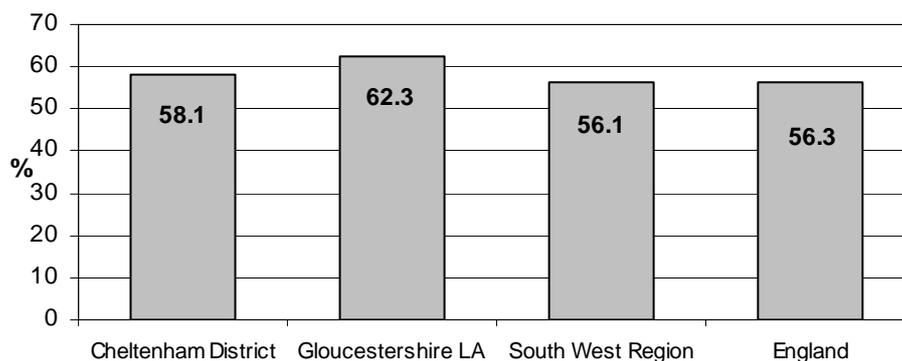
3.15 The above chart clearly illustrates that average earnings for full time workers in Cheltenham are above the regional and national averages. The proportion of the working age population who are unemployed in Cheltenham closely corresponds with the South West region and is below the national level.

	Cheltenham (%)	South West (%)	England (%)
Unemployment rate of working age population (Apr 2005 – Mar 2006)	3.4	3.5	5.1

Source: ONS Annual Population Survey and Labour Force Survey. From Nomis, November 2006

Education

GCSE Results: % of 15 year olds obtaining 5 or more GCSEs (grade A*-C) and equivalent



Source: Department of Education and Skills 2005, www.dfes.gov.uk

3.16 Despite being above the South West region and England for GCSE results, Cheltenham is notably below the county's attainment level.

Qualifications (Jan 2005 – Dec 2005)	Cheltenham (%)	South West (%)	England (%)
NVQ level 4 and above	40.4	26.5	26.2
NVQ level 3 and above	56.6	46.0	43.9
No qualifications	9.1	9.9	14.1

Source: Labour force survey, ONS. From Nomis, November 2006

3.17 Cheltenham exceeds the region and country by a substantial margin for the proportion of the working age population that have NVQ level 4 and above qualifications (e.g. a HND, degree and higher degree level qualifications). Also, NVQ level 3 (e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more) qualifications in the borough exceed the region and country.

Transport

Method of Travel to Work: Resident population	Cheltenham (%)	South West (%)	England (%)
Driving a car or van	36.3	38.0	34.7
Passenger in a car or van	3.8	4.1	3.9

Source: 2001 Census data published by ONS.

Distance travelled to work	Cheltenham (%)	South West (%)	England (%)
Less than 2km	27.9	24.4	20.0
2km to less than 5km	25.2	19.4	20.2
5km to less than 10km	12.0	15.8	18.3
10km to less than 20km	12.1	13.6	15.3
20km to less than 30km	4.7	4.4	5.4
30km to less than 40km	2.2	2.0	2.4
40km to less than 60km	1.6	1.7	2.2
60km and over	2.8	2.5	2.7

Source: 2001 Census data published by ONS

3.18 Those that travel to work within 2km from where they live in Cheltenham is above the regional and national level. This may explain why residents who travel to work by car is lower than the regional level. The proportion of people who walk to work is higher in Cheltenham at 11.1% compared to the South West's 7.8% and England's 6.3%.

Environment

3.19 Cheltenham's Site of Special Scientific Interest (SSSI), Leckhampton Hill and Charlton Kings Common, covers approximately 33 hectares.

3.20 An area of approximately 1065 hectares in Cheltenham has Area of Outstanding Natural Beauty (AONB) status. This covers 22% of the Cheltenham borough (Cheltenham Borough local authority covers an area of approximately 4680 hectares). At 814 hectares, Cheltenham's green belt currently covers 17% of the borough.

4 Policy Implementation

4.1 This section of the AMR sets out information intended to monitor the extent to which policies contained within the LDF are being achieved.

4.2 Cheltenham's Local Plan was adopted on the 29 June 2006. Policies contained within the Local Plan are saved for 3 years from the date of adoption or until they are replaced by LDF DPDs. Therefore, Cheltenham's AMR will report on saved policies contained within the Local Plan until they are replaced by LDF DPDs.

4.3 Policies are monitored and evaluated in terms of their progress towards LDF objectives and appropriate targets. This provides a feedback mechanism to ensure the effective operation of policies, or highlight areas that may need revising.

Indicators

4.4 A set of indicators will be used to measure movement towards or away from policy objectives and appropriate targets. Four types of indicators are required for the AMR:

- **Contextual indicators:** Describe the wider social, environmental and economic background of Cheltenham (see section 3).
- **National core output indicators (NCOI):** A set of national core output indicators, which are set out in "Local Development Framework Monitoring: A Good Practice Guide" and subsequently updated in October 2005⁹ has been developed by the government. All local authorities are required to monitor these indicators to provide a consistent basis for policy monitoring at a local and regional level. Each of these indicators has a national reference number (see appendix 3).
- **Local output indicators:** These address the outputs of policies not covered by the LDF core output indicators. The choice of these indicators will vary according to particular local circumstances and issues.
- **Significant effects indicators:** These assess the significant social, environmental and economic effects of policies. These indicators are linked to the Strategic Environmental Assessment (SEA) and sustainability appraisal objectives and indicators.

Developing the objectives – targets – indicators approach to monitoring

4.5 As set out in government guidance, preparing issues and alternative options for a DPD requires developing potential output indicators, significant effects indicators, and policy targets. Furthermore, the submitted DPD will be required to display a clear link between spatial objectives, policy targets, proposed output indicators, significant effects indicators and contextual indicators.

4.6 A set of draft LDF objectives are included in this year's AMR. The LDF Core Strategy will set out a spatial vision for Cheltenham and will further develop these objectives. This will take into account the vision arising from the review of Cheltenham's Community Plan.

