

CHELTENHAM

Local development framework

Annual Monitoring Report

• **DECEMBER 2009**

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Executive Summary

This is the fifth Annual Monitoring Report (AMR) to be prepared by Cheltenham Borough Council since they were introduced by the Planning and Compulsory Purchase Act 2004. This report covers the period 1st April 2008 – 31st March 2009 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 by which the performance and effects of Cheltenham's LDF 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 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 2009 LDS. Pre-production of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) has been completed and a public consultation on the Issues and Key Questions document began on Monday 23rd November 2009 and will run until Monday 1st February 2010. This is supported by an ongoing development of a robust evidence base.

There is no longer a requirement to include Supplementary Planning Documents (SPD) within the LDS and therefore progress on SPD is not included within this AMR. This year's AMR monitors the preparation of the LDF against the 2009 LDS that was approved on 17th November 2009.

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 also 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 policies within 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. Performance against these indicators is 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 undertaken. 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 2004 Act introduced a new planning system to manage and control development. This new planning system replaces the existing system of local, structure and unitary development plans with Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF). Cheltenham Borough Council's Local Plan has been saved as part of the LDF but its policies will be gradually replaced.
- 1.3 Cheltenham's LDF will provide a portfolio of Local Development Documents (LDD) that will collectively provide a spatial strategy for the Borough. However, the 2004 Act provided interim measures to assist those local authorities that were well advanced with the preparation of Local Plans. These interim measures provided for Local Plans once adopted to be saved - initially for three years, although policies within the Local Plan have since been "saved" until they are replaced by new policies in the LDF. This AMR therefore relates to both the emerging LDF and saved policies of the Local Plan (see page 12).
- 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 revised LDS was approved in November 2009 by Government for the South West (GOSW). Please note that - in response to changes in the regulations about what needs to be included in an LDS - the timetable no longer includes Supplementary Planning Documents.

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 AMR covers the period 1st April 2008 - 31st March 2009. 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 are not fully addressed in this AMR due to being at an early stage of preparing the Joint Core Strategy. 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 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.
- 1.11 The 2004 Act and Regulation 48¹ require 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.
- 1.12 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.
- 1.13 **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

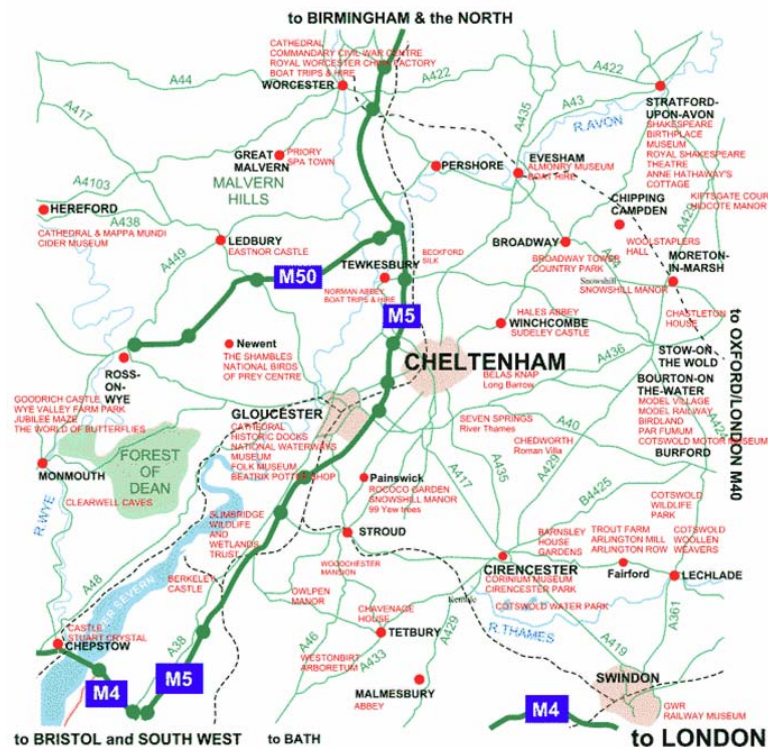
- 1.15 To ensure there is effective monitoring of policy implementation Section 4 of the AMR contains appropriate indicators against which to monitor actual progress. There is an objectives led approach to LDF monitoring that in turn guides the selection and measurement of meaningful indicators and targets.
- 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 its "saved" Local Plan and emerging policies within the LDF.
- 1.18 The 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. All policies, following adoption of the Local Plan, were initially "saved" for 3 years under the transitional arrangements set out in the 2004 Act. However, Cheltenham Borough Council applied to the Secretary of State to extend the saved policies beyond July 2009 and, under powers given by the Act 2004, the Secretary of State has directed that all of Cheltenham Borough Council's Local Plan policies remain "saved" until they are replaced by new policies in the LDF. Future AMRs will include schedules of Local Plan policies that have been deleted or replaced by new policies.
- 1.20 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.



