



**Local Development Framework
Annual Monitoring Report
2006 - 2007**

December 2007

Cheltenham Borough Council

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Executive Summary

This is the third Annual Monitoring Report (AMR) to be prepared by Cheltenham Borough Council under the Planning and Compulsory Purchase Act 2004. This report covers the period 1st April 2006 – 31st March 2007 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

This statutory AMR is the main mechanism in which the performance and effects of LDFs will be assessed. A number of documents referred to as Local Development Documents (LDDs) will make up Cheltenham's LDF. A three 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. This year's AMR monitors the preparation of the LDF against the 2006 LDS that was approved on 25th August 2006, however, LDS has since been updated, which provides a more accurate reflection of Cheltenham's capacity to deliver the LDF. LDFs consist of:

- Development Plan Documents (Core Strategy, Site Specific Allocations, Area Action Plans, Proposals Map)
- Supplementary Planning Documents
- Statement of Community Involvement
- Local Development Scheme
- Annual Monitoring Report

The 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 29th 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).

Within the LDF monitoring guidance (published in March 2005), a set of core indicators were included which local authorities are required to address in their AMRs. National Core Output Indicators include: Business Development; Housing; Transport; Local Services; Flood Protection and Water Quality; Biodiversity; and Renewable Energy. The indicators are recorded in Section 4 of the AMR.

The government advises local authorities to clearly relate policies to objectives, targets and indicators to facilitate the LDFs implementation, monitoring and review. Cheltenham is at an early stage of preparing its LDF, the AMR therefore does not fully make these links as LDF documents are either under development or work is yet to be taken. This AMR identifies existing information; monitors saved local plan policies and provide a framework for future AMRs.

1 Introduction

Background

- 1.1 The 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 31st December of each year.
- 1.2 The Planning and Compulsory Purchase Act introduced a new planning system to manage and control development. The new planning system replaces the existing system of local, structure and unitary development plans with Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF). Due to the change with the planning system, Cheltenham Borough Council's Local Plan is being replaced 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 three 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 13).
- 1.4 A three 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, updated in August 2006 and a revised LDS was approved in October 2007 by Government for the South West (GOSW).

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 third AMR to be submitted and covers the period 1st April 2006 – 31st March 2007. 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 previous page 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 the AMR describes the social, environmental and economic circumstances that exist in Cheltenham using a set of contextual indicators.
- 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 3 of the 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 the AMR reports on delivery of Cheltenham's LDS, providing a review of actual progress compared with the targets and milestones for LDD preparation.
- 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

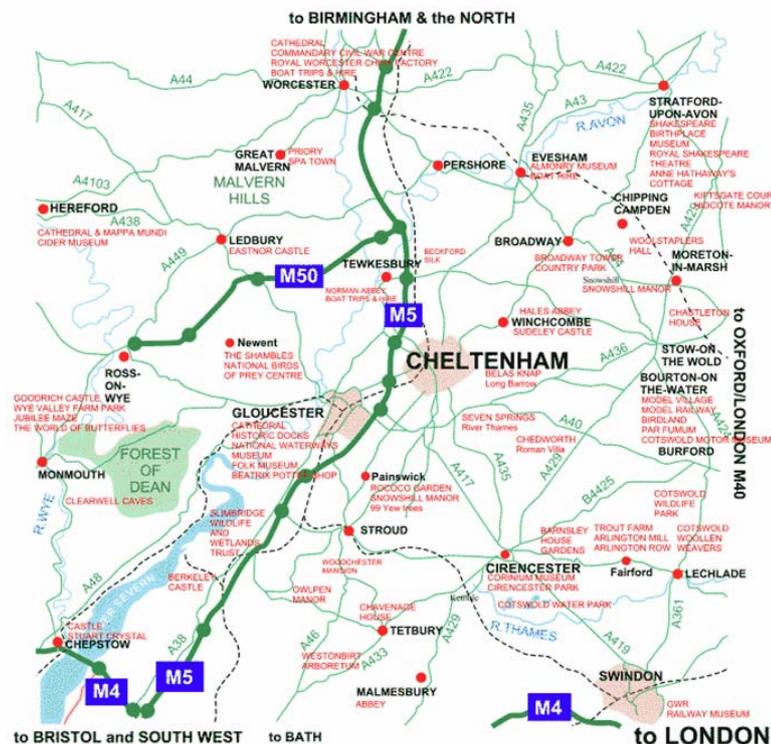
- 1.15 To ensure there is effective monitoring of policy implementation Section 4 of the AMR contains appropriate indicators against which to monitor actual progress. There is an objectives led approach to LDF monitoring that in turn guides the selection and measurement of meaningful indicators and targets.
- 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 29th June 2006.
- 1.19 Cheltenham's Local Plan policies provide a sound and appropriate basis for the determination of planning applications up to July 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).
- 1.20 There were information gaps in previous AMRs due to the new planning system and the transitional phase. However, this year's AMR has addressed all of the information gaps for the NCOIs (see Section 4). Although, all NCOIs data has been entered, there were difficulties when gathering data for biodiversity indicators. A more appropriate method for the data collection of the indicators needs to be established. 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 Profile of Cheltenham – Key Contextual Characteristics, Issues and Challenges

- 2.1 Cheltenham borough is based on the town of Cheltenham and covers an area of 4,680 hectares. The borough is primarily urban, although it includes surrounding areas of countryside. 17% of the borough is designated as Green Belt, 22% as an Area of Outstanding Natural Beauty.
- 2.2 Cheltenham is one of Gloucestershire's two major urban settlements. The City of Gloucester, which is of comparable size to Cheltenham, is only 12 kilometres to the South West.
- 2.3 Three main roads pass through Cheltenham; the A40 London/South Wales route; the A46/B4632 Coventry/Bath road; and the A435 Evesham/Cirencester Road. In addition, the M5 motorway, linking Birmingham and the north to Bristol and the West Country, passes within 5 kilometres of the town.



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- 2.4 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.
- 2.5 Cheltenham's Sustainable Community Strategy: *Our Future, Our Choice* covers for the period 2008 - 2011 which sets out the key challenges and priorities for the borough. As well as this, it sets out the social, environmental and economic circumstances that exist within Cheltenham. Therefore, the Strategy provides a context for the borough and alongside preparation of DPDs will inform the choice of contextual indicators.

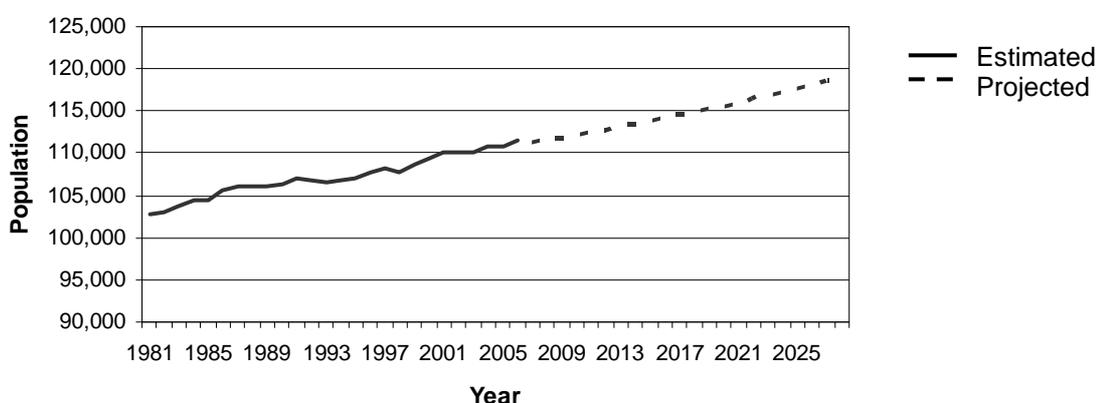
⁴ ODPM (March 2005) Local Development Framework Monitoring: A Good Practice Guide, Section 4

- 2.6 An extensive consultation programme took place throughout 2006, which was used to create Cheltenham's Sustainable Community Strategy: *Our Future, Our Choice*. The consultation was also undertaken alongside preparation for the LDF 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 as the Core Strategy is still in preparation.
- 2.7 Discussions have taken place with the South West Regional Assembly, South West Observatory and 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).

Demographic Structure

- 2.8 The population of Cheltenham borough is currently 111,500 (ONS 2006 Mid-Year Estimates), a slight increase from the previous year (110,800). As the graph below illustrates, the population is projected to increase to approximately 119,000 by 2028.⁵

Cheltenham Population 1981 - 2028



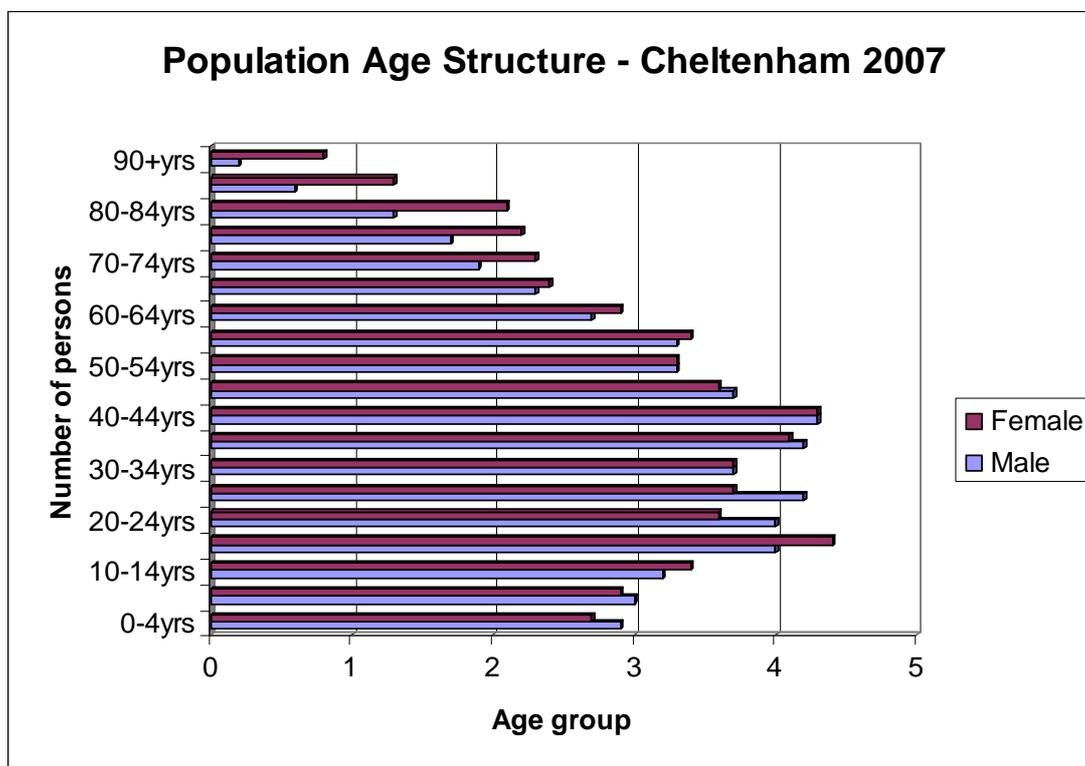
- 2.9 The population of Cheltenham has a slightly higher female population (56,900 females and 54,600 males). Age group numbers for all persons in 2007 are:

Age Group	No. of People
0-14	18,100
15-29	23,900
30-64	50,300
65+	19,200

- 2.10 From the 2006 mid-year population data, the age structure in Cheltenham does not particularly diverge from the rest of the South West region and England, however people aged between 25-29 was slightly above at 7.09% compared with South

⁵ ONS estimates (mid-1981 to mid-2006) and 2003-based projections (mid-2006 to mid-2028). Data from South West Intelligence, <http://www.southwestid.org.uk/index.do> The Measurement Unit is Count (thousands), and all figures have been rounded to the nearest 100 persons.

West's 5.44% and England's 6.44%.⁶ The proportion of people over retirement age in Cheltenham is 17.22%; working age people (16-64yrs) is 66.55%; and children (under 15yrs) at 16.23% of the population.



Source: Population Age Structure by quinary age group and sex (ONS 2006-based)

2.11 The South West region is the most rural of the England regions. This is due to the high percentage of people living in rural areas, which led to a low 2.07 people per hectare with the national average being 3.77. However, the population of Cheltenham has a density of 23.60 people per hectare, which is reasonably high compared to the South West and the national average.⁷

Dwellings and Households⁸

2.12 The population of Cheltenham borough inhabits a total of 48,164 households. 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 (2001 Census).

⁶ 2006 mid-year population data, ONS. Available from Neighbourhood Statistics, www.neighbourhood.statistics.gov.uk The Measurement Unit is Count (thousands), and all figures have been rounded to the nearest 100 persons.

⁷ 2001 Census data published by ONS.

⁸ 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 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

2.13 71% of the households in Cheltenham are either owned outright or with mortgage or loan.

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

Crime

	Cheltenham	South West	England/Wales
Total number of offences 2006/07	8,522	438,031	3,242,415
Offences per 1000 population 2006/07	76	86	61
Total number of offences 2005/06	8,076	433,376	3,302,307
Offences per 1000 population 2005/06	73	86	63

Source: Home Office Research Development Statistics - www.homeoffice.gov.uk

2.14 The above table shows that the rate of offences in Cheltenham has slightly increased but it still remains below regional level and higher than national level. Apart from Gloucester, the number of offences per 1000 population in Cheltenham is above other districts within the county. The perception of being safe outside at night has increased since the previous year but still remains below the county level.