⁹ ODPM (October 2005), Local Development Framework Core Output Indicators Update 1/2005

- 4.7 Targets have not been set in relation to the majority of policies in the adopted Local Plan. Some targets have been included in relation to housing and reference is also made to targets from the draft Regional Spatial Strategy.
- 4.8 Further work will be carried out to develop local output indicators. To ensure that these indicators are closely tailored to local policy it is expected that the adoption and implementation of DPDs shall influence what indicators will be required for monitoring purposes. Therefore, the inclusion of these indicators will develop over time.
- 4.9 Significant effects indicators are a product of the SEA and sustainability appraisal process. These enable a comparison to be made between the predicted effects of policies on sustainability (determined through the SEA/sustainability appraisal process) and the actual effects (reported in the AMR). These indicators will start to be included once an SEA/sustainability appraisal on the LDF Core Strategy is produced that predicts any significant effects of policies.
- 4.10 Since the submission of last year's AMR there has been an improvement with providing data for NCOIs. However, in the 2005/06 monitoring year there continued to be instances where either information was not yet available or where further guidance is required. Through the Strategic Information Providers Group (SIP) and the National Monitoring Officers Liaison Group, the South West has continued to inform the Department for Communities and Local Government (DCLG) of the regional and sub-regional progress made in NCOI monitoring. Consequently, DCLG is well informed of the issues and difficulties surrounding these indicators. A summary of points that the SIP group asked DCLG to provide clarification on is available from the South West Regional Assembly. As yet, little has been received in return, beyond an acknowledgment that a revision of the NCOIs may be undertaken in 2007.
- 4.11 Where data was provided for NCOIs last year, this is also included to illustrate any changes in terms of policy effectiveness.
- 4.12 The Government's LDF monitoring good practice guide¹⁰ advises local authorities to clearly relate policies to objectives, targets and indicators to facilitate the LDF's implementation, monitoring and review. Also, through significant effects indicators, there should be links to the SEA/sustainability appraisal process.
- 4.13 Due to being at an early stage of preparing Cheltenham's LDF, this section of the AMR does not fully make these links as LDDs are either under development or work is yet to be undertaken (see section 2).
- 4.14 The link between policies, objectives, targets and indicators will become clearer in future AMRs as LDDs and their respective SEA/sustainability appraisals are developed and implemented.
- 4.15 This section identifies existing information and provides a framework for future AMRs. Local Plan policies have been linked to emerging LDF objectives, existing targets and NCOIs.

¹⁰ ODPM (2005) Local Development Framework Monitoring: A Good Practice Guide, Section 3

Objective Increasing access to and choice of housing

Policies	CP 6 Mixed Use Development
	HS 73(A) Housing Development
	HS 73 (B) Affordable Housing
	HS 77 Loss of Residential Accommodation
	HS 79 Elderly Persons Housing
	HS 78 Houses in Multiple Occupation
	PR 1 Land allocated for Housing Development
	PR 2 Land Allocated for Mixed Use Development
Targets	In residential developments of 15 or more dwellings or residential sites of 0.5 hectare or greater a minimum of 40% of the total dwellings proposed will be sought for the provision of affordable housing (Cheltenham Local Plan policy HS 73(B))
	To develop 7,350 dwellings by mid 2011 (Gloucestershire Structure Plan Second Review)
	Provision for at least 30% of all housing development across the South West should be affordable (Draft Regional Spatial Strategy, policy H2)

National core output indicators

2a. Housing trajectory		
(i)	net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer	5,380
(ii)	net additional dwellings for the current year	452 460 (gross)
(iii)	projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	2,174
(iv)	the annual net additional dwelling requirement	369 ¹
(v)	annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	375 ²

¹ Gloucestershire Structure Plan Second Review requires an annual average of 369 additional dwellings

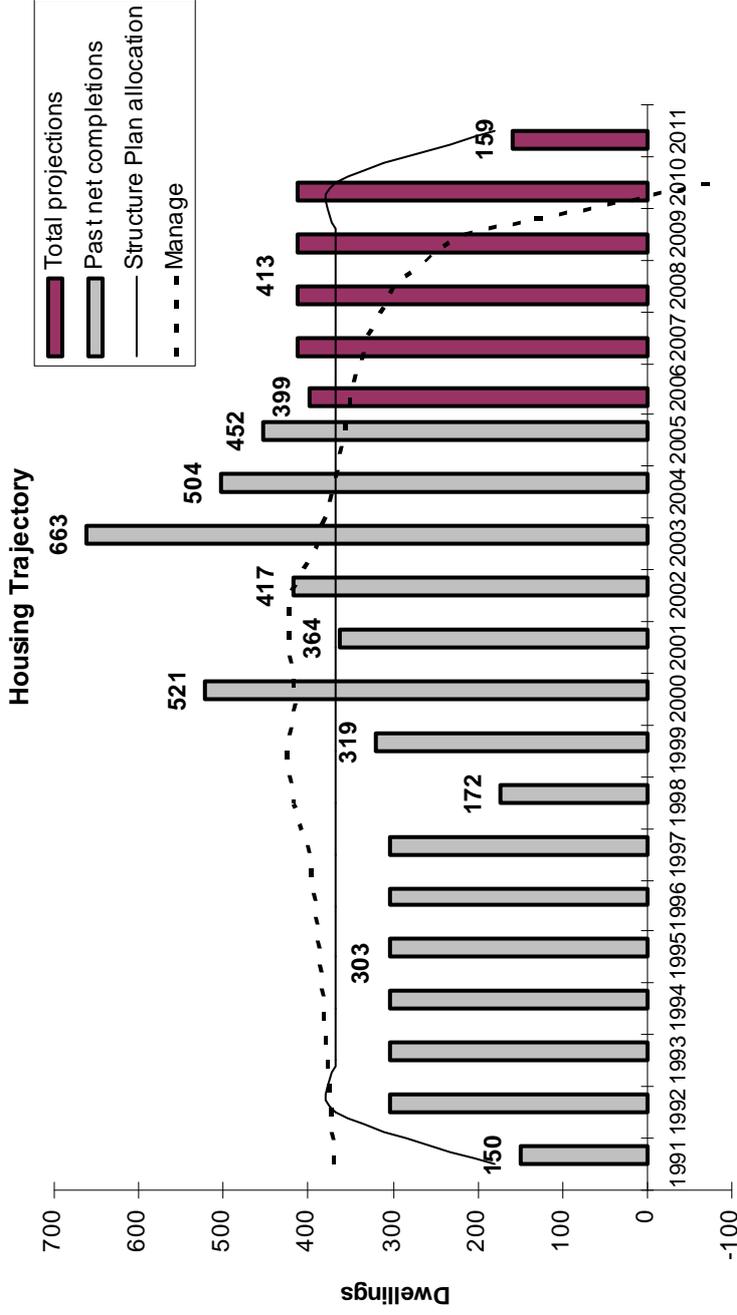
² A net 5,380 dwellings have been completed in the Borough during 2005/06 and, therefore a requirement for the completion of a further 1,970 dwellings during the remaining 5¼ years of the structure plan period. This represents an annual average of 375.

4.16 Policy H2 of the Gloucestershire Structure Plan Second Review requires Cheltenham Borough Council to provide 7,350 dwellings for mid 1991 – mid 2011. Since mid 1991, 5380 dwellings have been built, representing 73.2% of the borough's housing requirement.