Source: Cheltenham Borough Council

- 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 the period 2008 - 2011 and sets out the key challenges and priorities for the borough. It also sets out the social, environmental and economic circumstances that exist within Cheltenham. The Strategy provides a context for the borough and alongside preparation of DPDs will inform the choice of contextual indicators.

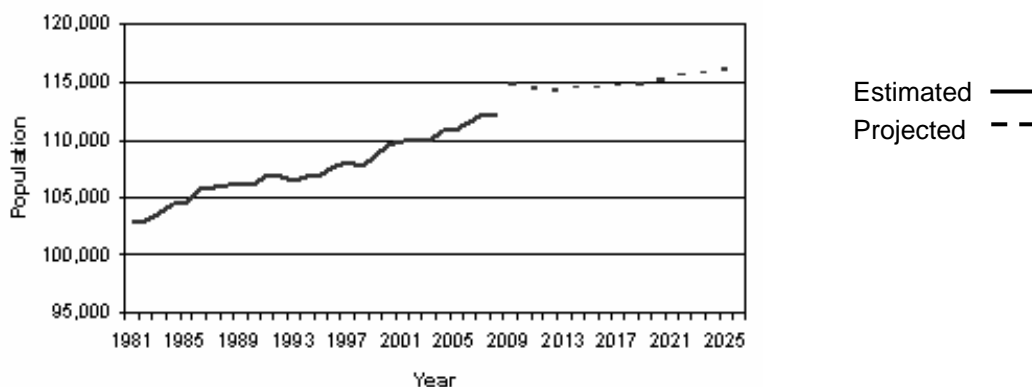
⁴ ODPM (March 2005) Local Development Framework Monitoring: A Good Practice Guide, Section 4

- 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 Core Strategy (now Joint Core Strategy) to ensure that the LDF will fully reflect the vision and objectives drawn by the community that it serves. As the Joint Core Strategy is still at an early stage of preparation, this AMR does not refer to a definitive set of contextual indicators. An Issues and Key Questions consultation on the Joint Core Strategy started in November 2009 for the period of 10 weeks. This is the first stage in producing the Joint Core Strategy.
- 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 112,000 (ONS 2008 mid-year estimates), a slight decrease from the previous year (112,300). As the graph below illustrates, the population is projected to increase to approximately 116,415 by 2026.⁵

Graph 1: Cheltenham Population 1981 - 2026



- 2.9 The population of Cheltenham has a slightly higher female population (57,100 females and 54,900 males). Age group numbers for all persons in 2008 are shown in Table 1.