Fear of Crime - Perception of safety in Daylight and at Night (2007)	Daylight (%)	Night (%)
Cheltenham	89.7	42.5
County	91.3	50.1

Source: Gloucestershire County Council Research Team. Data compiled from Gloucestershire Community Safety Partnership Perception of Crime Surveys

Health and Well Being

Life expectancy at Birth (2003-2005)	Cheltenham	South West	England
Males (years)	78.6	78.1	76.92
Females (years)	82.3	82.2	81.14

Source: ONS Life expectancy at Birth (2003-2005)

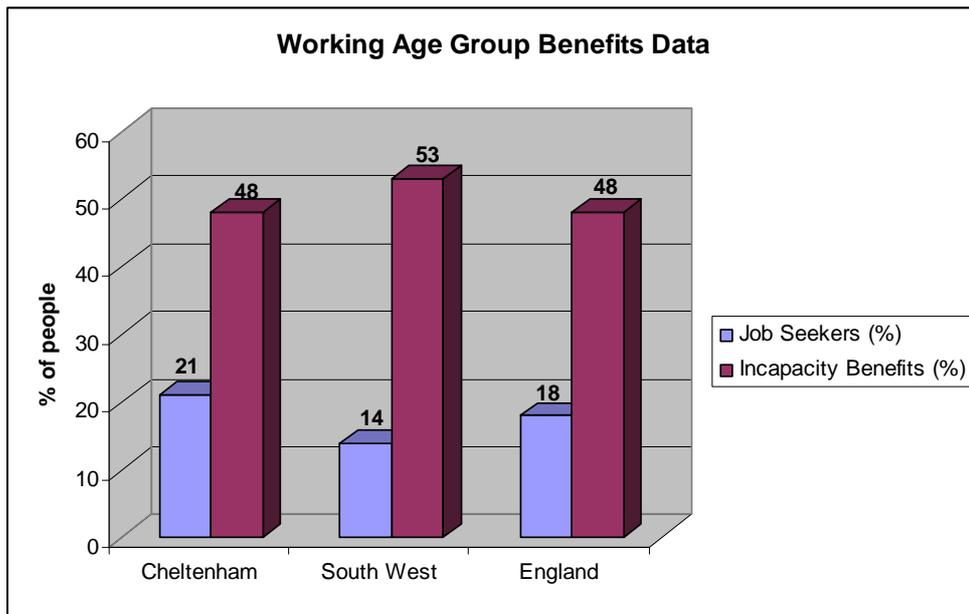
2.15 Life expectancy in Cheltenham for both males and females is slightly above South West and England levels.

	Cheltenham	South West	England
Good health	71.22%	68.86%	68.76%
Fairly good health	21.34%	22.63%	22.21%
Not good health	7.44%	8.51%	9.03%

Source: 2001 Census data published by ONS

2.16 The table above clearly illustrates that resident's health in Cheltenham is healthier than the South West and England. As well as this, the percentage of people with limiting long-term illness is only 15.56% compared with South West's 18.1% and England's 17.93%.⁹

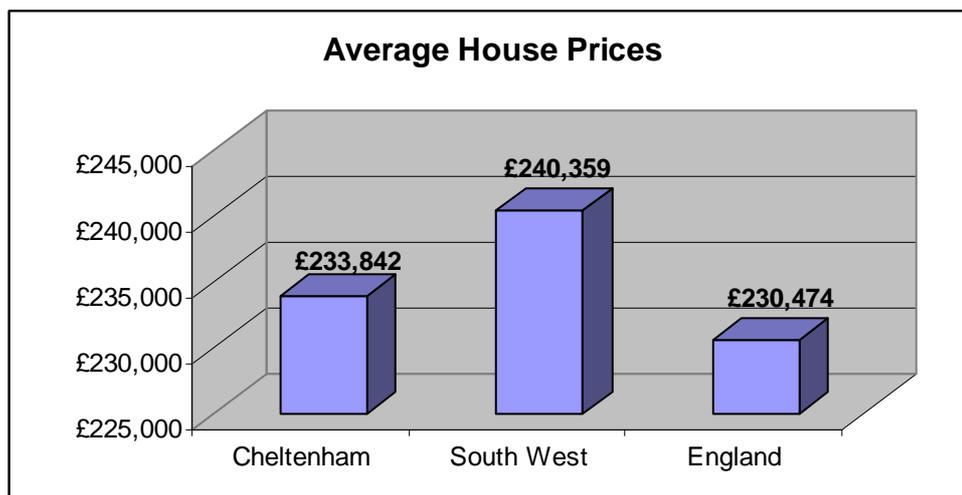
⁹ 2001 Census data published by ONS. Limiting Long-term Illness



Source: ONS Benefits data: working age client group (2007)

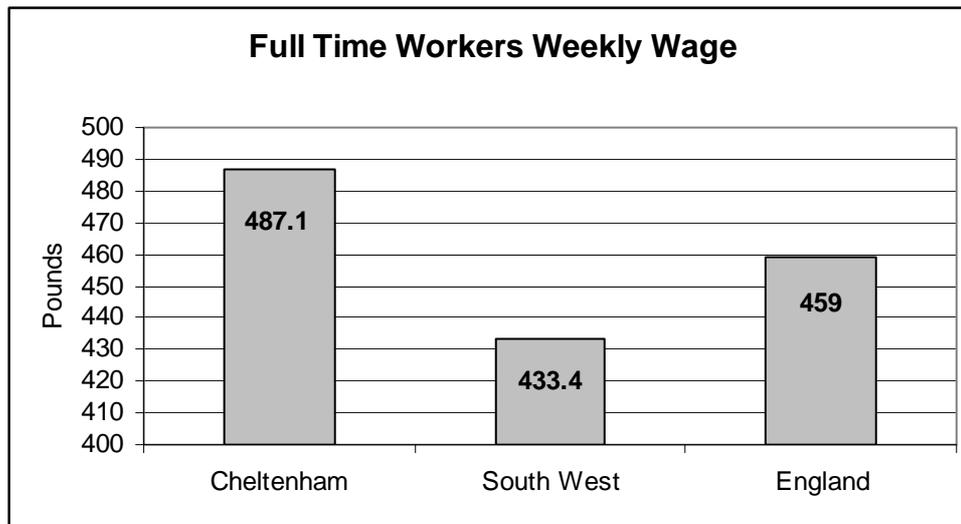
2.17 In Cheltenham, 21% of working age people are claiming job seekers allowance, compared to 14% in the South West region and 18% in England. The percentage of people claiming incapacity benefits is slightly lower than the South West and at the same level as England.

2.18 The current average house price in Cheltenham is £233,842 which has fallen from £239,985 (April-June 2007). This represents a decrease of 2.6% in the last quarter in contrast to an increase of 6.4% for the South West and 6.56% in England. However, Cheltenham remains above the national average and lower than the South West.



Source: Land Registry (July-Sept 2007)

Economy



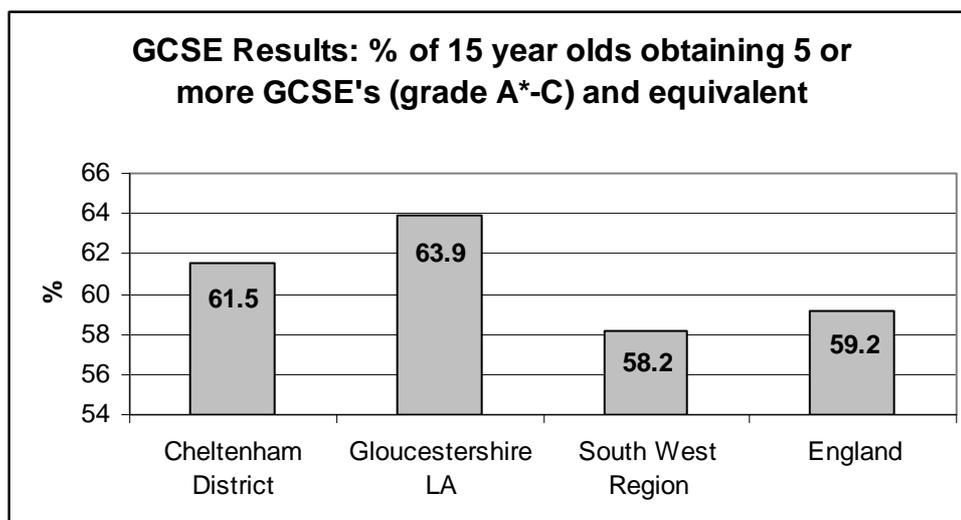
Source: Earnings by Residence (2007), ONS Annual Survey of Hours and Earnings. Data from Nomis

2.19 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



Source: Department for Education and Skills 2006, www.dfes.gov.uk

2.20 Despite being above the South West region and England for GCSE results, Cheltenham still remains below the county's attainment level. However, the gap

has closed with the difference of 2.4% (4.2% in 2005). Overall, GCSE results have improved throughout the country.

Qualifications (Jan 2006 – Dec 2006)	Cheltenham (%)	South West (%)	England (%)
NVQ level 4 and above	36	27.3	27.4
NVQ level 3 and above	51.8	47.2	45.3
No qualifications	9.8	9.8	13.8

Source: Labour force survey, ONS. From Nomis, November 2007

2.21 Although there has been a decrease this year for qualifications in Cheltenham, it still 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 (%)
Works mainly at or from home	5.82	7.11	5.78
Underground, metro, light rail or tram	0.05	0.05	2.00
Train	0.47	0.60	2.67
Bus, minibus, coach	3.14	3.27	4.74
Taxi or minicab	0.20	0.19	0.33
Driving a car or van	36.30	38.01	34.68
Passenger in a car or van	3.83	4.07	3.86
Motorcycle, scooter or moped	0.80	0.98	0.70
Bicycle	4.59	2.16	1.79
On foot	11.09	7.87	6.31
Other	0.24	0.36	0.29

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

2.22 Those that travel to work within 5km 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 11.09% compared to the South West 7.87% and England 6.31%. As well as walking to work, the number of people who cycle to work is higher; Cheltenham 4.59%, South West 2.16% and England 1.79%.

Environment

- 2.23 Site of Special Scientific Interest (SSSI) at Leckhampton Hill and Charlton Kings Common covers in total 63.7ha. However, approximately 36 hectares of the SSSI is within the Cheltenham boundary.
- 2.24 There is a designated Local Nature Reserve in Cheltenham, Griffiths Avenue which covers 0.76ha.
- 2.25 An area of approximately 1,030 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 4,680 hectares). At 796 hectares, Cheltenham's green belt currently covers 17% of the borough.
- 2.26 Within Cheltenham, there are 2,602 listed buildings, 6 scheduled ancient monuments and 7 designated conservation areas.

3 Progress of Local Development Scheme

- 3.1 This section assesses whether the timetable and milestones in the LDS are being achieved. Cheltenham's LDS, like many other local authorities has experienced significant redrafting, taking account of:
- lessons learnt from local authorities who have prepared DPDs/SPDs early under the new planning system,
 - recommendations made by Inspectors in response to DPDs submitted for examination,
 - considering opportunities to align LDS timetables with adjoining local authorities,
 - developing an appropriate and robust evidence base,
 - best practice arising via the LDF dissemination group of which Cheltenham is a member, and
 - advice from the Government Office for the South West (GOSW).
- 3.2 The relevant LDS for this AMR is the 2006 version. However, this LDS has changed significantly since its approval. Discussion with GOSW on the priorities for Cheltenham took place early in 2007, a revised LDS was submitted in May 2007 and following a period of negotiation and amendment was approved on the 4th October 2007, this falls outside the monitoring period for this report, but provides the current position and the ability of Cheltenham to deliver parts of the LDF within the resources available.
- 3.3 Progress is monitored against the 2006 LDS that was approved on the 25th August 2006. However, as set out above this does not reflect the current position. The LDS milestones set out in the 2007 LDS are therefore also provided in this section to provide a clear picture of the progress of Cheltenham's LDF.

Progress of LDS implementation against timetable

- 3.4 The following documents from the 2006 LDS have milestones for their preparation within the period of 1st April 2006 to 31st March 2007:
- Development Plan Documents (DPD)
 - Core Strategy
 - Employment (this DPD has been subsequently removed from the 2007 LDS to allow resources to be focussed on delivering the Core Strategy)
 - Housing (this DPD has been subsequently removed from the 2007 LDS to allow resources to be focussed on delivering the Core Strategy)
 - Proposals Map
 - Supplementary Planning Documents (SPD)
 - Affordable Housing
 - Central Cheltenham Conservation Area Appraisal
 - Local Index of Buildings of Local Importance
 - Play Space and Amenity Space
 - Residential Alterations and Extensions
 - Shop Front Design Guide
 - Swindon Village Conservation Area Appraisal
 - Urban Design Framework
 - Waste Minimisation
 - Statement of Community Involvement (LDD)

Core Strategy

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Pre production period, including commencement of document preparation	June – Dec 2006	Ongoing from 2006 LDS. Significant resources have been focussed on developing the LDF evidence base and putting in place an appropriate SEA/SA framework	✓
Preparation of issues and alternative options and Sustainability Appraisal report, including public consultation	As above public consultation Jan 2006 – Mar 2007	Formal issues and options were not undertaken – extensive consultation was undertaken jointly with the drafting of Cheltenham Sustainable Community Strategy Summer 2006	✓
Public consultation on preferred options document	Apr – May 2007	July – Aug 2008	✓
Submission of DPD to Secretary of State and Sustainability Appraisal report	Aug 2007	Jan 2009	✓
<p>Reasons for divergence</p> <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), including attending Examination in Public. Reflecting on lessons learnt – statistics provided by the Department of Communities and Local Government identify that 1,000 DPDs were forecast by the end of 2007, only 150 are expected to have been adopted. In addition 25% of submitted DPDs were found to be unsound or withdrawn following advice that these DPDs would be found unsound if progressed to examination. Increased resources within the Strategic Land Use team focussed on putting in place an extensive and robust evidence base. Delay in publication of government advice on key evidence bases e.g. housing land availability assessment and housing market assessment. Slippage in Regional Spatial Strategy Panel report (now expected January 2008) and subsequent consultation on Secretary of State modifications (now expected autumn 2008). Alignment and joint working with other local authorities in Gloucestershire on key part of LDF evidence base e.g. housing market assessment, strategic flood risk assessment, housing land availability assessment. Additional joint working arrangements put in place with neighbouring authorities – with Tewkesbury to consider cross boundary development implications and with Gloucester to 			

consider the issues around complementarity.