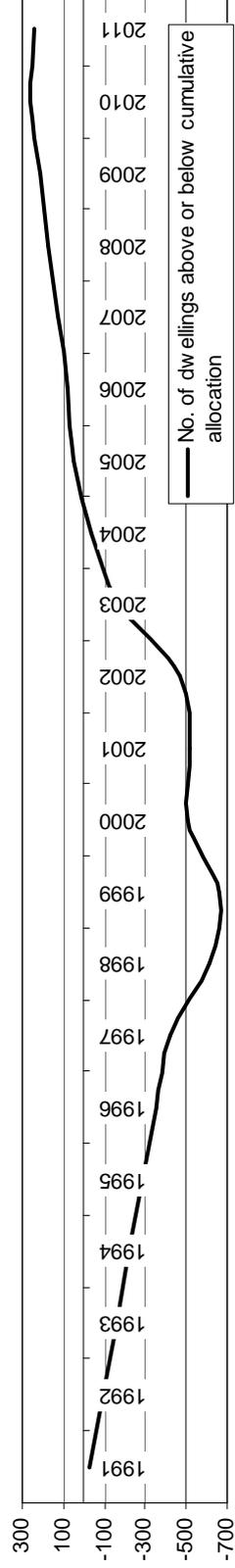
- 4.17 Information contained within Cheltenham's housing trajectory (see pages 22 - 23) demonstrates the performance of the council in facilitating the provision of the Structure Plan since mid 1991 and up to mid 2011. Housing trajectories support the 'plan, monitor, support' approach to housing delivery by showing past and estimating future performance. The current Housing Land Availability Assessment for Cheltenham has informed this year's trajectory. This Assessment is 'work in progress' and as such the figures provided within this trajectory are subject to change, as once sites have been identified the potential capacity of those sites will be discounted from the windfall projections to avoid double counting.
- 4.18 The housing trajectory shows that Cheltenham is likely to exceed its target of 7,350 dwellings by 2011, with an over provision of 204 dwellings based on draft projections (see row B of trajectory). Row C of the housing trajectory represents the number of completions needed to keep Cheltenham's housing development on track with the Structure Plan, taking into account shortfalls or surpluses from both previous and future years (for example, at the start of 2009, 331 dwellings will be required). The draft projections (row A) demonstrate that Cheltenham is likely to exceed the annual requirement each year until 2011.

Housing Trajectory

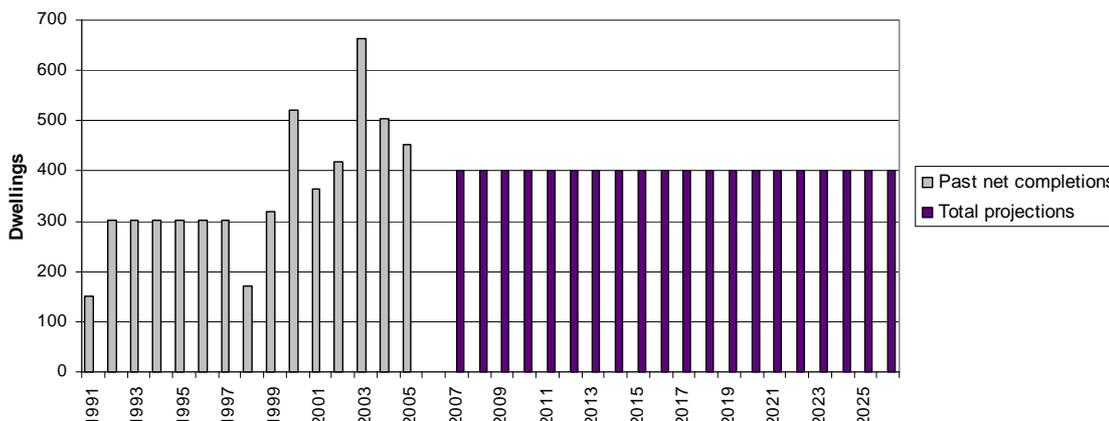
Year	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTAL
Past net completions	150	303	303	303	303	303	303	172	319	521	364	417	663	504	452							5380
Projections - windfall small scale (less than 10)*																124	124	124	124	124	31	649
Projections - windfall large scale (more than 10 dwellings) *																216	216	216	216	216	54	1132
projections - outstanding allocations																60	74	74	74	74	37	393
Total projections																399	413	413	413	413	122	2174
Cumulative completions	150	453	756	1059	1362	1665	1968	2140	2459	2980	3344	3761	4424	4928	5380	5779	6192	6606	7019	7432	7554	
Structure Plan allocation (annualised)	179	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	179	7350
Cumulative Structure Plan allocations	179	547	915	1283	1651	2019	2387	2755	3123	3491	3859	4227	4595	4963	5331	5699	6067	6435	6803	7171	7350	
MONITOR - No. of dwellings above or below cumulative allocation	-29	-94	-159	-224	-289	-354	-419	-615	-664	-511	-515	-466	-171	-35	49	80	125	171	216	261	204	
MANAGE - Annual requirement taking account of past/projected completions																						



Number of dwellings above or below the Gloucestershire Structure Plan's cumulative allocation



Draft Regional Spatial Strategy



4.19 The Gloucestershire Structure Plan forms part of the development plan for Cheltenham until the Regional Spatial Strategy for the South West is adopted (expected 2008). The graph above illustrates the estimated performance post 2011 and up to 2026.

2d. Affordable housing completions	
Year	No of completions
2004 – 05	105
2005 - 06	27

4.20 Twenty seven affordable homes were completed in Cheltenham during 2005/06, all through partnerships with housing associations. Twenty of these homes, for shared ownership sale, were provided on one private development through a Section 106 Agreement, and the remaining 7 dwellings were for letting at affordable rents. This report does not take into account a further 25 affordable homes completed within the Tewkesbury Borough administrative area through the Cheltenham & Tewkesbury Housing Market Partnership, to which Cheltenham Borough Council shared nomination rights.

4.21 The number of affordable homes completed is a significant drop from the previous monitoring year, which saw 105 completions. This represents a 74.2% fall in affordable housing completions. A significant contributor to last year’s figure was 62 dwellings completed as part of phase 4 of the Hesters Way Regeneration scheme. Phase 5 of this scheme is currently under construction.

4.22 The main source of affordable housing provision is now through Section 106 Agreements on privately owned sites, where the council has less control on the delivery timetable for the affordable dwellings. Affordable housing provision was required on sites of 1 hectare more, or developments of 25 or more dwellings. However, few such developments were completed during the monitoring year. Local Plan Policy HS 73(B) now sets a lower threshold, requiring an element of affordable housing on sites of 0.5 hectare or more, or proposed developments of 15 or more dwellings.

4.23 The main delivery programme for affordable housing is now through the Cheltenham & Tewkesbury Housing Market Partnership, approved by Cabinet in

July 2005. The Cheltenham list of sites includes GCHQ Benhall and Oakley, as well as major council owned sites, at Portland St and St Margaret's Rd, which are part of Cheltenham's Civic Pride initiative and allocations in the Local Plan (Policy PR 2).

Objective Encouraging a safe and attractive day and night time environment

Policies CP 4 Safe and sustainable living

Targets None

Indicators

4.24 Currently there are no relevant targets and indicators to monitor and evaluate policies in terms of their progress towards the above LDF objective. As already mentioned the LDF objectives included in this year's AMR will be further developed via preparation of the LDF Core Strategy, which may affect what relevant policies, targets and indicators should be monitored.