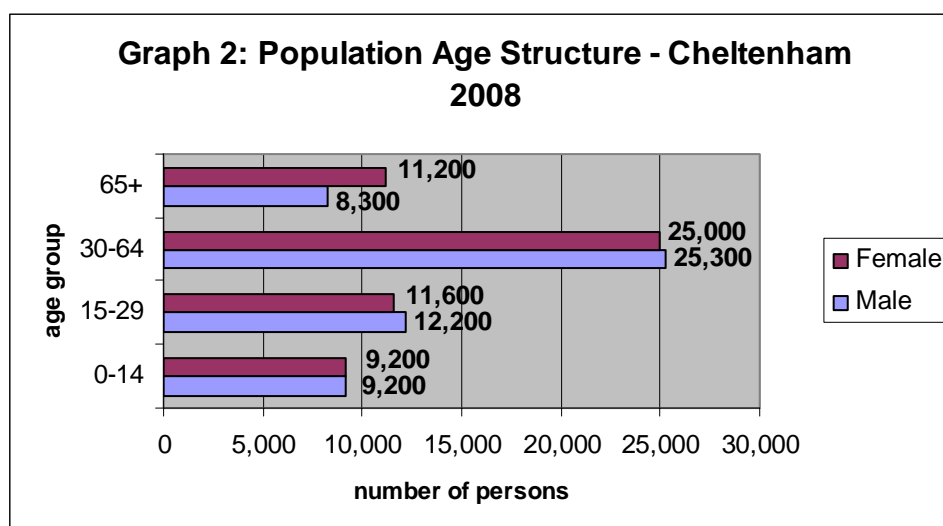
⁵ ONS estimates (mid-1981 to mid-2008) and Gloucestershire Local Projections, 2008. Data from South West Intelligence, <http://www.southwestid.org.uk/index.do> The Measurement Unit is Count (thousands), and all figures have been rounded to the nearest 100 persons.

Table 1: Age structure in Cheltenham

Age Group	No. of People
0-14	18,400
15-29	23,700
30-64	50,500
65+	19,500

Source: ONS 2008 mid-year estimates

2.10 From the 2008 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 15 - 29 was slightly above at 21.16% compared with South West's 18.36% and England's 20.03%.⁶ Other minor differences are that Cheltenham has a slightly lower population of both 0-14 and 30 – 64 year olds. Although there have been an increase from the previous year. The proportion of people over retirement age in Cheltenham is 17.41%; working age people (16-64yrs) is 66.25%; and children (under 15yrs) at 16.43% of the population. See Graph 2.



Source: Population Age Structure by quinary age group and sex (ONS 2008-based)

2.11 The South West region is the most rural of the English regions. This is due to the high percentage of people living in rural areas, which led to a low 2.19 people per hectare with the national average being 3.95. However, the population of Cheltenham has a density of 23.83 people per hectare and Gloucester at 28.12 people per hectare, which is reasonably high compared to the South West and the national average.⁷ As a result Gloucester and Cheltenham have, respectively, 4th and 6th highest densities of the 37 South West unitaries and districts.

⁶ 2008 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 Mid Year Estimates 2008 / ONS Census 2001 Area data.

Crime

Table 2: Crime rates

	Cheltenham	South West	England/Wales
Total number of offences 2008/09	6,625	217,722	2,677,660
Total number of offences 2007/08	6,893	237,602	2,885,979
Total number of offences 2006/07	8,522	438,031	3,242,415
Total number of offences 2005/06	8,076	433,376	3,302,307
Offences per 1000 population 2008/09	59	42	50
Offences per 1000 population 2007/08	62	46	54
Offences per 1000 population 2006/07	76	86	61
Offences per 1000 population 2005/06	73	86	63

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

2.12 Table 2 shows that the rate of offences in Cheltenham has continued to fall but it still remains above regional and national levels. 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 in daylight and at night have increased since the previous year but still remains below the county level, see Table 3.

Table 3: Fear of crime

Fear of Crime - Perception of safety in daylight and at night	Daylight (%)	Night (%)
Cheltenham 2009	91.5	51.4
Cheltenham 2008	92.5	44
Cheltenham 2007	89.7	42.5
County 2009	92.28	60.12
County 2008	93	51
County 2007	91.3	50.1

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

2.13 Table 4 shows the number of Anti-Social Behaviour Orders in the borough. The Anti-Social Behaviour Team (Police and Cheltenham Borough Council staff) within the Community Safety Unit continue to deal with individuals involved in incidents of anti-social behaviour across the borough and co-ordinate action agreed by the Anti-Social Behaviour Working Group including interventions and enforcement.