- Recruitment following loss of a key member of the Strategic Land Use team.
- Local elections scheduled for May 2008.
- Extensive discussion with GOSW on the timetable of the Core Strategy.
- Negotiation on use of internal resources to put in place SEA/SA process.

Remedial Action

- 2007 LDS updated to reflect capacity of the Strategic Land Use team to deliver an evidence base that will be robust for the purposes of developing the Core Strategy and support a future LDF examination.
- Identification of resources to support the SEA/SA process.
- Programme of frontloading with councillors, officers and stakeholders identified.
- Utilising best practice resources available for example, LDF dissemination group, Planning Advisory Service, Planning Officers Society, Town and Country Planning Association etc.

Comments

3.5 The 2006 LDS outlines that at 31st March 2007, the Core Strategy should be at the preferred issues and alternative options stage, including initial sustainability report and public consultation. This slippage has been addressed by the 2007 LDS.

3.6 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:

- Sustainable Community Strategy – Complete
- Our Cheltenham: Creating sustainable communities – Complete
- Public Consultation 2006: Issues and Options – Complete
- Retail and Leisure Study – Complete
- Employment Land Review – Complete
- Green Belt Review – Complete
- Gloucestershire Landscape Character Assessment – Complete
- Economic Development Strategy For Cheltenham – Complete
- Comparative Site Assessment – expected completion spring 2008
- Residential Land Availability Survey – undertaken annually
- Gloucestershire Housing Monitor – undertaken annually
- Housing Land Availability Assessment – expected early 2008
- Housing Market Assessment – expected early 2008
- Transport Modelling – ongoing
- Development and Community Planning Research Project – expected completion Summer 2008
- Green Space Strategy – part completed remainder expected to be completed by early 2008
- Gloucestershire Urban Economic Strategy – expected completion February 2008
- Strategic Flood Risk Assessment – expected completion spring 2008
- Strategic Environmental Assessment/Sustainability Appraisal – ongoing.
Scoping report to be circulated to statutory consultees January 2008

3.7 Joint public consultation on the LDF and Sustainable Community Strategy took place in summer 2006. This consultation sought views from the communities and stakeholders of Cheltenham at a neighbourhood level. The consultation has fed into the Sustainable Community Strategy which establishes the visions and objectives that will inform the LDF Core Strategy. Cheltenham's Sustainable Community Strategy was approved October 2007.

Employment

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Pre production period, including commencement of document preparation	June – Dec 2006	N/A	N/A
Preparation of issues and alternative options and Sustainability Appraisal report, including public consultation	As above public consultation Jan 2006 – Apr 2007	N/A	N/A
Public consultation on preferred options document	May – June 2007	N/A	N/A
Representations on preferred options	July – Aug 2007	N/A	N/A
Submission of DPD to Secretary of State and Sustainability Appraisal report	Sept 2007	N/A	N/A
Reasons for divergence Following discussion with GOSW it was agreed that the Employment DPD should be removed from Cheltenham's LDS in order to concentrate resources on delivering the Core Strategy. Cheltenham Core Strategy will consider options for strategic allocations and put in place a strategy to support the economy of the borough reflecting on the findings of the Employment Land Review (undertaken by consultants Nathaniel Lichfield and Partners), Gloucestershire Urban Economic Strategy (undertaken by Gloucestershire First) and Cheltenham Economic Strategy (undertaken by Cheltenham Borough Council) together with the relevant policies of the Regional Spatial Strategy for the South West.			
Remedial Action <ul style="list-style-type: none"> • 2007 LDS. • Development of Core Strategy evidence base. 			

Housing Allocation

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Pre production period, including commencement of document preparation	Dec 2006 – March 2007	N/A	N/A
Preparation of issues and alternative options and Sustainability Appraisal report, including public consultation	As above public consultation April 2007 – Sept 2007	N/A	N/A
Public consultation on preferred options document	Aug – Sept 2007	N/A	N/A
Reasons for divergence Following discussion with GOSW it was agreed that the Employment DPD should be removed from Cheltenham's LDS in order to concentrate resources on delivering the Core Strategy. Cheltenham Core Strategy will consider options for strategic allocations and put in place a strategy to deliver the RSS requirements. This will reflect the findings of the Housing Land Availability Assessment (undertaken by Cheltenham Borough Council), Housing Market Assessment (undertaken by consultants Fordham Research), Residential Land Availability (undertaken by Cheltenham Borough Council), Comparative Site Assessment (undertaken by Cheltenham Borough Council), and Strategic Flood Risk Assessment (undertaken by Halcrow)			

together with the relevant policies of the Regional Spatial Strategy for the South West.

Remedial Action

- 2007 LDS.
- Development of Core Strategy evidence base.

Proposals Map

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Pre production period, including commencement of document preparation	To reflect timetable of DPD's	To reflect timetable of DPD's	✓
Preparation of issues and alternative options and Sustainability Appraisal report, including public consultation	See above	See above	✓
Public consultation on preferred options document	See above	See above	✓
Submission of DPD to Secretary of State and Sustainability Appraisal report	See above	See above	✓

Reasons for divergence

See comments made in response to Core Strategy, Employment and Housing Allocations DPDs.

Remedial Action

See comments made in response to Core Strategy, Employment and Housing Allocations DPDs.

Statement of Community Involvement

Milestones	2006 LDS Date	Actual Date	On Target in the context of 2006 LDS
Preparation of draft SCI	May 2005	April 2005	N/A – 2005 AMR
Public consultation on draft SCI	Aug 2005	July 2005	N/A – 2005 AMR
Preparation of submission statement	Sept 2005	Oct 2005	N/A – 2005 AMR
Submission of statement to Secretary of State	Oct 2005	Oct 2005	N/A – 2005 AMR
Pre examination consideration of representations	Jan 2006	Nov 2005	N/A – 2005 AMR
Pre examination meeting	Not required – advice from PINS (Feb 2005)	Not required – advice from PINS (Feb 2005)	N/A – 2005 AMR
Examination period, including commencement of examination	Apr/May 2006	No examination required, objections considered by Planning Inspectorate via written representations	N/A

Receipt of Inspector's binding report	Expected July 2006	July 2006	✓
Adoption and publication of document	Oct 2006	Oct 2006	✓
<p>Reasons for divergence In response to divergence in the 2005 AMR for the reasons set out below the 2006 LDS included revised milestones. These milestones were successfully met.</p> <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. 			
<p>Remedial Action</p> <ul style="list-style-type: none"> • 2006 LDS. 			

Comments

3.8 The SCI was formally adopted on 9th October 2006 however this was a slippage from the March 2006 date set out in the 2005 LDS. The milestones in the 2006 LDS were successfully met.

Affordable Housing

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Preparation of draft SPD and Sustainability Appraisal report	Aug – Nov 2008	July – Nov 2009	✓
Draft SPD and Sustainability Appraisal report issues for public consultation	Nov 2008	Nov 2009	✓
Authority consideration of consultation representations	Feb 2009	Feb 2010	✓
Adoption and publication of document	Mar 2009	Mar 2010	✓
<p>Reasons for divergence The Core Strategy will consider the findings of the Gloucestershire Housing Market Assessment and Regional Spatial Strategy for the South West. The SPD Affordable Housing will need to be linked to the relevant policies and any further guidance available.</p> <p>Revised milestones take account of the capacity of the Strategic Land Use team to deliver the SPD.</p>			
<p>Remedial Action</p> <ul style="list-style-type: none"> • 2007 LDS. • Development of Core Strategy evidence base. 			

Central Cheltenham Conservation Area Appraisal

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Preparation of draft SPD and Sustainability Appraisal report	Jan 2006 – Jan 2008	Jan – Nov 2007	✓

Draft SPD and Sustainability Appraisal report issues for public consultation	Oct 2006 – Feb 2008	Jan 2008	✗
Authority consideration of consultation representations	Nov 2006 – May 2008	Mar – June 2008	✓
Adoption and publication of document	Feb 2007 – June 2008	July 2008	✓
Reasons for divergence Council meeting will not be held in January therefore consideration of draft SPD rolled forward to next available Council meeting which is scheduled February 2008.			
Remedial Action <ul style="list-style-type: none"> To publish draft SPD for consultation as soon as possible following consideration of draft SPD by Council. 			

Index of Buildings of Local Importance

Milestones	2006 LDS Date	Actual Date	On Target in the context of 2006 LDS
Preparation of draft SPD and Sustainability Appraisal report	Apr 2005 – Sept 2006	June – Oct 2006	✓
Draft SPD and Sustainability Appraisal report issues for public consultation	October 2006	Nov 2006	✓
Authority consideration of consultation representations	Jan 2007	Jan 2007	✓
Adoption and publication of document	Feb 2007	June 2007	✗
Reasons for divergence During the public consultation additional buildings were identified for inclusion of the Index of Buildings of Local Importance. This required the consultants (Conservation Studio) to consider these additions. For transparency it was agreed that further consultation should be undertaken to allow members of the public and stakeholders to comment on the additions made to the Index.			
Remedial Action N/A			

Play Space and Amenity Space

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Preparation of draft SPD and Sustainability Appraisal report	Feb – May 2007	July – Aug 2008	✓
Draft SPD and Sustainability Appraisal report issues for public consultation	June 2007	Mar 2009	✓
Authority consideration of consultation representations	Oct 2007	July 2009	✓
Adoption and publication of document	Nov 2007	Aug 2009	✓
Reasons for divergence Slippage in completion of Green Space Strategy. Revised milestones in the 2007 LDS take account of the capacity of the Strategic Land Use team to deliver the SPD.			
Remedial Action <ul style="list-style-type: none"> 2006 LDS. 			

Residential Alterations and Extensions

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Preparation of draft SPD and Sustainability Appraisal report	Apr – Aug 2007	Apr – June 2007	✓
Draft SPD and Sustainability Appraisal report issues for public consultation	Sept 2007	July 2007	✓
Authority consideration of consultation representations	Jan 2008	Dec 2007	✓
Adoption and publication of document	Feb 2008	Jan 2008	✗
Reasons for divergence The Strategic Land Use and ICT teams of Cheltenham Borough Council have over 2007 put in place a new database which incorporates public access to manage the consultation processes of the LDF. This was tested on the SPD Residential Alterations and Extensions. It was envisaged that the SPD would be considered by Council ahead of the target set in the LDS, for consideration December 2007. However, there was delay in finalising the reporting element of the database. In order not to duplicate work it was agreed to delay the report to Council. A Council meeting will not be held in January therefore consideration of draft SPD rolled forward to next available Council meeting which is scheduled February 2008.			
Remedial Action <ul style="list-style-type: none"> To publish draft SPD for consultation as soon as possible following consideration of draft SPD by Council. 			

Shopfront Design Guide

Milestones	2006 LDS Date	Actual Date	On Target in the context of 2006 LDS
Preparation of draft SPD and Sustainability Appraisal report	Nov 2005 – July 2006	Nov 2005 – Oct 2006	✗
Draft SPD and Sustainability Appraisal report issues for public consultation	Oct 2006	Nov 2006	✗
Authority consideration of consultation representations	Jan 2007	Jan 2007	✓
Adoption and publication of document	Feb 2007	Feb 2007	✓
Reasons for divergence The SPD Shopfront Design Guide has been subject to a number of delays in its drafting. This was linked to the need to put in place a process for SEA/SA to ensure that the SPD was tested against appropriate sustainability indicators. Given that there were other SPDs also being produced it was agreed to publish these together for consultation in order to minimise confusion around differing consultation deadlines.			
Remedial Action N/A			

Swindon Village Conservation Area Appraisal

Milestones	2006 LDS Date	Actual Date	On Target in the context of 2006 LDS

Preparation of draft SPD and Sustainability Appraisal report	Nov 2005 – July 2006	Nov 2005 – Oct 2006	✘
Draft SPD and Sustainability Appraisal report issues for public consultation	Oct 2006	Nov 2006	✘
Authority consideration of consultation representations	Jan 2007	Jan 2007	✓
Adoption and publication of document	Feb 2007	Feb 2007	✓
Reasons for divergence The SPD Swindon Village Conservation Area Appraisal has been subject to a number of delays in its drafting. This was linked to the need to put in place a process for SEA/SA to ensure that the SPD was tested against appropriate sustainability indicators. Given that there were other SPDs also being produced it was agreed to publish these together for consultation in order to minimise confusion around differing consultation deadlines.			
Remedial Action N/A			

Urban Design Framework

Milestones	2006 LDS Date	2007 LDS Date	On Target in the context of 2007 LDS
Preparation of draft SPD and Sustainability Appraisal report	June 2006 – Dec 2007	Jun 2006 – Dec 2007	✓
Draft SPD and Sustainability Appraisal report issues for public consultation	Jan 2008	Jan 2008	✘
Authority consideration of consultation representations	May 2008	Mar – June 2008	✓
Adoption and publication of document	June 2008	July 2008	✓
Reasons for divergence Slippage to the timetable of the SPD Urban Design Framework was reported in the 2006 AMR. In response to this slippage the LDS was updated in 2007. A Council meeting will not be held in January therefore consideration of draft SPD rolled forward to next available Council meeting which is scheduled February 2008.			
Remedial Action <ul style="list-style-type: none"> 2007 LDS. 			