Objective Protecting and improving the quality of Cheltenham's built environment

Policies CP 1 Sustainable Development
 CP 3 Sustainable Environment
 CP4 Safe and Sustainable living
 CP 7 Design
 RT 83 Retail Development in the Core Commercial Area
 Policies in the Built Environment and Utilities infrastructure chapters of Cheltenham's Local Plan

Targets None

National core output indicators

7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood grounds or water quality		
	2004 – 05	2005 - 06
Water	0	0
Flood defence	0	2 ¹

¹ The figure provided does not take into account objections that have been withdrawn/resolved.

4.25 Two permissions were granted contrary to the advice of the Environment Agency on flood grounds. It was judged that refusing these applications because of flood risk would be unreasonable when taking other considerations into account,

particularly the flood alleviation works to the River Chelt that is near completion, which should decrease the risk of flooding in Cheltenham.

Objective Create more sustainable patterns of development, make the best use of development land

Policies	CP 1 Sustainable Development
	CP 2 Sequential Approach to the Location of Development
	CP 3 Sustainable Environment
	CP 6 Mixed Use Development
	CO 45 Development Affecting the AONB
	CO 49 Development in the Greenbelt
	HS 73 (C) Housing Density
	HS 75 (A) Housing Development

Targets	To develop 80% of new dwellings on previously developed land between 1991 and 2011 (Cheltenham Local Plan)
	Encourage more efficient use of land – minimum of 30 dwellings per hectare (PPS 3 Housing)
	60% of additional housing should be provided on previously developed land by 2008 (PPS 3 Housing)

National core output indicators

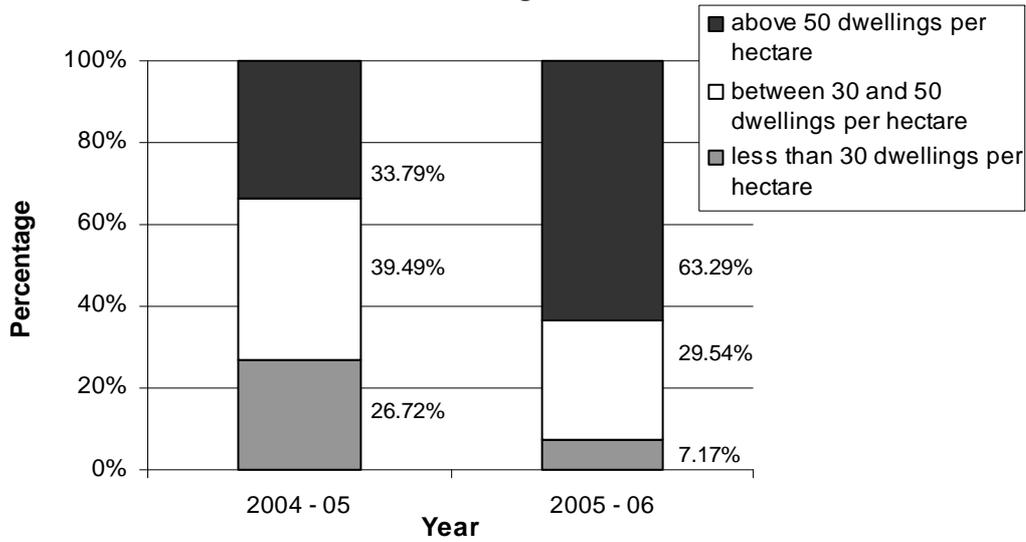
1c. Amount of floorspace by employment type, which is on previously developed land	
Year	% of total completed development
2004 – 05	Not reported
2005 - 06	100%

See page 33 for further details

2b. Percentage of new and converted dwellings on previously developed land	
Year	% of total completed dwellings
2004 – 05	83.30%
2005 - 06	85.23%

4.26 Completions on previously developed land are exceeding the 80% target for the period 1991 to 2011 set out in Cheltenham’s Local Plan for a second year in a row. This also exceeds the 60% target on previously developed land, as set out in Planning Policy Statement 3.

2c Percentage of new completed dwellings at three net density ranges



4.27 Core output indicator 2C shows that housing development in Cheltenham is making efficient use of land, with 63.29 % of dwellings completed during 2005/06 on sites above 50 dwellings per hectare. The above graph clearly illustrates that a larger proportion of housing development was above 50 dwellings per hectare than reported in last year's AMR.

Objective Protect and improve Cheltenham's natural environment and invest in green spaces in and around the town

Policies

BE 9 Open Space in Conservation Areas

CP 1 Sustainable Development

CP 3 Sustainable Environment

Policies in the Urban Green Environment, Countryside, and Natural Environment chapters of Cheltenham's Local Plan

Targets

None

National core output indicators

1c and 2b development on previously developed land

See pages 25 and 33

4.28 As shown on page 34 100% of employment land developed took place on previously developed land, thus avoiding the use of greenfield sites. Also, 85% of completed housing development was on previously developed land, which exceeds national and local targets (as explained in paragraph 4.26).

4c. Amount of eligible open spaces managed to green flag award standard	
Amount in hectares:	3.15 ha
Percentage of total open space:	15.74%

* Indicator not reported last year

4.29 During 31 April 2005 – 31 March 2006 one site had green flag award status – Hatherley Park. The area of this site is 3.15 hectares, which is 15.74% of the 20.37 hectares from the former Parks and Gardens contract, which includes all areas managed as ornamental parks and gardens. It is from this group of sites that entries for green flag award status are selected.

4.30 The 15.47% provided does not fully comply with the definition from government guidance for this core indicator, which asks for the amount of ‘eligible’ open spaces managed to green flag award standard, i.e. they do not actually have to have the award itself. However, when liaising with the council’s green environment division it was considered difficult to derive a figure for ‘eligible’ open spaces. The method that has been used to derive at the above figure was considered the most appropriate.

Objective Protect and improve biodiversity and geodiversity

- Policies**
- CP 3 Sustainable Environment
 - NE 58 Designated Nature Conservation sites
 - NE 59 Biodiversity and Geodiversity of Local Importance
 - NE 61 Habitats of legally protected species

Targets None – Gloucestershire’s Biodiversity Action Plan (BAP) Partnership hope to appoint a new BAP officer shortly. Part of their role will be to look at targets.

National core output indicators

8 Changes in biodiversity		
Change in areas and populations of biodiversity importance, including:	2004 – 05	2005 - 06
(i) change in priority habitats	0	0
(ii) change in areas designated for their intrinsic environmental value	0	0

4.31 In terms of the impact of completed development derived from core indicators 1a, 1b, 2a, 4a and 4b there have been no changes in areas designated for their intrinsic environmental value (this includes key wildlife sites, local nature reserves and sites of special scientific interest).