Table 4: Anti-Social Behaviour Orders

Type	Number of people
Number of Anti-Social Behaviour Orders in place	15
Number of Anti-Social Behaviour Orders applications pending	2
Number of Anti-Social Behaviour Orders in process of preparation	3
Number of Acceptable Behaviour Contracts in place	7

Source: Cheltenham's Anti-Social Behaviour Team, Dec 2009

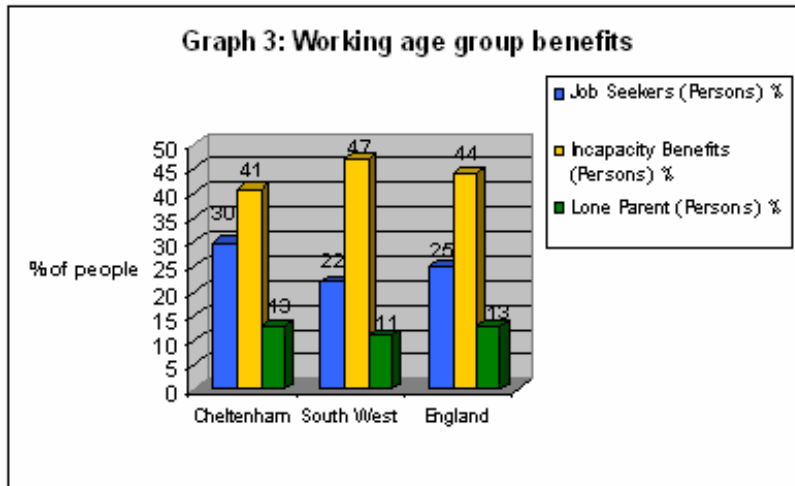
Health and Well Being

Table 5: Life expectancy at birth

Life expectancy at Birth (2006-2008)	Cheltenham	South West	England
Males (years)	79.4	79	77.9
Females (years)	83.3	83.1	82

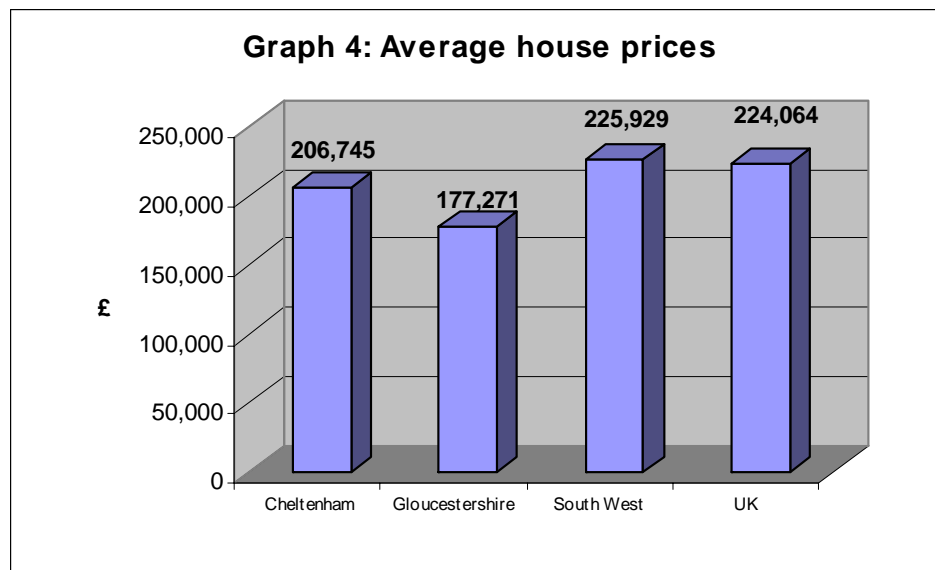
Source: ONS Life expectancy at Birth (2006-2008)

- 2.14 Life expectancy in Cheltenham for both males and females is slightly above regional and national levels, see Table 5. In general people are living longer compared to the previous years.
- 2.15 The number of people in Cheltenham who are claiming Lone Parent benefit is comparable to regional and national levels. However Cheltenham has a higher number of those claiming Job Seekers allowance (30%) with this year being the highest since 2001. This is due to the current economic market with businesses closing and employees being made redundant. The number of people claiming Incapacity benefits has fallen which is the same for the South West and England. Please see Graph 3.