Waste Minimisation

Milestones	2006 LDS Date	Actual Date	On Target in the context of 2006 LDS
Preparation of draft SPD and Sustainability Appraisal report	May 2005	June 2005	N/A – 2005 AMR
Draft SPD and Sustainability Appraisal report issued for public consultation	Apr – May 2006	May – June 2006	✘
Authority consideration of consultation representations	June 2006	July 2006	✘
Adoption and publication of document	Aug 2006	Sept 2006	✘

Reasons for divergence

This document was prepared and adopted by Gloucestershire County Council on 7th September 2006. 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.

Remedial Action

N/A

Local Development Scheme 2007

- 3.9 Progress with preparing local development documents compared to the LDS highlights a number of slippages for meeting milestones. The updated LDS approved by GOSW in October 2007 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: <http://www.cheltenham.gov.uk/libraries/templates/thefuture.asp?URN=3197&FolderID=0>
- 3.10 The updated LDS includes 2 DPDs
- Core Strategy
 - Proposals Map
- 5 SPDs:
- Affordable Housing
 - Central Cheltenham Conservation Area Appraisal
 - Play Space and Amenity Space
 - Residential Alteration and Extensions
 - Urban Design Framework
- 3.11 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 2007 LDS.

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 29th 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 2).
 - **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 2005¹⁰ 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.
- 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.

¹⁰ ODPM (October 2005), Local Development Framework Core Output Indicators Update 1/2005

- 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 submissions of previous AMRs, there has been an improvement with providing data for NCOIs. However in the 2006/07 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 2008.
- 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 guide¹¹ advises local authorities to clearly relate policies to objectives, targets and indicators to facilitate the LDFs 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 3).
- 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.

¹¹ ODPM (2005) Local Development Framework Monitoring: A Good Practice Guide, Section 3

Housing

Objective Increasing access to and choice of housing

Policies	CP 6 Mixed Use Development
	HS 1 Housing Development
	HS 4 Affordable Housing
	HS 7 Loss of Residential Accommodation
	HS 6 Elderly Persons Housing
	HS 8 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 4)
	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)
	Identify and maintain a 5 year supply of deliverable land for housing (PPS 3 Housing)

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	5,931
(ii)	net additional dwellings for the current year	933 1,012(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	3,495
(iv)	the annual net additional dwelling requirement	368 ¹
(v)	annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	334 ²

¹ Gloucestershire Structure Plan Second Review requires an annual average of 368 additional dwellings

² A net 5,931 dwellings have been completed in the Borough during 2006/07 and, therefore a requirement for the completion of a further 1419 dwellings during the remaining 4¼ years of the structure plan period. This represents an annual average of 334.

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, 5,931 dwellings have been built, representing 80.69% of the borough's housing requirement.

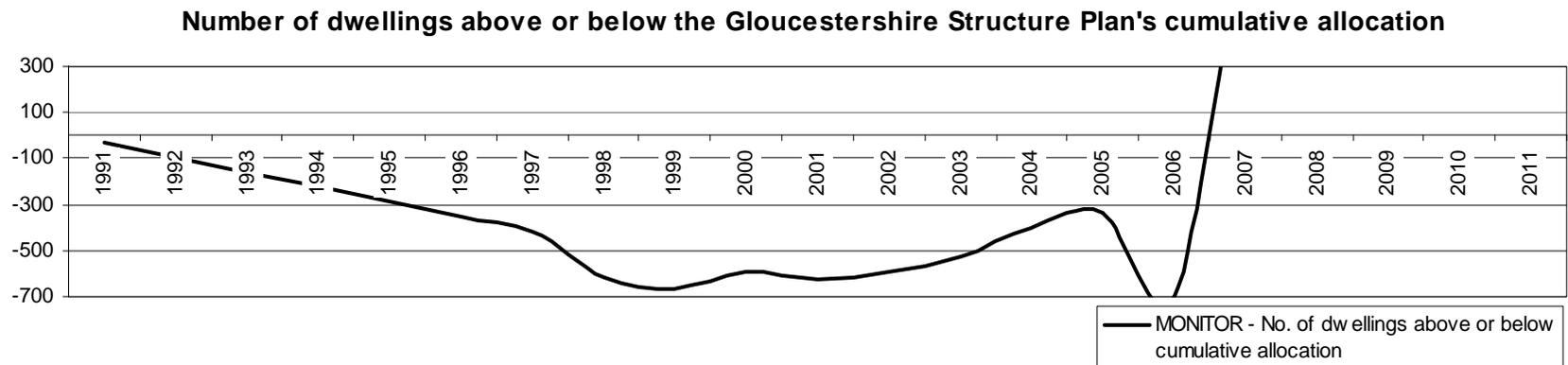
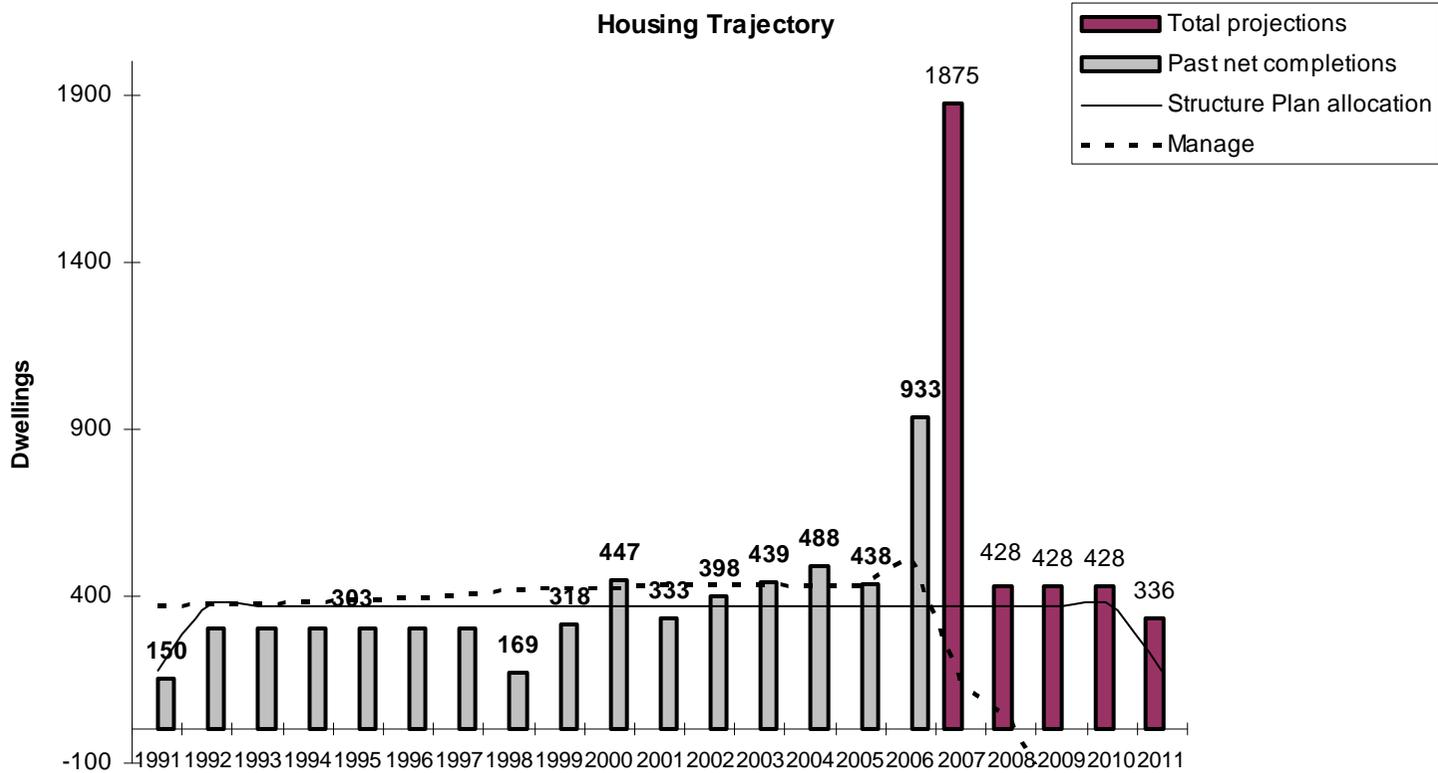
- 4.17 PPS 3 requires local planning authorities from 1st April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a 5 year supply of deliverable land for housing.
- 4.18 At 1st April 2007, a net 5,931 dwellings had been completed in the borough, leaving a requirement for the completion of a further 1,419 dwellings during the remaining 4^{1/4} years of Gloucestershire Structure Plan period. This represents an annual average of 334, and a 5-year requirement of 1,670. At 1st April 2007, there were commitments for a further 2,455 dwellings (including 788 dwellings from Local Plan allocations), which represents a supply of 7.35 years.
- 4.19 Information contained within Cheltenham's housing trajectory (see pages 30-32) 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 Draft Housing Land Availability Assessment (HLAA) for Cheltenham, used to inform this year's trajectory, is a 'work in progress' and is currently being revised in light of government guidance '*Strategic Housing Land Availability Assessments: Practice Guidance*' CLG July 2007. As such the figures provided within this trajectory are subject to change. The revised Strategic Housing Land Availability Assessment (SHLAA) is expected January 2008 and next year's housing trajectory will be updated accordingly.
- 4.20 The housing trajectory shows that Cheltenham is likely to exceed its target of 7,350 dwellings by 2011, with an over provision of 1,143 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, 136 dwellings will be required). The draft projections (row A) demonstrate that Cheltenham is likely to exceed the annual requirement each year.
- 4.21 There is a substantial increase for 2007 in the "Projections - outstanding allocations" and "Total Projections". This is a result of including dwellings that are Not Started, Under Construction and Other firm commitments. This was not carried out in previous AMRs. The number of outstanding allocations in 2007 is 1,667 dwellings which results in 806 dwellings above the cumulative allocation, an increase from -701 dwellings (see graphs on page 30). If following the process of the previous AMR, the outstanding allocations in 2007 would be 170 dwellings, resulting in -691 dwellings below the cumulative allocation. The data for the graphs will then be comparable to previous years. As well as this, Local Plan allocated sites have been updated with the total number of dwellings increasing from 393 to 788 dwellings.
- 4.22 Local Plan policies PR 1 and PR 2 allocate land for housing. An updated position for the delivery of each of the sites is provided on the following page.

Site	Area (ha)	Current land use	Proposed land use	Timescale	Current position
Land at Lansdown Road	1.25	Police Headquarters	Market housing (anticipated minimum 90 units, including 36 (40%) affordable housing)	Post-end 2007	<p>Initial feasibility work indicates capacity of around 120 residential units. There has been delay arising from identifying re-provision of the divisional headquarters and town centre police stations and delay in receiving approval from the Home Office.</p> <p>Home Office approval has now been secured. It is anticipated that all policing facilities will be relocated from Lansdown Road by 2011/12. Parts of the site may be delivered via a phased approach in the context of a development brief.</p>
Land at Albion Street	0.60	Garage / car sales (Haines & Strange)	Commercial, housing (anticipated minimum 60 units, including 20 affordable dwellings)	Pre-end 2007	Pre application discussion for around 160 residential units (flats and houses), together with retail and offices. Application expected early 2008.
Land at St. Margaret's Road	1.13	Public car park (North Place)	Housing (anticipated minimum 100 units, including 50 affordable dwellings) and public car parking (+ other possible public uses)	Post-end 2007	<p>Land at St Margaret's Road and Portland Street form part of a comprehensive redevelopment under the Civic Pride Project.</p> <p>Together the sites will deliver around 325 residential units as part of a mixed use scheme.</p> <p>SPD, including development briefs will be available for consultation March 2008. Sites will be marketed Summer/Autumn 2008 with delivery starting 2009/10.</p>
Land at St. George's Place/St. James' Square	1.00	Car park (Chelt Walk), vacant land and buildings	Commercial, housing (anticipated minimum 8 units)	Post-end 2007	<p>Fast tracked development site under the Civic Pride Project.</p> <p>Flood risk assessment in preparation.</p> <p>Client has been identified for occupation of new offices.</p> <p>Application expected end 2008 with delivery mid 2009.</p>

Land at Portland Street	0.69	Public car park (Portland Street)	Public open space, housing (anticipated minimum 80 units, including 50 affordable dwellings. Gross residential density 120 dph)	Post-end 2007	See comments made to land at St. Margaret's Road above.
Cheltenham Spa Railway Station	3.30	Railway land, car parking, unused	Commercial, housing (scope dependent on nature of scheme on a site with a number of constraints)	Post-end 2007	Discussion is ongoing regarding the potential for 23 residential units together with retail with scope to develop station facilities.
Midwinter area	13.0	Active and derelict allotments, playing fields, amenity land, land formally allocated for recreational use	Allotments, housing (anticipated 55 units, including 25 affordable dwellings), playing fields, leisure uses	Post-end 2007	<p>Pre application submissions indicate approximately 160 residential units.</p> <p>Flood risk assessment currently being undertaken (completion March 2008).</p> <p>Cheltenham Borough Council seeking consent for the disposal of allotment land early 2008.</p> <p>Planning application expected autumn 2008 with delivery starting 2009.</p>