4.32 The data is based on the fact that all commercial completions and the majority of residential completions were on non greenfield sites, therefore it is assumed that

this would not have had an effect on priority habitats. For those residential developments that were on greenfield sites there is reference in the planning application officer reports relating to comments or objections received on the grounds of environmental/biodiversity changes due to the proposed development.

- 4.33 Comprehensive monitoring across the South West region for the biodiversity core indicator remains an issue. Through close working with the South West Observatory and the Environment Agency, contact has been made with each county Biodiversity Record Centre to establish closer joint working and to confirm the potential availability of data. It does appear that certain information is outdated, for instance, in Gloucestershire the last comprehensive countywide survey was carried out in 1976. Frameworks for future monitoring data on habitats are being established. However, the relevance and potential for successful monitoring of changes in species is less clear. Further guidance from DCLG on this indicator is required if local authorities are to achieve full monitoring of the core indicator according to DCLG requirements.
- 4.34 Under the service level agreement between Cheltenham Borough Council and Gloucestershire Wildlife Trust (agreed September 2006), there will be greater access to environmental information through the Gloucestershire Centre for Environmental Records (GCER). As part of this agreement GCER will screen and analyse weekly planning application lists to enable timely data searches on habitats and rare species for officers in Development Control. Data will also be provided to support the evidence base of the LDF. This should help in determining the impact of development in the borough in relation to species, habitats and designations.

Objective	Minimising waste and encouraging re-use, recycling and composting
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- 4.35 Gloucestershire County Council is the Waste Planning Authority (WPA) for the county and is statutorily responsible for preparing a Waste Local Plan. Policy 36 of this plan details the waste implications of development and waste minimisation (Gloucestershire Waste Local Plan 2002-2012, Chapter 5).
- 4.36 The county council will monitor the Waste Local Plan through the Mineral and Waste Annual Monitoring Report. This can be accessed via the county council website:

www.gloucestershire.gov.uk

Objective Reducing environmental pollution (air, water and noise pollution and contaminated land)

Policies CP 3 Sustainable Environment

Targets None

Indicators

4.37 Currently there are no relevant targets and indicators to monitor and evaluate policies in terms of their progress towards the above LDF objective. As already mentioned, the LDF objectives included in this year's AMR will be further developed via preparation of the LDF Core Strategy, which may affect what relevant policies, targets and indicators should be monitored.

Objective Improving energy efficiency and encouraging renewable energy

Policies UI 121A Renewable Energy

Targets 11-15% of electricity production from renewable energy sources in the south west by 2010 (Regional Planning Guidance for the South West 2001)
 A minimum of 509 to 611 MWe of installed generating capacity across the south west by 2010, with Gloucestershire to contribute a minimum of 40 - 50 of MWe installed electricity generating capacity
 A minimum of 850 MWe installed generating capacity across the Southwest by 2020 (Draft Regional Spatial Strategy, policy RE1)
 A renewable heat target of 100MWth of installed thermal capacity across the south west by 2010 and 500MWth by 2020 (Draft Regional Spatial Strategy, policy RE3)
 20% of UK electricity from renewable energy sources by 2020 (2003 'Energy White Paper')

National core output indicators

9. Renewable Energy capacity installed by type		
Year	Type	Megawatts
2004-05	Not reported	N/A
2005-06	Ground Coupling Geothermal system at Charlton Kings Industrial Estate	0.63MW Cooling 0.63MW heating

4.38 The installation of a geothermal system (ground source heating) was completed during February 2006 at the Chelsea Building Society's new call centre on Charlton Kings Industrial Estate.

- 4.39 During 2006 the council's Development Control department agreed that a planning officer dealing with an application including renewable energy provision would notify the Strategic Land Use team for monitoring purposes. As a result the Strategic Land Use team will establish a system to effectively record this information.
- 4.40 In October 2006 the council prepared information for residents providing advice on whether they need to make a planning application if they intend to install micro renewables in their homes. This included an interpretation of permitted development as set out in The Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 4.41 Whilst the government is currently reviewing the GPDO to clarify the issue of micro renewables this does highlight the issue that potentially not all renewable installations will be picked up through planning and building control.
- 4.42 Further work is required to explore how renewable installations information can be obtained from installations that did not require planning permission or building regulation approval.
- 4.43 The strategic land use team consulted upon renewable energy types during the summer 2006. This was to assess the level of awareness and enthusiasm for installations in the borough. This consultation will inform the LDF.

Objectives **Improving access to safe transport**
Secure the provision of necessary and relevant services and facilities in conjunction with development

Policies

CP 2 Sequential Approach to the Location of Development

CP 4 Safe and Sustainable Living

CP 5 Sustainable Transport

PR 3 Land Safeguarded for Transport Schemes

Policies in the Transport chapter of Cheltenham’s Local Plan

Targets

80% of households to be within 30 minutes of a GP surgery by public transport (Gloucestershire Local Transport Plan 2006-2011, Accessibility Strategy)

Residential development to be within a maximum 25 minute public transport time from shopping and education and a maximum 30 minute public transport time from other non residential facilities (Regional Planning Guidance for the South West 2001)

National core output indicators

3a. Amount of completed non-residential development within Use Class Orders A, B and D complying with car parking standards set out in the LDF	
Year	Amount
2004 -2005	100%
2005 - 2006	100%

4.44 The data above indicates that during 2005 – 2006 all non residential development complied with car parking standards set out in Cheltenham’s Local Plan. This 100% figure is derived from completions data provided for core indicators 2, 4a and 4b, therefore does not relate to all A and D use class orders.

4.45 This will be rectified through the use of Gloucestershire County Council’s Employment Land Monitoring database to record all non residential development. In addition, effective use of the council’s CAPS system will help determine whether a relevant planning application has received comments from engineering services on the grounds of car parking. This can then be cross referenced with development completions.

3b. Amount of new residential development within 30 minutes public transport time of public services	
GP	88%
Hospital	90%
Primary school	100%
Secondary school	98%
Areas of employment	98%
Major retail centre(s)	Data not available

4.46 The data above has been provided by Gloucestershire's MAIDeN project using 'Accession' software. This software can calculate travel times between locations in the county. The system can take into account a range of factors including public transport routes and timetables.

4.47 Less than 90% of residential development was within 30 minutes public transport time of a GP. This percentage is lower than other public services owing to some residential development within Springbank and Leckhampton that appears to fall outside 30 minutes public transport time from a GP.

Objective Reducing health and learning inequalities

Policies CS 115A Existing Community Facilities

Targets None

Indicators

4.48 Currently there are no relevant targets and indicators to monitor and evaluate policies in terms of their progress towards the above LDF objective. As already mentioned, the LDF objectives included in this year's AMR will be further developed via preparation of the LDF Core Strategy, which may affect what relevant policies, targets and indicators should be monitored.