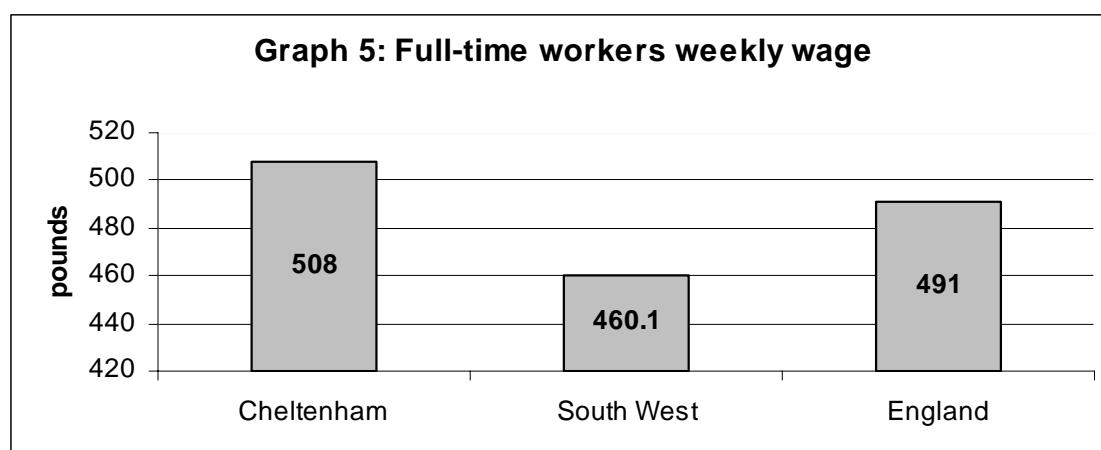
Source: ONS Benefits data 2009

2.16 The current average house price in Cheltenham is £206,745 which has fallen considerably from £239,589 (April-June 2008). This represents a decrease of 11% in the last year in contrast to an increase of 0.1% for the South West and decrease of 2.8% in England. The current economic market which had affected unemployment levels have also impacted on house prices. Average house prices in Cheltenham this year is well below the national and regional level however much higher than the county average, see Graph 4.



Source: Land Registry (April-June 2009)

Economy



Source: Earnings by Residence (2009), ONS Annual Survey of Hours and Earnings. Data from Nomis

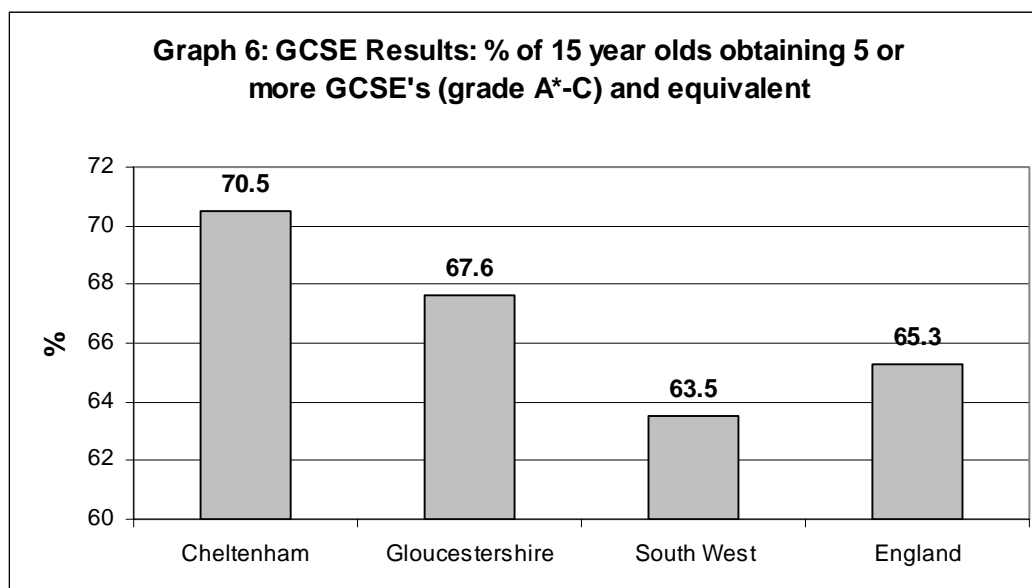
2.17 Graph 5 clearly illustrates that average earnings for full-time workers in Cheltenham are above regional and national averages. The proportion of the working age population who are unemployed in Cheltenham is slightly lower than the South West region and England. This is shown in Table 6. The gap for unemployment has closed significantly since last year where there was a gap of 6.5% (region) and 9.5% (England) however there is now only a little difference between the three. The unemployment rate in Cheltenham was considerably lower last year as a result of the recession (please see para. 2.16).