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	169	318	447	333	398	439	488	438	933							5931		
Projections - windfall small scale (less than 10)*																	106	106	106	106	106		530		
Projections - windfall large scale (more than 10 dwellings) *																	102	102	102	102	102		510		
projections - outstanding allocations																	1667	220	220	220	128		2455		
Total projections																	1875	428	428	428	336		3495	A	
Cumulative completions	150	453	756	1059	1362	1665	1968	2137	2455	2902	3235	3633	4072	4560	4998	4998	6873	7301	7729	8157	8493				
Strategic 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 strategic 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	-618	-668	-589	-624	-594	-523	-403	-333	-701	806	866	926	986	1143				B
MANAGE - Annual requirement taking account of past/projected completions		369	373	377	381	386	392	399	417	426	424	433	437	437	429	428	523	136	20	-253	-807				C



Draft Regional Spatial Strategy

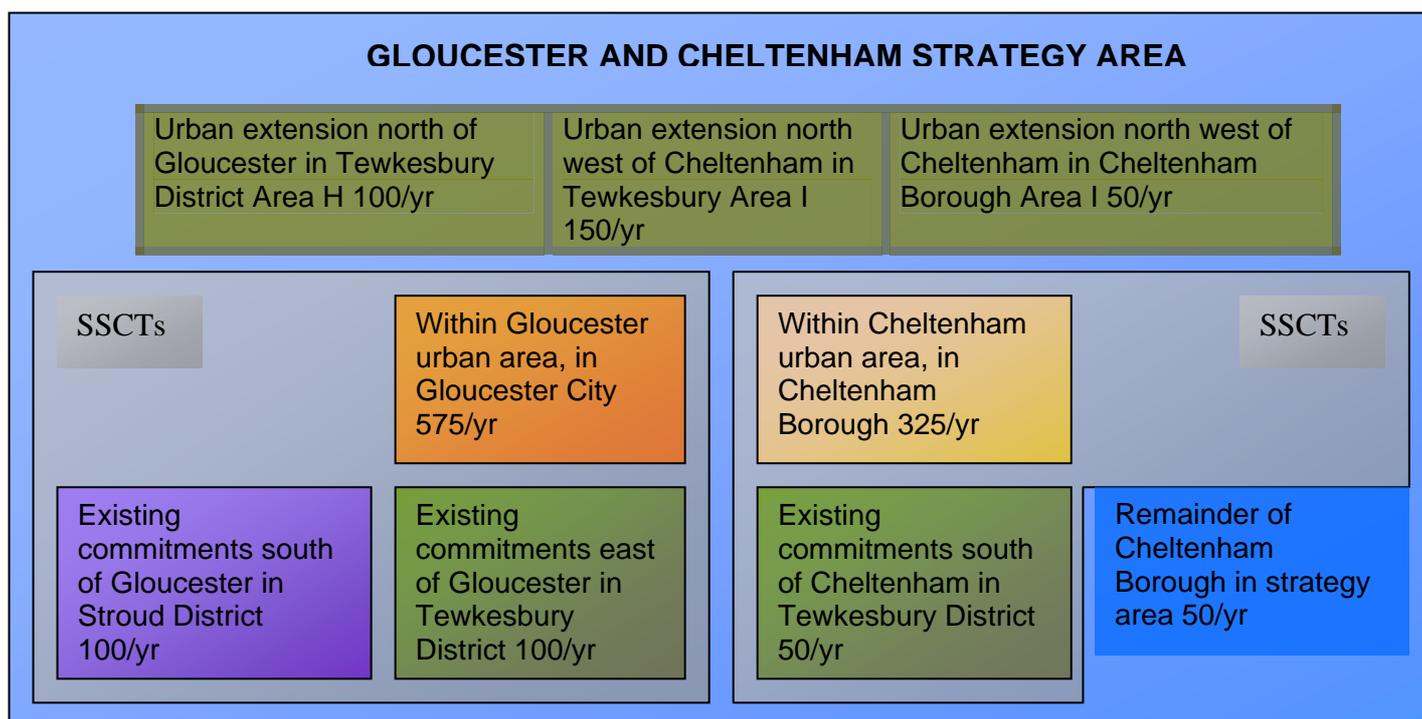


Figure 1: An Illustration of Housing Distribution by Local Authority at Gloucester and Cheltenham (Draft Regional Spatial Strategy)

Housing Market Area: Housing Totals and Phasing

	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Annual Average Net Dwelling Requirement	2016-2026 Annual Average Net Dwelling Requirement
Gloucester & Cheltenham Housing Market Area	2430	2600	2260
Cheltenham	425	425	425
Gloucester	575	575	575
Tewkesbury	525	525	525
Cotswold	300	340	260
Forest of Dean	270	300	240
Stroud	335	435	235

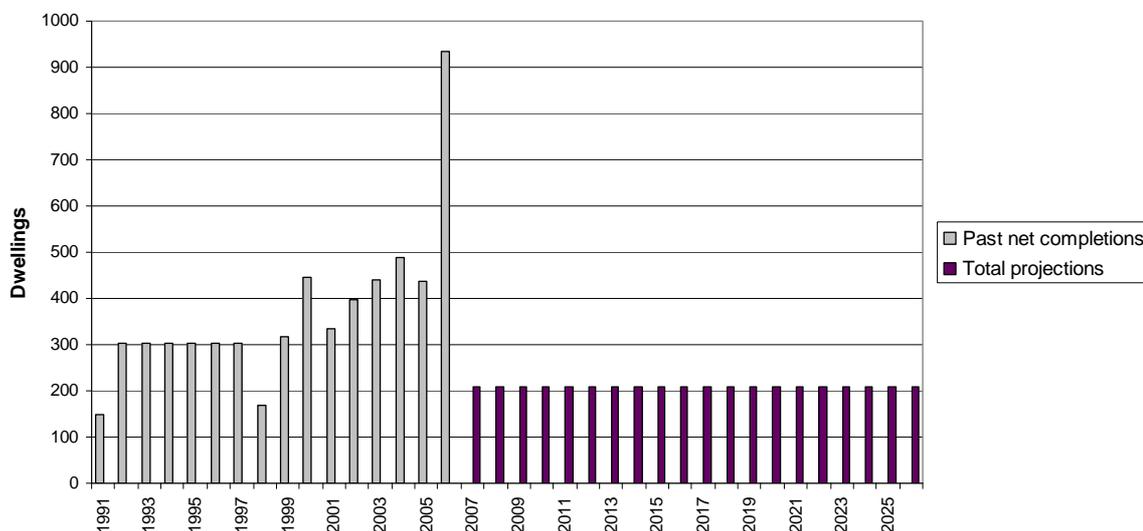
Strategically Significant Cities and Towns: Housing Totals

SSCT	2006-2026 Overall Annual Average Net Dwelling Requirement
Cheltenham	625

4.23 The Draft Regional Spatial Strategy for the South West is expected to be adopted autumn 2008. Once adopted, the RSS will replace Regional Planning Guidance 10 (RPG 10) and the saved policies of Gloucestershire Structure Plan, it will form part of the statutory development plan for Cheltenham and set the housing requirement for the borough and the wider strategy area. Currently, the draft RSS for the South

West sets a requirement for Cheltenham's Strategy Area to accommodate 12,500 dwellings over the period April 2006 to March 2026 (requirement of 625 dwellings per annum). Figure 1 shows that within Cheltenham SSCT area, there is a requirement of 375 dwellings per annum (advice provided by Tewkesbury Borough Council confirmed that the existing commitments south of Cheltenham in Tewkesbury District should remain as 50/yr).

Past Completions & Draft RSS Projections (Cheltenham SSCT)



4.24 The Gloucestershire Structure Plan forms part of the development plan for Cheltenham until the draft RSS 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
2006 - 07	84

4.25 84 affordable homes were completed in Cheltenham during 2006/07; 24 of which were built on Council owned sites transferred to Registered Social Landlords. The figure of 84 affordable homes is a substantial increase (over 200%) on the 2005/06 figure of 27 completions. The remaining 60 affordable dwellings were completed on private developments, through section 106 planning agreements (35 for rent and 25 for shared ownership sale, all through Registered Social Landlords). A further 7 dwellings, provided as Low Cost Market Housing affordable housing through historic s106 agreements, have been excluded from the above figures, as they no longer satisfy the revised definition of affordable housing introduced by Planning Policy Statement 3.

4.26 The 60 affordable dwellings completed through the implementation of planning policy were situated on only two sites, St James Apartments, Honeybourne Way (42 dwellings) and GCHQ Benhall (18 dwellings). These 60 affordable dwellings represent only 6% of the recorded figure of 988 dwellings completed on market housing sites in 2006/07. This figure of 6% contrasts with the aim, within policy H2

of the draft RSS, that at least 30% of all housing developments across the South West should be affordable. Further affordable dwellings are under construction on the major market housing developments at GCHQ Benhall, Arle Farm and the former Welch Road allotment site. The provision on both GCHQ Benhall and Arle Farm includes further Low Cost Market Housing dwellings, which will not now count as affordable housing provision, as explained in the paragraph above. The annual figure of 60 affordable housing completions through planning policy will only be maintained through 2008 and beyond if many more housing developments which involve an element of affordable housing are approved and built in the borough.

- 4.27 The lower threshold limit of 15 dwellings for affordable housing provision was implemented through the Cheltenham Local Plan (and subsequently included in PPS3, published in Nov 2006). However, no applications involving provision of affordable housing in accordance with policy HS 4 were actually approved in 2006/07. Only 2 (out of 110) planning permissions for residential development involving such provision were reserved matters approvals relating to development on parts of the GCHQ sites at Benhall and Oakley, where the outline planning approvals and s106 agreements setting out the basis of the affordable housing obligations date back to 1998. The 49 affordable homes approved for these two sites represent only 7.8% of the 626 dwellings granted planning permission in 2006/07. Although this is slightly above the 6% figure for completions, it is still significantly short of the 30% regional target figure.

The Built and Natural Environment

Objective	Encouraging a safe and attractive day and night time environment
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Policies	CP 4 Safe and sustainable living
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Targets	None
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Indicators

- 4.28 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
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Policies	CP 1 Sustainable Development
	CP 3 Sustainable Environment
	CP 4 Safe and Sustainable living
	CP 7 Design

RT 2 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	2006 - 07
Water	0	0	0
Flood defence	0	2 ¹	0

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

4.29 No planning permissions granted this year with relation to the Environment Agency, however currently a planning application is waiting for a decision. This will be updated in next year's AMR.

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

Policies

CP 1 Sustainable Development

CP 2 Sequential Approach to Location of Development

CP 3 Sustainable Environment

CP 6 Mixed Use Development

CO 2 Development Within or Affecting the AONB

CO 6 Development in the Green Belt

HS 2 Housing Density

HS 1 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

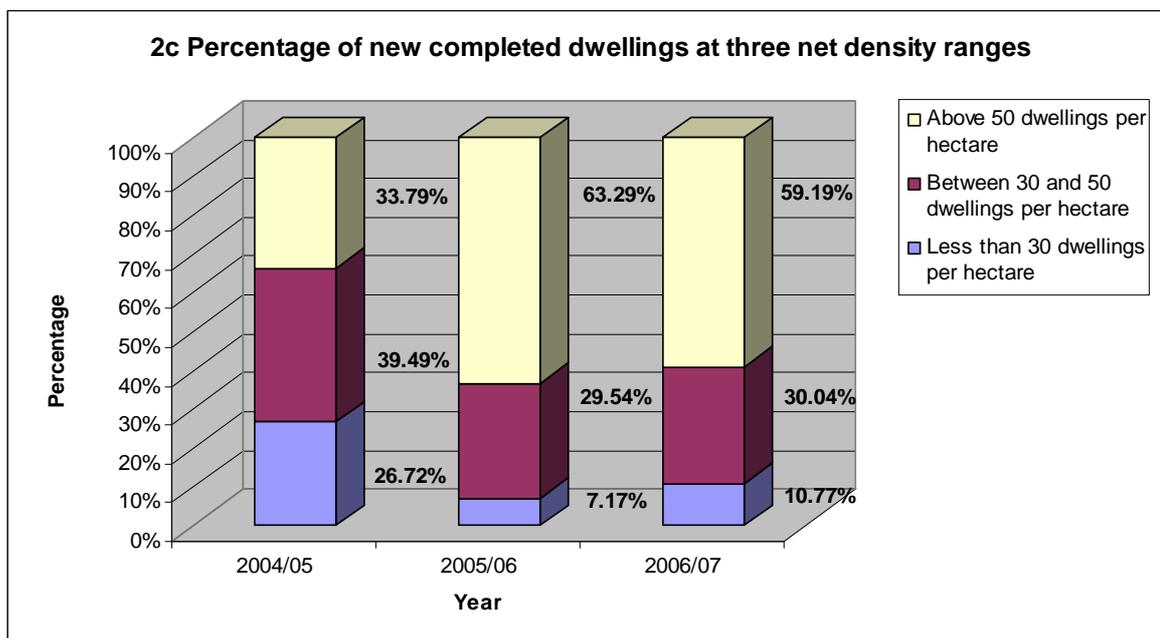
Year	% of total completed development
2004 - 05	Not reported
2005 - 06	100%
2006 - 07	100%

See page 41/42 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%
2006 - 07	90.42%

4.30 Completion on previously developed land is increasing. It is exceeding the 80% target for the period 1991 to 2011 set out in Cheltenham's Local Plan for the third consecutive year. This also exceeds the 60% target on previously developed land, as set out in Planning Policy Statement 3.



4.31 Core output indicator 2C shows that housing development in Cheltenham is making efficient use of land, with 59.19% of dwellings completed during 2006/07 on sites above 50 dwellings per hectare. The above graph illustrates that there has been a slight decrease this year (4.1%) in housing developments for 50+ dwellings per hectare. However, this is still above the 2004/05 figure of 33.79%.