Objective Enhancing the towns reputation as a national and international centre of culture and tourism

4.49 This draft LDF objective shall be reviewed as part of preparing Cheltenham's LDF Core Strategy. As detailed in last year's AMR the council's Priorities Assessment Tool helped formulate a set of LDF objectives. This tool is designed to help align all of the activities of Cheltenham Borough Council with priorities of the council's business plans (2004-2007) and the Community Plan (2003 – 2007). Using this tool the Local Plan objectives have been aligned with these priorities to produce a set of emerging LDF objectives, which link with other strategies and takes into account principles of sustainability.

Objectives Promoting and supporting a healthy and sustainable local economy
 Maintain and enhance the economic vitality and diversity of the borough

Policies EM 66 Employment Uses
 EM 67 Safeguarding of Employment Land
 PR 2 Land allocated for Mixed Use Development

Targets Provide for job growth in the Cheltenham travel to work area: 10,750 jobs by 2026 (Draft Regional Spatial Strategy, policy SR 13)

National core output indicators

1a - 1f. Business Development		
1a	Amount of floorspace developed for employment by type	B1(a) = 257m ² B1(b) = 0 B1(c) = 0 B2 = 0 B8 = 1058m ²
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	Not currently monitored
1c	Amount of floorspace by employment types, which is on previously developed land	B1(a) = 257m ² B1(b) = 0 B1(c) = 0 B2 = 0 B8 = 1058m ²
1d	Employment land available by type	B1(a) = 7879 m ² B1(b) = 0 B1(c) = 4774m ² B2 = 4774m ² B8 = 5174m ²
1e	Losses of employment land to non employment use	B1(a) = 789m ² B1(b) = 0 B1(c) = 370m ² B2 = 1058m ² B8 = 0
1f	Amount of employment land lost to residential development	0

- 4.50 This is the first year that data is provided for business development that is broken down into Use Class Orders. For last year's AMR it was possible to provide some data regarding employment floorspace developed and losses to non employment use, though this did not fully meet monitoring requirements. It was reported last year that 5.57 hectares of employment land was lost, whilst 1.4 hectares was developed; in total a net 9.96 hectares of employment land had been lost between mid 1991 – mid 2004 (see AMR 2005 p24).
- 4.51 Since the submission of last year's AMR, Gloucestershire County Council has implemented an online employment land monitoring database. This enables the relevant details from planning permissions that result in a change to the amount of employment land provision within the borough to be recorded.
- 4.52 This database became available online in early 2006; the data that has so far been entered onto this database and presented in this year's AMR is from permissions granted during 2005/06. Therefore, the data obtained for core output indicators 1a – 1f does not represent a true account of all business development taken place during 2005/06. It is envisaged that the continuation of recording relevant data on this employment land monitoring database during future monitoring years will provide a more accurate account of what business development is taking place in Cheltenham.
- 4.53 The online employment land monitoring database also enables relevant details from planning permissions that will provide further local services. Therefore, data obtained for core output indicators 4a and 4b does not represent a true account of all development for local services. Again, it is envisaged that the accuracy of monitoring development will improve each year.

4a & 4b. local services		
4a	Amount of completed retail, office and leisure development	B1(a)* = 257m ² A1 = 474m ² A2 = 459m ² D2 = 370m ²
4b	Amount of completed retail, office and leisure development in town centres	B1(a) = 0m ² A1 = 474m ² A2 = 459m ² D2 = 0m ²

* This is the same 257m² that is captured under the business development indicators (1a – 1f)

Objectives **Broadening sporting and recreational activities**
Increasing cultural and leisure facilities for young people

Policies Policies in the Culture and Recreation chapter of Cheltenham's Local Plan

Targets None

Indicators

4.54 Currently there are no relevant targets and indicators to monitor and evaluate policies in terms of their progress towards the above LDF objective. As already mentioned, the LDF objectives included in this years AMR will be further developed via preparation of the LDF Core Strategy, which may affect what relevant policies, targets and indicators should be monitored.

Objective **Supporting the whole of the community through coordinated action on social, economic and environmental issues**

4.55 This could be considered as an overarching objective for Cheltenham's LDF and would therefore relate to many saved policies. This draft LDF objective shall be reviewed as part of preparing Cheltenham's LDF Core Strategy.

5 Conclusion

LDF preparation

- 5.1 Section 2 of this AMR assessed whether the timetable and milestones in the LDS 2005 are being achieved. Clearly there have been a number of slippages against the LDS 2005, notably preparation of the LDF's Core Strategy DPD. The updated LDS, approved by GOSW in August 2006, contains revised timetables for preparing LDDs that will make up Cheltenham's LDF. During 2005/06 progress has been made against the revised LDS; the pre production period for the Core Strategy was underway with joint consultation taking place alongside Cheltenham's Community Plan, plus developing a robust evidence base is ongoing. Progress of preparing the LDF against the updated LDS will be reported in next year's AMR.
- 5.2 As previously mentioned, the adopted Local Plan is the subject of a High Court Challenge. Staff and financial resources being used to facilitate this have been taken into account in the preparation of the LDS. The impact of this work on preparing the LDF will need to be monitored.

Contextual characteristics

- 5.3 This year's AMR did not provide a definite set of contextual indicators. Preparation of DPDs, coupled with Cheltenham's updated Community Plan, will develop a set of contextual indicators to describe the wider social, environmental and economic background against which policies operate.
- 5.4 Information that is contained within section 3 provides a useful set of baseline data in relation to the wider social, environmental and economic circumstances that exist in Cheltenham. This section draws on work undertaken between the South West Regional Assembly, South West Observatory, and with local authorities in the region to provide a draft set of contextual indicators across the South West. It is envisaged that developing a set of contextual indicators for the LDF will make use of this work when preparing DPDs.

Policy implementation

- 5.5 Where possible, section 4 of this AMR has linked the Local Plan policies to emerging LDF objectives, existing targets and national core output indicators. The implementation and effects of LDF policies will be linked more closely as DPDs and their respective SEA/Sustainability Appraisals are prepared.
- 5.6 Information provided for indicators within this AMR is an improvement from last year. Data for business development, transport, local services and renewable energy indicators were not included in the AMR 2005. However, whilst all national core output indicators are included in this year's AMR, policies will have to be monitored over a longer period of time before their effects become more apparent.
- 5.7 Despite all national core indicators being reported there were some that were only partially reported. Further work will be undertaken during 2007 to address this.
- 5.8 Data obtained for the business, retail and leisure development indicators derive from planning permissions granted during 2005/06 and therefore does not represent a true account of all business development during the monitoring period. The continuation of recording relevant planning permissions in future years will provide a more accurate account, and determine whether policies are working as intended.