Table 6: Unemployment rate

	Cheltenham (%)	South West (%)	England (%)
Unemployment rate of working age population (April 2008 - March 2009)	18	18.1	21.1
April 2007 - March 2008	11.8	18.3	21.3
April 2006 - March 2007	18.5	19.0	21.4
April 2005 - March 2006	18.4	19.6	21.7

Source: ONS Annual Population Survey and Labour Force Survey. From Nomis, December 2009

Education



Source: Department for Education and Skills 2008, www.dfes.gov.uk

2.18 Graph 6 shows that Cheltenham has a higher percentage of students who achieve A*-C in GCSEs compared to the South West and England. Cheltenham still remains below the county's attainment level. However, the gap has remained steady at 2.9% (2.5% in 2007). Overall, GCSE results have improved throughout the country.

Table 7: NVQ Qualifications

Qualifications (Jan 2008 - Dec 2008)	Cheltenham (%)	South West (%)	England (%)
NVQ level 4 and above	39.9	28.3	29
NVQ level 3 and above	57.7	48.8	47
No qualifications	7.9	9	12.4

Source: Labour force survey, ONS. From Nomis, 2008

2.19 This year saw a slight decrease on NVQ level 3 and 4 qualifications in Cheltenham (as shown in Table 7) which closed the gap between the South West (8.9% and 11.6%) and England (10.7% and 10.9%). The percentage of those with no qualifications has slightly increased in Cheltenham with the South West and England falling.

Environment

2.20 A Site of Special Scientific Interest (SSSI) at Leckhampton Hill and Charlton Kings Common covers in total 63.7ha. Approximately 36 hectares of the SSSI is within the Cheltenham boundary.

2.21 There is a designated Local Nature Reserve in Cheltenham, Griffiths Avenue which covers 0.76ha.

2.22 An area of approximately 1,030 hectares in Cheltenham has Area of Outstanding Natural Beauty (AONB) status. This equates to 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.

- 2.23 Within Cheltenham, there are 2,602 listed buildings of which five are Grade 1, 387 are Grade 2* and 2,210 are Grade 2. There are also 6 scheduled ancient monuments and 7 designated conservation areas

3 Local Development Framework

- 3.1 A Local Development Framework is a group of planning policy documents which together make up the development plan for an area. The Local Development Framework (LDF) process allows Cheltenham Borough Council the flexibility to prepare, adopt and revise policy documents relating to different aspects of the development plan independently. This system was introduced by the Government in 2004 to help planning authorities to respond to changing circumstances and keep plans and policies up to date. The system is a continuous programme of policy development, monitoring and revision.
- 3.2 The key policy document in the Local Development Framework is the Core Strategy. The Core Strategy is central to the LDF, all other Development Plan Documents and Supplementary Planning Documents will be in conformity with it. The Core Strategy will identify the key issues facing the area and set out a vision and strategy for tackling them.
- 3.3 In July 2008 Tewkesbury Borough, Gloucester City and Cheltenham Borough Councils made a formal resolution to prepare a Joint Core Strategy to guide development in the period up to 2026. The Joint Core Strategy will cover the administrative areas of Gloucester City, Cheltenham Borough and Tewkesbury Borough. The interdependent nature of the three administrative areas necessitates a close working relationship. The formal agreement to work jointly on a Core Strategy has been a significant step in ensuring a cohesive approach to development in and around Gloucester and Cheltenham whilst focussing on the special needs of the market towns of Tewkesbury, Bishops Cleeve, Winchcombe and surrounding rural areas.
- 3.4 Significant progress has already been made on the Joint Core Strategy (JCS). Evidence base work to support the JCS has been undertaken and the majority of reports forming the evidence base for the JCS have been completed or are near completion. Progress with parts of the evidence base are outlined in Figure 1.
- 3.5 The delay experienced in publishing the Government's South West Regional Spatial Strategy (RSS) has caused the JCS authorities a number of difficulties in progressing on the timetable agreed in the Tewkesbury Borough and Gloucester City Local Development Schemes. The full version of the RSS was due to be published in June 2009. This would have provided the strategic context for the JCS authorities to progress with publication of options for development in the JCS.
- 3.6 While the JCS authorities have reacted positively in continuing to progress the JCS, an important consideration in the preparation of the document has been how it will sit within the development plan hierarchy and the process of undertaking Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA) work without duplication of that undertaken by the RSS. The JCS authorities therefore found that publishing a consultation document which would include the options for development in areas of search contained within the RSS document, without an adequate SEA/SA being published at a regional level, was not appropriate.