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

Policies	BE 1 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 35 and 41/42

4.32 As shown on page 42, 100% of employment land developed took place on previously developed land, thus avoiding the use of greenfield sites. Also, 90.42% of completed housing development was on previously developed land, which exceeds national and local targets (as explained in paragraph 4.30).

4c. Amount of eligible open spaces managed to green flag award standard		
	2005 - 2006	2006 - 2007
Amount in hectares:	3.15 ha	8.27ha
Percentage of total open space:	15.74%	33.44%

4.33 During 31st April 2006 – 31st March 2007, two sites have been given the green flag award status. Hatherley Park and Naunton Park covers in total 8.27ha, which is 33.44% of the 24.73ha 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 ward status are selected.

4.34 The 33.44% 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. This was mentioned in the previous AMR. However, when liaising with the council’s green environment division it was considered difficult to derive a figure for ‘eligible’ open spaces. Until there is a suitable method to monitor the indicator, the method that has been used to derive at the above figure is considered the most appropriate.

Objective **Protect and improve biodiversity and geodiversity**

Policies	CP 3 Sustainable Environment
	NE 2 Designated Nature Conservation sites
	NE 3 Biodiversity and Geodiversity of Local Importance
	NE 1 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	2006 - 07
(a) change in priority habitats	0	0	0
(b) change in priority species (by type)	0	0	0
(c) change in areas designated for their intrinsic environmental value	0	0	0

2006/07 - NCOI 8 is separated into 3 categories but the questions remain the same.

- 4.35 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).
- 4.36 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.
- 4.37 As mentioned in the previous AMR, 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.
- 4.38 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**

- 4.39 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 the plan details the waste implications of development and waste minimisation (Gloucestershire Waste Local Plan 2002-2012, Chapter 5).
- 4.40 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)
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Policies	CP 3 Sustainable Environment
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Targets	None
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Indicators

- 4.41 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
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Policies	UI 7 Renewable Energy
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Targets	<p>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</p> <p>A minimum of 850 MWe installed generating capacity across the Southwest by 2020 (Draft Regional Spatial Strategy, policy RE1)</p> <p>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)</p> <p>10% of UK electricity from renewable energy sources by 2010 and 20% by 2020 (2007 'Energy White Paper')</p>
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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
2006-07	None	None

- 4.42 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.
- 4.43 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).
- 4.44 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.
- 4.45 Further work is required to explore how renewable installations information can be obtained from installations that do not require planning permission or building regulation approval.
- 4.46 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 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%
2006 - 2007	100%

4.47 The data above indicates that during 2006 – 2007, 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.

4.48 The above 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

	2005 - 2006	2006 - 2007
GP	88%	98%
Hospital	90%	90%
Primary school	100%	100%
Secondary school	98%	98%
Areas of employment	98%	99%
Major retail centre(s)	Data not available	99%

4.49 Gloucestershire County Council’s Research Team has provided the data above by 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.

4.50 There has been an increase to 98% for the amount of new residential developments within 30 minutes public transport time of a GP. This is 10% higher than the previous year. Other services in the table are comparable to 2005/06 with the additional data for Major retail centre(s) which was not recorded last year.

Objective	Reducing health and learning inequalities
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Policies	RC 1 Existing Community Facilities
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Targets	None
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Indicators

4.51 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
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4.52 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 (2007-2010) and the Community Plan (2008 – 2011). 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
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Policies	EM 1 Employment Uses EM 2 Safeguarding of Employment Land PR 2 Land allocated for Mixed Use Development
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Targets	Provide for job growth in the Cheltenham travel to work area: 10,750 jobs by 2026 (Draft Regional Spatial Strategy, policy SR13)
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National core output indicators

1a - 1f. Business Development		
1a	Amount of floorspace developed for employment by type	B1(a) = 1450m ²

		B1(b) = 0 B1(c) = 404m ² B2 = 1084m ² B8 = 336m 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) = 1450m ² B1(b) = 0 B1(c) = 404m ² B2 = 1084m ² B8 = 336m ²
1d	Employment land available by type	B1(a) = 7444m ² B1(b) = 0 B1(c) = 4774m ² B2 = 6858m ² B8 = 9758m ²
1e	Losses of employment land to non employment use	B1(a) = 3414m ² B1(b) = 0 B1(c) = 374m ² B2 = 1786m ² B8 = 2069m ²
1f	Amount of employment land lost to residential development	B1(a) = 789m ² B1(b) = 0 B1(c) = 86m ² B2 = 0m ² B8 = 140m ²

4.53 Between April 1st 2006 and March 31st 2007, 3,274m² of employment floorspace was developed in Cheltenham and these were all developed on previously developed land. The total amount of employment land available where applications have been granted is 28,834m². This is an indication for the amount of future employment developments in Cheltenham. The figures above were gathered from the online employment land monitoring database which was implemented early 2006 by Gloucestershire County Council. Since then employment data has been maintained and updated.

4.54 The table below shows the amount of completed retail, office and leisure developments for the borough and also within the town centre. The data is retracted from the employment land monitoring database as mentioned previously. There has been a substantial increase in local services development this year where 4,796m² was completed compared to 1,560 m² in 2005/06.

4a & 4b. local services		
4a	Amount of completed retail, office and leisure development	B1(a)* = 1450m ² A1 = 2866m ² A2 = 114m ² D2 = 366m ²
4b	Amount of completed retail, office and leisure development in	B1(a) = 795m ²

	town centres	A1 = 94m ² A2 = 114m ² D2 = 366m ²
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* This is the same 1450m² 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

4.55 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**

4.56 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 3 of this AMR assessed whether the timetable and milestones in the 2006 LDS are being achieved. Clearly there have been a number of slippages against the 2006 LDS, notably preparation of the LDF Core Strategy. The revised LDS was approved in October 2007 by GOSW. This will contain revised timetables for preparing LDDs that will make up Cheltenham's LDF. During 2006/07 progress has been made against the revised LDS; a comprehensive programme of consultation throughout summer 2006 for the Core Strategy, work being carried out for the preparation of the Preferred Options document which is due to be out for public consultation in July-August 2008, 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 was the subject of a High Court Challenge. Staff and financial resources have been used to facilitate this have been taken into account in the preparation of the LDS.
- 5.3 In December 2007 Cheltenham Borough Council received notification from the High Court that the claim challenging Cheltenham Borough Local Plan; together with the Councils appeal against the Planning Inspector's decision to grant planning permission at Grovefield way for B1 development have both been discontinued. The effect of the discontinuance of the two High Court claims is that the owners of land at Grovefield Way can now implement the planning permission granted for BI industrial development and for the extension to the Arle court park and ride.

Contextual characteristics

- 5.4 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.
- 5.5 Information that is contained within Section 2 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

- 5.6 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.
- 5.7 Information provided for indicators within this AMR is an improvement from last year. Most parts of the indicators have been completed with a higher level of accuracy. 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.

- 5.8 Despite all national core indicators being reported there were difficulties in gathering data for specific indicators. Further work will be undertaken during 2008 to address these difficulties.
- 5.9 An employment use survey was carried out this year which monitors the amount of offices, retail and leisure developed. The data was then entered into the employment land monitoring database where planning applications associated with offices, retail and leisure are recorded. The database was then used to gather information for the national core indicators (see paragraph 4.53). In order to maintain an up-to-date database, this process will be on an annual basis along with the Residential Land Availability survey.
- 5.10 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 the county's Biodiversity Record Centre, Gloucestershire Centre for Environmental Records (GCER), to establish closer joint working and to confirm the potential availability of data (see paragraph 4.37). However, an appropriate method to monitor the indicator still needs to be decided.
- 5.11 Providing a full account of renewable energy installations within the borough will require further investigation as not all installations require planning permission. A more appropriate way to monitor the renewable energy indicator is required. Development Control officers are expected to notify the Strategic Land Use team when dealing with associated planning applications. Alternatively, encouraging applicants to include details in the proposal, as this way applications related to renewable energy can be searched by using UNI-form. This way if applications were missed out by Development Control officers, searching on UNI-form will be appropriate.
- 5.12 From this AMR it is possible to refer to some key findings from information provided within Section 4.

Housing development

- 5.13 Cheltenham is likely to exceed its target of 7,350 dwellings by 2011, with a potential over provision of 1,143 dwellings based on draft projections. Any over provision will be monitored further, and will inform the preparation of the LDF Core Strategy. The new Strategic Housing Land Availability Assessment (SHLAA) will inform next year's AMR and the housing trajectory will be updated accordingly. Cheltenham currently has a 5 year supply of deliverable housing sites which is demonstrated within the Residential Land Availability report. An explanatory note can be found at:
<http://www.cheltenham.gov.uk/libraries/templates/thefuture.asp?URN=4425&FolderID=0>
- 5.14 The emerging RSS currently sets a requirement for Cheltenham's Strategy area to accommodate 12,500 dwellings over the plan period, further work will be undertaken to consider likely housing completions within the context of the emerging RSS, whilst also recognising that housing provision may increase following the RSS EiP Panel Report. The identification of potential housing sites within the SHLAA will inform the preparation of the Core Strategy and future trajectories.

Affordable housing completions

- 5.15 During 2006/07, there was a substantial increase of 200% (57 dwellings) from the previous year for affordable housing completions. The 84 affordable homes completed during 2006/07 represented 9% of the total 933 net additional dwellings for the monitoring year.
- 5.16 Monitoring the affordable housing completions over a longer period is needed to interpret the performance of policy HS 4, particularly in light of the draft Regional Spatial Strategy's 30% target of all housing developed annually to be affordable.

Employment

- 5.17 During this year's monitoring year, the AMR demonstrates that a greater amount of employment land was developed compared to the previous year (difference of 1,959msq). However, this was with a greater loss (difference of 6,441msq) which contributes further to a loss of employment land provision in the borough, which was reported in last year's AMR.
- 5.18 Cheltenham's Employment Land Review which identifies the future need for employment and commercial land and premises in Cheltenham was completed in July 2007.
- 5.19 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.
Sustainable Community Strategy	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 2007.
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.
Regional Planning Guidance (RPG 10)	Provided by the Secretary of State for Transport, Local Government and the Regions for the South West. Sets a broad development strategy for the period to 2016 and beyond.
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 1st December 2007)

(The LDF Evidence Base can be accessed by the following link:

<http://www.cheltenham.gov.uk/libraries/templates/thefuture.asp?URN=4425&FolderID=0>)

Sustainable Community Strategy 2008 - 2011

The strategy is rooted in the needs and aspirations of those that live and work in Cheltenham. During 2006, the CSP undertook an extensive programme of consultation called Cheltenham 2020 which led to the identification of key challenges and issues for Cheltenham that the CSP needs to tackle. Secondly, over the summer of 2007, it led a programme of consultation on the form and content of the draft strategy in order that there was agreement across all partners and stakeholders about how we work together to respond to the future challenges facing the borough.

The strategy sets out a long-term, sustainable vision for Cheltenham backed up by cross-cutting principles and ambitions. This long term framework will influence all other plans and strategies produced by Cheltenham Strategic Partnership's partner organisations such as the borough council, county council, police, health and care services and our partners in the voluntary and community sector.

The strategy is completed.

Our Cheltenham – Creating Sustainable Communities

The 'Our Cheltenham – Creating Sustainable Communities' event organised by Cheltenham Strategic Partnership and Cheltenham Stronger Communities Partnership was held at Pittville Pump Room on 29th October 2007.

The event combined the launch of Cheltenham's Sustainable Community Strategy, 'Our Future, Our Choice' with the remainder of the day involving the 120 delegates participating in workshops exploring some of the strengths, weaknesses, opportunities and threats that face Cheltenham now and in the future.

For further details, please visit <http://www.cheltenhampartnership.org.uk/eventreport>

Public Consultation 2006 – Issues and Options

Throughout 2006, the council undertook a comprehensive programme of consultation to inform the second version of the community plan (2007-2010) and the Local Development Framework. Recognising that both these documents are going to be critical in shaping the future of the town, there was clear political and officer support for a wide-ranging programme of consultation to ensure that as many local people as possible had the opportunity to influence the outcome.

Public consultation included workshops; household survey; community events; local schools; youth club; pensioners' forum; Cheltenham disability forum; and Parish councils.

The consultation is completed.

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 is completed.

Employment Land Review

In 2005 the Strategic Land Use team and economic development team began work on an employment land review of Cheltenham. This review 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.

Nathaniel Lichfield and Partners were appointed January 2007 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 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 support any future LDF examinations.

The study is completed.

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 review is completed.

Gloucestershire Landscape Character Assessment

The Gloucestershire landscape Character Assessment comprises a landscape character assessment of the Severn Vale, the Upper Thames Valley area and the land on the northern fringe of the Cotswolds AONB within the Vale of Moreton and Vale of Evesham and completes a detailed review of Gloucestershire's landscape character. The purpose of the Gloucestershire Landscape Character Assessment is to observe, analyse, describe and classify these variations and distinctive patterns.

The assessment is completed.

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 study is expected to be completed spring 2008.

Residential Land Availability Survey

This survey is undertaken annually and monitors the availability of land for residential development within Cheltenham borough. The survey monitors the delivery of housing

against the strategic requirement. The base date of the survey is 1st April and covers a 12 month period since the base date of the previous survey.

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 LDF period. The information from the assessment will inform the LDFs 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 winter 2007/08.

Housing Market Assessment

To deliver the policy objectives set out in PPS3, local authorities need to have a good appreciation of housing markets and in order to achieve this PPS 3 requires local authorities to produce Strategic Housing Market Assessments. Strategic Housing Market Assessments seek to derive figures for housing need and demand within local authority areas and determine what this might mean in terms of market and affordable housing provision. It also allows authorities to develop a good understanding of housing markets, particularly in terms of their characteristics and the drivers of market change. Cheltenham forms part of the Gloucestershire Housing Market Assessment and a joint assessment is being undertaken co-ordinated by Gloucestershire County Council.