- 5.9 Information provided for the biodiversity indicator within this AMR does not provide a comprehensive account of any changes in areas and populations of biodiversity importance. 'Change' is considered in terms of the impact from completed development, whereas government guidance also defines 'change' in terms of impact from management programmes and planning agreements. As mentioned in section 4 there has been close working with the South West Observatory and the Environment Agency, plus contact has been made with each county's Biodiversity Record Centre to establish closer joint working and to confirm the potential availability of data. In addition, the Strategic Land Use team has been working with GCER to explore best practice for obtaining relevant information (see paragraph 4.34).
- 5.10 Providing a full account of renewable energy installations within the borough will require further investigation as not all installations require planning permission.
- 5.11 From this AMR it is possible to refer to some key findings from information provided within section 4.

Housing development

- 5.12 Cheltenham is likely to exceed its target of 7,350 dwellings by 2011, with an over provision of 204 dwellings based on draft projections. Over provision will be monitored further, and will inform the preparation of the LDF's housing allocation DPD. As previously mentioned, the current Housing Land Availability Assessment that has informed this year's trajectory is 'work in progress' and as such the figures provided are subject to change. In addition, further work will be undertaken to consider likely housing completions within the context of the emerging Regional Spatial Strategy for the South West.

Affordable housing completions

- 5.13 During 2005/06 there was a significant drop from the previous year for affordable housing completions. The 27 affordable homes completed during 2005/06 represented 6% of the total 452 net additional dwellings for the monitoring year.
- 5.14 Monitoring the affordable housing completions over a longer period is needed to interpret the performance of policy HS 73 (B), particularly in light of the draft Regional Spatial Strategy's 30% target of all housing developed annually to be affordable.

Employment

- 5.15 This AMR does demonstrate that a greater amount of employment land was lost than what had been developed during the monitoring year. This contributes further to a loss of employment land provision in the borough, which was reported in last year's AMR.
- 5.16 The council are currently undertaking an Employment Land Audit to identify future need for employment and commercial land and premises in Cheltenham. The results reported in this AMR will feed into this study to review the borough's employment land supply.
- 5.17 This report has drawn on existing information to develop an objectives-targets-indicators approach to LDF monitoring, which will provide a framework for future AMRs to ensure that policies are founded on a comprehensive evidence base.

Appendix 1 - Summary of terms

A guide to the terminology used in this document

Annual Monitoring Report (AMR)	A report on how the Council is performing in terms of the Local Development Framework. It includes a review of the Local Development Scheme's timetable and monitors the success of development plan document policies.
Core Strategy	Sets out the long term vision for the district and provides the strategic policies and proposals to deliver that vision.
Community Plan	The Local Government Act 2000 placed a statutory duty on local authorities to prepare a community plan for promoting and improving the economic, social and environmental well-being of their areas, while contributing to the achievement of sustainable development. The community plan is to be prepared and implemented by a local strategic partnership that brings together the key public, private and voluntary sector partners in the area. In Cheltenham, Our Future, Our Choice was produced by Cheltenham Strategic Partnership in October 2003 and is currently under review.
Development Plan Document (DPD)	A Document setting out the Council's planning policies and proposals. They are subject to community involvement, consultation and independent examination. A sustainability appraisal is required for each development plan document.
Government Office for South West (GOSW)	The Government's regional office. First point of contact for submitting documents to the Secretary of State.
Local Development Document (LDD)	Any document within the Local Development Framework. They comprise development plan documents, supplementary plan documents and the statement of community involvement.
Local Development Framework (LDF)	This is the term given to the overall portfolio of local development documents (LDDs). Together the LDDs provide the Local Planning Authority's land use and spatial policies for the district.
Local Development Scheme (LDS)	A three year plan which shows the local development documents to be produced and the timetable for their production.

Planning Policy Guidance (PPG)	A series of documents setting out the Government's national land use planning policies e.g. housing, transport, employment. They are currently being replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	A series of documents setting out the Government's national land use planning policies that will replace the previous Planning Policy Guidance notes.
Regional Spatial Strategy (RSS)	Produced by the South West Regional Assembly. Sets out the Government's policies within the region.
Section 106 Agreement (S106)	Section 106 of the Town and Country Planning Act 1990 (often referred to as a 'Section 106 Agreement or S106) allows a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer. S106 agreements can be used for placing restrictions on developers, insisting they minimise the impact on the local community and carry out key tasks that will provide benefits to the community.
Statement of Community Involvement (SCI)	A document which sets out how the Council will consult and involve the public at every stage in the production of the Local Development Framework. It also applies to major development control applications. The SCI is not a DPD but will still be subject to an independent examination.
Strategic Environmental Assessment (SEA)	An appraisal of the impacts of policies and proposals on economic, social and environmental issues, required by European legislation.
Supplementary Planning Document (SPD)	This is a local development document which provides additional advice and information relating to a specific policy or proposal in a development plan document (DPD). It does not have DPD status and will not be subject to independent examination.
Sustainability Appraisal (SA)	These are required under national legislation for emerging policy and include consideration of social & economic impacts as well as impacts on the environment. This Annual Monitoring Report incorporates Strategic Environmental Assessments into the definition.
Use Class Orders (UCOs)	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Further information regarding Use Class Orders is available on the Planning Portal Website - www.planningportal.gov.uk

Appendix 2 - LDF Evidence Base Update (at 1 December 2006)

Retail and Leisure Study

Undertaken on behalf of the Borough Council by consultants DPDS. The study is broadly broken into two parts, firstly assessing comparison and convenience retail floorspace requirements up to 2016 focussing in particular on the role of the Cheltenham Core Commercial Area, district centres and out of centre retail facilities within the context of Planning Policy Statement 6 (Planning for Town Centres). Secondly, undertaking an assessment of leisure and entertainment facilities of Cheltenham within the context of the sub regional role of Cheltenham as a Strategically Significant City and Town.

The study was completed in November 2006.

Employment Land Audit

In 2005 the strategic land use team and economic development team began work on an employment land audit of Cheltenham. This audit has utilised the ODPM Employment Land Reviews: Guidance Note. Work to date has included a comprehensive business survey culminating in a number of sector reports and a review of existing sites and premises in terms of environmental quality. Analysis of County and Regional forecasting reports have also been undertaken.

A consultant's brief is currently being written to assist in the completion of the employment land audit. The consultant appointed will be required to provide advice on how to take forward the findings of the audit in terms of policy, existing sites and the likely requirements, if necessary, (by segment and location) for new sites. The consultants will also be required to pull together work already undertaken and that still to be carried out into a coherent document that can be used to inform the LDF Core Strategy and Employment Land Allocation Development Plan Documents and support any future LDF examinations.

The study is expected to be completed April 2007.

Biodiversity Audit

The Biodiversity Audit is a borough wide audit being carried out by Middlemarch Environmental Ltd. Its purpose is to provide guidance on:

- The potential distribution of, Protected Species, UK Priority Habitats & Species and Habitats & Species identified within the borough;
- The probable function of the key areas of search for wildlife corridors and;
- Management recommendations for prioritised sites within CBC ownership.

The audit will form part of the evidence base for the LDF and will be used to inform the Green Space Strategy.

The Biodiversity Audit is expected to be completed by November 2006.