The Housing Market Assessment is expected to be completed winter 2007/08.

Transport Modelling

Strategic sites identified via the comparative site assessment will be subject to further analysis via transport modelling.

Transport modelling work is ongoing.

Development and Community Planning Research Project

A joint research project funded by Cheltenham Borough Council, Gloucestershire Housing Association and Gloucestershire Primary Care Trust to research the broader requirements of new developments, including health, leisure, police, community, allotments, green infrastructure, economic and social facilities, reflecting the issues highlighted by the communities of Cheltenham in consultation work undertaken summer 2006. The project will also consider the requirements of adjacent areas and existing communities. This will inform Cheltenham and Tewkesbury's LDF to support new growth over the next 20 years.

Discussion is ongoing with a range of stakeholders. The tender process is expected to be completed winter 2007/08.

Green Space Strategy

The primary project objectives of the green space strategy include

- review of allotment strategy – completed
- a quantitative assessment and mapping of green spaces and outdoor recreational and sporting facilities in the borough, in accordance with the guidelines set out in PPG 17 – completed
- a borough-wide biodiversity audit 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 biodiversity audit is expected to be completed early 2008.
- a qualitative assessment of the parks and open spaces using the Green Flag standard as a recognised benchmark of quality for comparison – completed
 - a needs analysis of play space development across the borough – to be completed by end 2007
 - a tree strategy – to be completed by end 2007
 - an internal policy and service review, utilising the information from the above activities and from the outcome of the work undertaken by Overview and Scrutiny (Environment) Committee's green spaces working group, in order to improve service delivery – to be completed summer 2007

Part completed remainder expected to be completed by end 2007/ early 2008.

Strategic Flood Risk Assessment

A Gloucestershire wide SFRA is being undertaken.

The SFRA is expected to be completed spring 2008.

Strategic Environmental Assessment/Sustainability Appraisal

Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA) is a process designed to ensure that significant environmental effects arising from proposed plans and programmes and reasonable alternatives are identified, assessed, subjected to public participation, taken into account by decision-makers, and monitored.

SEA/SA process forms an integral part of the preparation of Cheltenham's LDF. It is an iterative process. Relevant documents are available via the Council's website, these are however subject to change as information is regularly updated and reviewed.

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.

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 2006-07

1a - 1f: Business Development

1a	Amount of floorspace developed for employment by type	B1(a) = 1450m ² B1(b) = 0 B1(c) = 404m ² B2 = 1084m ² B8 = 336m 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) = 1450m ² B1(b) = 0 B1(c) = 404m ² B2 = 1084m ² B8 = 336m ²
1d	Employment land available by type	B1(a) = 7444m ² B1(b) = 0 B1(c) = 4774m ² B2 = 6858m ² B8 = 9758m ²
1e	Losses of employment land to non employment use	B1(a) = 3414m ² B1(b) = 0 B1(c) = 374m ² B2 = 1786m ² B8 = 2069m ²
1f	Amount of employment land lost to residential development	B1(a) = 789m ² B1(b) = 0 B1(c) = 86m ² B2 = 0 B8 = 140m ²

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	5,931
(ii)	net additional dwellings for the current year	933 1012 (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	3,495
(iv)	the annual net additional dwelling requirement	368 ¹
(v)	annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	334 ²

¹ Gloucestershire Structure Plan Second Review requires an annual average of 368 additional dwellings

² A net 5,931 dwellings have been completed in the Borough during 2006/07 and, therefore a requirement for the completion of a further 1419 dwellings during the remaining 4¼ years of the structure plan period. This represents an annual average of 334.

2b. Percentage of new and converted dwellings on previously developed land
90.42%

2c. Percentage of new dwellings completed at:	No. of gross completions	% of total gross completions
(i) less than 30 dwellings per hectare	109	10.77%
(ii) between 30 and 50 dwellings per hectare	304	30.04%
(iii) above 50 dwellings per hectare	599	59.19%

2d. Affordable housing completions	No. of completions
Wholly funded through registered social landlord and or local authorities	24 ¹
Wholly funded through developer contribution	60 ²
Funded through a mix of public subsidy and developer contribution	0
Total affordable housing completions	84

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	98%
Hospital	90%
Primary school	100%
Secondary school	98%
Areas of employment	99%
Major retail centre(s)	99%

4a – 4c: Local Services

4a & 4b. Retail, office and leisure development		
4a	Amount of completed retail, office and leisure development	B1(a) = 1450m ² * A1 = 2866m ²

		A2 = 114m ² D2 = 366m ²
4b	Amount of completed retail, office and leisure development in town centres	B1(a) = 795m ² A1 = 94m ² A2 = 114m ² D2 = 366m ²

4c. Amount of eligible open spaces managed to green flag award standard	
Amount in hectares:	8.27ha
Percentage of total open space:	33.44%

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:	0

8: Biodiversity

8. Changes in biodiversity	
Change in areas and populations of biodiversity importance, including:	hectares
(a) change in priority habitats	0
(b) change in priority species (by type)	0
(c) change in areas designated for their intrinsic environmental value	0

9: Renewable Energy

9. Renewable Energy capacity installed by type	
Type	Megawatts
NONE	

Appendix 5 – 2006/07 Completions and Losses

Completions

Site Ref	App No.	Date	Address	Site Description	Completions
ALS0124	05/01314/FUL	27/10/2005	Keynsham Bank/ rear of 62 London Road	Proposed chalet bungalow to rear of 62 London Road	1
ALS1043	01/01306/FUL	07/05/2002	St Lukes Garage St Lukes Road	Redevelopment of garages by four dwellings	4
ALS1075	04/01880/FUL	29/12/2004	99 Hewlett Road	Conversion of house into 3 flats along with second floor extension to rear wing	3
ALS1081	05/01382/COU	27/10/2005	63A High Street	C/U of single apartment in multiple occupation to 4 self contained apartments	4
ALS1082	05/01406/COU	04/11/2005	36-38 St. James Street	C/U of existing dwelling with attached shop/workshop to provide 4 apartments and shop unit	4
ALS1085	05/01916/FUL	09/02/2006	Brougham Cottage 4 Oxford Street	Conversion of basement to self contained flat	1
ALS1088	06/01519/FUL	14/11/2006	14 Gloucester Place	Sub-division of house into two dwellings (sub); basement level into a separate flat, whilst the two upper floors shall be used as one dwelling	2
ALS1089	06/01732/LBC	18/01/2007	1 Hewlett Road	Change of use of part of ground floor and basement and extension to existing Listed Building to provide a studio apartment and one bedroom dwelling	2
BAT1014	04/01172/FUL	26/08/2004	Land adj. Russell Arms Hales Road	1 new house at land adjoining Russell Arms	1
BAT1017	05/01161/FUL	19/09/2005	1 Priors Road	Demolition of dwelling and construction of 4 new dwellings	4
BAT1020	05/01176/FUL	15/09/2005	49 Ryeworth Road	Proposed new four bedroom house	1
BAT1021	05/01403/FUL	04/11/2005	Land Adjoining Charlecote Oakley Road	Construction of 5 bedroom detached house with a double detached garage	1
CHK1048	04/00490/FUL	22/04/2004	5 Ryeworth Road	Redevelopment involving demolition of existing dwelling and erection of 5 no dwellings	5
PIT1004	06/00380/REM 06/00352/REM	25/05/2006	GCHQ Oakley	Applications By Laing Homes & George Wimpey: Residential development for Phase 1 consisting of 103 dwellings (approval of matters reserved by Outline Permission CB11954/43 as amended by permissions reference CB11954/55 and 01/00637/CONDIT). An additional	63
BTR1003	04/01583/FUL	09/11/2004	75 Granley Road	Proposed two storey semi-detached new dwelling	1
HAT1012	06/00711/COU	07/07/2006	416 Gloucester Road	Conversion of basement to single bedroom apartment. Previous application 06/00215/FUL was for 2 self-contained flats (1 beds) making a total of 3 flats	3
CHK0129	05/01623/REM	16/12/2005	Land opposite Balcarras House	Erection of a detached house (GF)	1

Site Ref	App No.	Date	Address	Site Description	Completions
CHK1049	05/01173/FUL	13/12/2005	233-235 Cirencester Road	Proposed residential development consisting of 6no. apartments and 6no. dwelling houses	12
CHK1051	05/01702/FUL	16/01/2006	289 Cirencester Road	Replacement of existing dwelling with a pair of semi-detached dwellings	2
CHP1009	04/00830/FUL	29/07/2004	College Gate Argyll Road	Construction of 5no. new dwellings	5
CHP1011	05/00282/FUL	05/04/2005	97 London Road	Subdivision of house to 4 apartments. Rear extension (partially retrospective)	4
CHP1013	05/00981/FUL	21/07/2005	26 Bafford Lane	Demolition of detached house and garage, erection of 2 no. detached houses with garages	2
CHP1016	05/01785/FUL	19/01/2006	Land To Rear Of 18 19 And 20 Greenhills Road	Erection of 5no. detached dwellings with integral garages and vehicular access plus 1no. detached garage	5
CHP1017	05/01674/FUL	22/12/2005	83 Charlton Lane	Demolition of existing bungalow and garages and erection of a pair of semi detached dwellings	2
COL1005	04/01334/FUL	16/09/2004	6 College Lawn	C/U of outbuilding to 1 dwelling	1
COL1048	05/00708/COU	14/06/2005	2 Fairfield Parade	Sub-division of existing dwelling to create two separate dwellings	2
HEW1001.A	05/00926/REM	21/07/2005	North Court - GCHQ Benhall	Erection of 103 dwellings (including affordable housing) and public open space (OR). Formerly HEW1001.R1	87
HEW1001.E	05/01509/REM	20/12/2005	South Court - GCHQ Benhall	135 dwellings (including affordable housing) and public open space	50
HEW1012	03/01172/FUL	29/07/2004	Amoco Service Station Princess Elizabeth Way	Redevelopment of petrol filling station by 15 flats	15
HEW1013	04/01850/FUL	16/12/2004	India House And Pakistan House Marsland Road	Construction of 37 no houses comprising 14 no 2B 4P, 21 no 3B 5P and 2 no 4B 7P units	18
HEW1014	06/01522/FUL	24/11/2006	22 Barbridge Road	Sub-division of house to create two separate dwellings	2
LAN1080	03/00475/COU	21/05/2003	95 St. George's Road	C/U from residential care home to 10 flats	5
LAN1084	04/02015/FUL	09/02/2005	St James' House (South) Jessop Avenue	24 apartments and undercroft parking	24
LAN1088	03/00517/FUL	22/05/2003	45 Montpellier Terrace	Subdivision of basement to 1 flat	1
LAN1093	03/01912/COU	19/02/2004	30 Queen's Road	Subdivision of house + 2 flats to 5 flats	5
LAN1094	04/00929/FUL	06/04/2005	Pentire/Rigi Western Road	Redevelopment of 2 semi-detached houses by 15 flats	15

Site Ref	App No.	Date	Address	Site Description	Completions
LAN1102	03/01624/FUL	27/04/2005	Honeybourne Way	Residential apartments and associated parking (140 flats)	142
LAN1104	04/00927/COU	29/07/2004	30 Clarence Street	C/U from retail storage to 1 flat	1
LAN1108	05/00016/COU	04/03/2005	Blake House Knapp Road	Conversion of existing building into 4no. self contained 1-bed flats	4
LAN1109	04/02171/COU	16/02/2005	Prospect House Parabola Road	C/U of ground floor, first floor and second floor to residential use (from offices B1) retaining basement as offices (B1)	3
LAN1110	05/00114/COU	18/03/2005	51 St. Georges Place	C/U from offices to 4no. apartments	4
LAN1112	05/00551/COU	31/05/2005	7 St Georges Terrace St James Square	C/U of existing offices over three floors back to single residential dwelling	1
LAN1113	05/00553/FUL	01/06/2005	6 St Georges Terrace St. James Square	C/U of existing offices over three floors back to single residential dwelling	1
LAN1116	05/01244/FUL	06/10/2005	23 Montpellier Terrace	Convert single house to 3no. self-contained apartments	3
LAN1118	05/01481/COU	24/11/2005	Abbeyholme Stables Lansdown Crescent Lane	C/U to 2 no. live/work units from light industrial	2
LAN1119	05/00200/FUL	06/09/2005	Chapel House Royal Well Lane	Proposed erection of pair of semi detached dwellings following demolition of existing building	2
LAN1120	05/01867/COU	16/02/2006	Rear Of 25 Lansdown Place	Demolition of existing garage/workshop. Construction of studio dwelling	1
LAN1130	05/01947/COU	21/02/2006	23 Imperial Square	Change of use, ground floor from hair salon (use class A1) to residential (use class C3), basement from financial and professional (use class A2) to offices (use class B1).	1
OAK1007	05/00984/FUL	26/08/2005	54 Whaddon Road And Domay Wymans Road	Construction of 3 no. terraced houses and 4 no. apartments in two storey block involving demolition of existing dwellings	7
PAR0154	05/01591/COU	09/12/2005	Montpellier House 4 Suffolk Place	Subdivision of two storey apartment to two apartments	2
PAR1047	04/01129/FUL	14/02/2005	33 Shurdington Road & adjacent garage	C/U from pub(with 2 flats)and vacant motor repair garage to form 2 apartment buildings of 23 flats	23
PAR1049	01/01098/FUL	06/02/2002	Land r/o 12 Tivoli Road	1 new house	1
PAR1073	03/00544/FUL	10/06/2003	Rear of Imperial House Lypiatt Road	Redevelopment of office by 4 new dwellings	4
PAR1074	03/00922/FUL	31/07/2003	45 The Park	Redevelopment of 1 house by 1 house	1
PAR1080	04/00818/FUL	01/07/2004	103 The Park	Redevelopment of 1 house by 2 houses	2
PAR1086	04/01586/FUL	26/11/2004	Balcontan House Tryes Road	Conversion of existing annexe from one bedroom flat over 3 garages to three bedroom dwelling with one integral garage	1
PAR1089	05/01687/COU	17/01/2006	Imperial House Lypiatt Road	C/U from office accommodation to 7no. residential apartments (revised scheme 04/01934/COU).	7

Site Ref	App No.	Date	Address	Site Description	Completions
PAR1091	05/00428/FUL	21/04/2005	Land adj. St James Primary School	Proposed erection of 23 no. residential dwellings with associated new access road	23
PAR1093	05/01127/COU	02/09/2005	2 Suffolk Road	Change of use part ground floor to retail (class A1), basement area to office use (class A2 and B1), first floor to a one bedroom flat and installation of shopfront	1
PAR1094	05/01264/FUL	21/10/2005	14 Gratton Street	Change of use of basement into a self-contained flat including new access to the front	1
PAR1096	05/01362/COU	21/10/2005	5 Painswick Road	Subdivision of existing dwelling into three self-contained flats including internal and external alterations	3
PAR1098	06/00067/FUL	10/03/2006	13/14 Suffolk Street	Demolish existing betting office and first floor flat, erect 5 no. single bedroom flats	5
PAR1099	06/00014/COU	15/02/2006	The Bakery Bakehouse Lane	Change of use of former bakery building into dwelling involving alterations and first floor extension	1
PAR1102	06/01023/FUL	22/08/2006	Land Adjacent To 18 Commercial Street	Erection of new dwelling	1
PIT1018	00/01535/FUL	09/05/2001	2 Pittville Crescent	Subdivision of house into 4 flats	1
PIT1032	02/01264/COU	07/10/2005	98 Winchcombe Street	C/U to form restaurant at ground floor; staff accommodation at first floor level; and open market residential accommodation at second floor level	1
PIT1038	05/00967/FUL	03/08/2005	Land between 11 and Little Evesham House	Erection of 24 flats with car parking (resubmission of previous schemes)	24
PIT1040	04/00393/FUL	22/04/2004	Temple House Windsor Street	Redevelopment of employment site with 11 dwellings	3
PIT1043	04/00464/FUL	27/05/2004	30 Albert Place	Subdivision of bedsits to 4 flats	4
PIT1046	04/01860/COU	16/12/2004	31-39 Portland Street	One flat to two flats at second floor level	2
PIT1047	05/01325/FUL	15/11/2005	Anchor House Warwick Place	Redevelopment of Warwick Buildings from use class B2 to mixed use B1 and 10 apartments	10
PIT1061	06/00516/COU	26/05/2006	12A Evesham Road	Change of use from residential outbuilding last used for storage (class B8) to residential dwelling (class C3)	1
SPA1042	04/01320/FUL	21/10/2004	Millennium Restaurant Portland Street	Redevelopment of restaurant and 1 flat by 24 flats	24

Site Ref	App No.	Date	Address	Site Description	Completions
PRE1021	05/01238/FUL	20/10/2005	Leopold's Bakery Chiltern Road	5no. one bedroom apartments and 5no. two bedroom apartments (part amendment to application 04/00734/FUL - 10 no. one bedroom apartments)	10
PRE1031	06/00008/FUL	20/04/2006	24 New Barn Close	Conversion of garage and existing annex to new dwelling.	1
LAN1042	99/50468/FUL	04/07/2000	81 Roman Road	New dwelling (Coach House)	1
STM1010	01/00824/FUL	26/07/2001	38 Griffiths Avenue	Revised application for the construction of a 1 bed bungalow	1
STM1011	05/01749/REM	16/02/2006	23 Oldfield Crescent/39 Griffiths Avenue	Construction of residential development comprising two pairs of semi-detached dwellings, three storey terrace comprising 4no. townhouses and 5no. apartments with associated car parking	13
STM1020	05/00299/COU 04/00300/FUL	21/04/2005 22/04/2004	22 Libertus Road	Conversion of retirement home to form 6 apartments	5
STM1021	04/00747/FUL	01/07/2004	South Lawn 1 Church Road	Subdivision of basement to 1 flat	1
STM1022	04/01359/FUL	24/02/2006	The White House Fairmount Road	Demolition of house, redevelopment by 6 x 2 bed apartments and 2 x 2 bed dwellings	8
STM1028	05/01191/COU	29/09/2005	251 Gloucester Road	C/U of first floor to residential	1
STM1029	05/01487/FUL	17/11/2005	Land to the rear of 16 Libertus Road	Construction of a pair of semi- detached two-storey dwellings with associated car parking	2
STM1030	06/00576/FUL	18/08/2006	77 Rowanfield Road	Demolition of existing house, erection of 2 No. two bedroom apartments, 8 No. three bedroom houses and 2 No. four bedroom houses and associated works	2
STM1031	05/01290/REM	20/12/2005	Land At 39 - 49 Roman Road	Demolition of existing buildings and erection of 13no. 1 bed apartments with car parking	13
STM1033	06/01160/FUL	28/09/2006	206 Alstone Lane	Demolition of existing property and construction of 2 x 3bed semi- detached dwellings	2
STM1036	06/01056/COU	21/08/2006	296 Gloucester Road	Change of use of single storey wing to create separate 2 bedroom apartment	1
SPA1034.1	03/00607/FUL	22/12/2003	Whitbread Brewery (Henrietta Street)	10 additional flats (OR) part of mixed use development	10
SPA1103	03/00254/FUL	02/03/2005	13A St. George's Street	Redevelopment of garage/workshop by 3 flats	3
SPA1112	04/00467/DEEM4	22/04/2004	Land adj. 64 St Paul's Street North	1 new house	1
SPA1115	04/01423/FUL	16/09/2004	Land at Oxford Passage	9 flats to be developed in combination with 03/00607/FUL	9
SPA1117	04/01369/FUL	16/09/2004	Land to rear 6 St Pauls Street North	Erection of 1 new dwelling	1
SPA1119	05/00051/FUL	10/03/2005	Land To Rear Of 1 Hanover Street	Proposed 9no flats, 2 storey construction with pitched roofs	9
SPA1120	04/01887/FUL	16/12/2004	Gosditch House Malthouse Lane	Erection of three terraced dwellings and conversion of existing dwelling into three one-bedroom flats	6
SPA1126	05/01914/FUL	10/02/2006	Land To The Rear Of 31 & 32 Marle Hill Parade / Wellesley Road	Erection of 2 no. 2 bedroom houses	2
SPA1129	06/00296/FUL	21/04/2006	Corner Plot Between 11 Elmfield Road And 1 Elmfield Avenue	Erection of detached dwelling	1

Site Ref	App No.	Date	Address	Site Description	Completions
SPE1038	05/00696/FUL	17/06/2005	Land r/o 57 Burton Street (fronting onto Park Street)	New dwelling to land at rear of 57 Burton Street	1
SPE1039	05/00920/COU	02/08/2005	119 St. Georges Road	Conversion of single dwelling into 3 flats	3
SPE1040	06/01599/FUL	15/01/2007	139A Gloucester Road	Erection of a two bedroom bungalow with parking facility	1
SPE1041	05/01526/COU	30/11/2005	108 Arle Road	Subdivision of existing house into 2no. 1 bed flats	2
SPE1042	06/01054/COU	02/10/2006	Land adjacent to 125 Alstone Lane	Change of use from dwelling to House in Multiple Occupation	1
SPE1046	06/00403/COU	19/06/2006	71 New Street	C/U of existing industrial unit into two back to back dwellings	2
HEW1006	05/01379/REM	14/10/2005	Arle Computer Centre	Redevelopment of computer centre by 202 houses, including 37 for shared ownership and 37 for rent. Associated applications: 02/00057/REM for 141 dwellings; 03/00358/REM for 13 dwellings; 04/01182/REM for 112 dwellings; 05/00523/REM for 12 dwellings; 05/01379/REM for 16 dwellings.	67
SPR1005	05/01119/FUL	25/01/2006	Former Allotments At Welch Road/Howell Road	Demolition of 1,2 and 4 Bodnam Road, construction of residential development comprising 76 dwellings on former allotment	39
SWV1013	05/00101/FUL	08/06/2005	Land/Garages Opposite 34 Queen Street	Proposed erection of 4 no. 2 storey residential units to Queen Street	4
SWV1015	06/00572/COU	14/07/2006	Delhiville Waterloo Street	Conversion of existing house into two flats	2
HAT1009	03/01136/FUL	04/09/2003	Land Between 19 & 20 Grasmere Road	Erection of 2 No : two storey three bedroom houses	2
TOTAL					1012

Losses

Site Ref	App No.	Date	Address	Site Description	Losses During Year
ALS1075	04/01880/FUL	29/12/2004	99 Hewlett Road	Conversion of house into 3 flats along with second floor extension to rear wing (Sub)	1
ALS1079	05/00880/COU	10/08/2005	78 Hales Road	C/U from domestic dwelling to chiropractic clinic	1
CHP1011	05/00282/FUL	05/04/2005	97 London Road	Subdivision of house to 4 apartments. Rear extension (partially retrospective)	1
CHP1013	05/00981/FUL	21/07/2005	26 Bafford Lane	Demolition of detached house and garage, erection of 2 no. detached houses with garages (RR)	1
CHP1017	05/01674/FUL	22/12/2005	83 Charlton Lane	Demolition of existing bungalow and garages and erection of a pair of semi detached dwellings (RR)	1
HEW1013	04/01850/FUL	16/12/2004	India House And Pakistan House, Marsland Road	Construction of 37 no houses comprising 14 no 2B 4P, 21 no 3B 5P and 2 no 4B 7P units (RR).	43
HEW1014	06/01522/FUL	24/11/2006	22 Barbridge Road	Sub-division of house to create two separate dwellings	1

Site Ref	App No.	Date	Address	Site Description	Losses During Year
LAN1093	03/01912/COU	19/02/2004	30 Queen's Road	Subdivision of house + 2 flats to 5 flats.	3
LAN1094	04/00929/FUL	06/04/2005	Pentire/Rigi, Western Road	Redevelopment of 2 semi-detached houses by 15 flats	2
LAN1116	05/01244/FUL	06/10/2005	23 Montpellier Terrace	convert single house to 3no. self-contained apartments (Sub).	1
LAN1122	05/01943/COU	27/03/2006	117A St. Georges Road	Demolition of existing house to accommodate the temporary stationing of a sales and marketing suite in connection with the adjacent Crosbie Homes apartment development (C/U).	1
OAK1007	05/00984/FUL	26/08/2005	54 Whaddon Road And Domay Wymans Road	Construction of 3 no. terraced houses and 4 no. apartments in two storey block involving demolition of existing dwellings (RR).	2
PAR0154	05/01591/COU	09/12/2005	Montpellier House 4 Suffolk Place	Subdivision of two storey apartment to two apartments.	1
PAR1074	03/00922/FUL	31/07/2003	45 The Park	Redevelopment of 1 house by 1 house (RR).	1
PAR1080	04/00818/FUL	01/07/2004	103 The Park	Redevelopment of 1 house by 2 houses (RR).	1
PAR1086	04/01586/FUL	26/11/2004	Balcotan House, Tryes Road	Conversion of existing annexe from one bedroom flat over 3 garages to three a bedroom dwelling with one integral garage.	1
PAR1096	05/01362/COU	21/10/2005	5 Painswick Road	Subdivision of existing dwelling into three self-contained flats including internal and external alterations.	1
PIT1038	05/00967/FUL	03/08/2005	Land between 11 and Little Evesham House	Erection of 24 flats with car parking (resubmission of previous schemes, 01/01345/FUL and 01/01640/OUT).	3
STM1011	05/01749/REM	16/02/2006	23 Oldfield Crescent/39 Griffiths Avenue	Construction of residential development comprising two pairs of semi-detached dwellings, three storey terrace comprising 4no. townhouses and 5no. apartments with associated car parking	3
STM1018	05/00172/COU	22/03/2005	Beechcroft Lodge, 295 Gloucester Road	C/U from bed and breakfast (use class C1) and 3 residential apartments (use class C3) to a residential care home (use class C2).	3
STM1022	04/01359/FUL	24/02/2006	The White House, Fairmount Road	Demolition of house, redevelopment by 6 x 2 bed apartments and 2 x 2 bed dwellings (RR)	1
STM1033	06/01160/FUL	28/09/2006	206 Alstone Lane	Demolition of existing property and construction of 2 x 3bed semi-detached dwellings (RR)	1
SPA1120	04/01887/FUL	16/12/2004	Gosditch House, Malthouse Lane	Erection of three terraced dwellings and conversion of existing dwelling into three one-bedroom flats (Infill:3; RR:3)	1
SPE1039	05/00920/COU	02/08/2005	119 St. Georges Road	Conversion of single dwelling into 3 flats (Sub)	1
SPE1041	05/01526/COU	30/11/2005	108 Arle Road	Subdivision of existing house into 2no. 1 bed flats.	1
SPE1042	06/01054/COU	02/10/2006	Land adjacent to 125 Alstone Lane	Change of use from dwelling to House in Multiple Occupation.	1
SWV1015	06/00572/COU	14/07/2006	Delhiville, Waterloo Street	Conversion of existing house into two flats (sub)	1
TOTAL					79

Gross Completions	1012
Gross Losses	79
Net Completions	933