Comparative Site Assessment

To inform the strategic environmental assessment process and inform the preparation of the Core Strategy, Employment Allocation and Housing Allocation DPDs a comprehensive assessment of potential development sites is being undertaken. These assessments are based upon a standard methodology to ensure that a consistent approach is adopted across all sites. Information is currently being collated from a wide variety of consultees to assist in identifying the constraints and opportunities of each site.

The first phase of the comparative site assessment is expected to be completed by January 2007.

Green Belt Review

The purpose of the review is to provide an independent assessment of the Cheltenham Green Belt. Primarily it will be used to inform the preparation of the Core Strategy of Cheltenham's LDF and if required inform the draft Regional Spatial Strategy for the South West if Cheltenham Borough Council is invited to attend and/or submit further evidence to the forthcoming examination in public.

The Green Belt Review is expected to be completed by January 2007.

Housing Land Availability Assessment

The Housing Land Availability Assessment seeks to identify and assess all potential sources of housing supply, including Greenfield sites, within Cheltenham borough to ensure that Cheltenham has a potential supply of appropriate land for housing over the Local Development Framework period. The information from the assessment will inform the Local Development Frameworks documents, in particular the Core Strategy and the Housing Allocations DPD, but does not actually allocate land for housing.

The Housing Land Availability Assessment is expected to be completed by January 2007.

Dissemination of findings and conclusions

Once the studies above have been presented to Cabinet/Council they will be made available via the Council's website.

Other potential work to support LDF preparation:

- Health/social impact assessments
- Transport assessment (SATURN)
- Housing Market Assessment
- Assessment of housing unit size across the borough

Appendix 3 - Local Development Framework National Core Output Indicators

Business Development	
1a	Amount of floorspace developed for employment by type ¹
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas
1c	Amount of floorspace by employment type, which is on previously developed land
1d	Employment land available by type
1e	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area
1f	Amount of employment land lost to residential development
Housing	
2a	<p>Housing trajectory showing:</p> <p>(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;</p> <p>(ii) net additional dwellings for the current year;</p> <p>(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;</p> <p>(iv) the annual net additional dwelling requirement; and</p> <p>(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.</p>
2b	Percentage of new and converted dwellings on previously developed land.
2c	<p>Percentage of new dwellings completed at:</p> <p>(i) less than 30 dwellings per hectare;</p> <p>(ii) between 30 and 50 dwellings per hectare; and</p> <p>(iii) above 50 dwellings per hectare.</p>
2d	Affordable housing completions: by local authority area.
Transport	
3a	Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework
3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre

Local Services	
4a	Amount of completed retail, office and leisure development. ²
4b	Amount of completed retail, office and leisure development in town centres.
4c	Amount of eligible open spaces managed to Green Flag Award standard.
Minerals (for minerals planning authority only – Gloucestershire County Council)	
5a	Production of primary land won aggregates.
5b	Production of secondary/recycled aggregates.
Waste (for waste planning authority only – Gloucestershire County Council)	
6a	Capacity of new waste management facilities by type.
6b	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.
Flood Protection and Water Quality	
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
Biodiversity	
8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.
Renewable Energy	
9	Renewable energy capacity installed by type.

Notes

¹ Employment type is defined by Use Class Orders B1(a), (b), (c), B2 and B8.

² The completed amount of gross internal floorspace (m²) for Use Class Orders B1 (a), A1, A2 and D2.

Appendix 4 - National Core Output Indicator data for 2005-06

1a - 1f: Business Development

1a	Amount of floorspace developed for employment by type	B1(a) = 257m ² B1(b) = 0 B1(c) = 0 B2 = 0 B8 = 1058m ²
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	Not currently monitored
1c	Amount of floorspace by employment types, which is on previously developed land	B1(a) = 257m ² B1(b) = 0 B1(c) = 0 B2 = 0 B8 = 1058m ²
1d	Employment land available by type	B1(a) = 7879 m ² B1(b) = 0 B1(c) = 4774m ² B2 = 4774m ² B8 = 5174m ²
1e	Losses of employment land to non employment use	B1(a) = 789m ² B1(b) = 0 B1(c) = 370m ² B2 = 1058m ² B8 = 0
1f	Amount of employment land lost to residential development	0

2a – 2d: Housing

2a. Housing trajectory		
(i)	net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer	5,380
(ii)	net additional dwellings for the current year	452 460 (gross)
(iii)	projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	2,174
(iv)	the annual net additional dwelling requirement	369 ¹
(v)	annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	375 ²

¹ Gloucestershire Structure Plan Second Review requires an annual average of 369 additional dwellings

² A net 5,380 dwellings have been completed in the Borough during 2005/06 and, therefore a requirement for the completion of a further 1,970 dwellings during the remaining 5¼ years of the structure plan period. This represents an annual average of 375.

2b. Percentage of new and converted dwellings on previously developed land
85.23%

2c Percentage of new dwellings completed at:	No. of gross completions	% of total gross completions
(i) less than 30 dwellings per hectare	34	7.17%
(ii) between 30 and 50 dwellings per hectare	140	29.54%
(iii) above 50 dwellings per hectare	300	63.29%

2d Affordable housing completions	No. of completions
Wholly funded through registered social landlord and or local authorities	7 ¹
Wholly funded through developer contribution	20 ²
Funded through a mix of public subsidy and developer contribution	0
Total affordable housing completions	27

¹ 4 flats for Bromford Housing Group & 3 houses for Gloucestershire Housing Association

² 3 houses and 17 flats for share ownership sale through Bromford Housing Group

3a and 3b: Transport

3a. Amount of completed non-residential development within Use Class Orders A, B and D complying with car parking standards set out in the LDF
100%

3b. Amount of new residential development within 30 minutes public transport time of public services	
GP	88%
Hospital	90%
Primary school	100%
Secondary school	98%
Areas of employment	98%
Major retail centre(s)	Data not available

4a – 4c: Local Services

4a & 4b. Retail, office and leisure development		
4a	Amount of completed retail, office and leisure development	B1(a) = 257m ² * A1 = 474m ² A2 = 459m ² D2 = 370m ²
4b	Amount of completed retail, office and leisure development in town centres	B1(a) = 0m ² A1 = 474m ² A2 = 459m ² D2 = 0m ²

4c. Amount of eligible open spaces managed to green flag award standard	
Amount in hectares:	3.15 ha
Percentage of total open space:	15.74%

7: Flood Protection and Water Quality

7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood grounds or water quality	
Water:	0
Flood defence:	2

8: Biodiversity

8 Changes in biodiversity	
Change in areas and populations of biodiversity importance, including:	hectares
(i) change in priority habitats	0
(ii) change in areas designated for their intrinsic environmental value	0

9: Renewable Energy

9. Renewable Energy capacity installed by type	
Type	Megawatts
Ground Coupling Geothermal system at Charlton Kings Industrial Estate	0.63MW Cooling 0.63MW heating