Figure 1: Update on Evidence Base

Evidence	Comments	Scheduled Completion	Completed
Tewkesbury Borough Sustainability Appraisal (SA) Scoping Report	This document has informed the production of the joint SA scoping report.		June 2008
JCS Sustainability Appraisal (SA) Scoping Report	Produced jointly with Cheltenham Borough and Gloucestershire City Councils.	Sept 2008	Oct 2008
Strategic Flood Risk Assessment (SFRA) Level 1	Produced jointly with other Gloucestershire authorities.	Oct 2008	Oct 2008
Strategic Flood Risk Assessment (SFRA) Level 2	To be commissioned.	To be programmed	
Housing Land Availability Monitoring (HLA)	Annual land monitoring.	May 2007	June 2007
Strategic Housing Land Availability Assessment (SHLAA)	Originally scheduled for completion in Sept 08. Revised methodology encompassing findings of SFRA Level 1 was published in February 2009.	May 2009	Dec 2009
Strategic Housing Market Assessment (SHMA)	Produced jointly with other Gloucestershire authorities. Interim report received Nov 2006.	Winter 2008/09	Feb 2009
Housing Needs Survey 2009	Produced jointly with Gloucestershire authorities.	Jan 2010	
Gypsy and Traveller Accommodation Assessment	Produced jointly with other Gloucestershire authorities.	Oct 2007	Oct 2007
Employment Land Review	Report produced by Nathaniel Lichfield and Partners to provide detailed evidence on the need for employment land across the area to 2026.	Dec 2009	
Strategic Infrastructure Delivery Plan Stage 1	Produced jointly with other Gloucestershire authorities.		Nov 2009
Strategic Infrastructure Delivery Plan Stage 2	Produced jointly with other Gloucestershire authorities.	Feb 2010	
Playing Pitch Strategy	Interim report received.	Feb 2009	Feb 2009
Open Space Assessment	Produced in 2004.		2004
Urban Extension Definition Study	Report produced by Entec to provide options to help define the boundary of each of the proposed urban extensions within the JCS area.	Jan 2010	
Hotel Capacity Study	Used to inform the JCS with the aim of providing evidence on the need for serviced hotel accommodation short term to 2016 and long term to 2026.	May 2009	Aug 2009
Green infrastructure Study	The JCS has commissioned work to identify the quality of green infrastructure within the urban area and how this connects with the strategic asset.	Feb 2010	
Renewable Energy Viability Assessment	To be commissioned by the County Council.		

- 3.7 The programme management framework put in place for the Joint Core Strategy has worked well, with agreement by the Member Steering Group to progress with the JCS production in spite of the uncertainty surrounding the RSS. An 'Issues and Key Questions' consultation document has been published to give the general public an opportunity to comment on the future of the JCS area. This document forms part of the 'Regulation 25' continuous early engagement required in the production of development plan documents. Positive responses have been received, both from the public and local media, regarding the principal of joint working and the opportunity to comment on the future of the area. Considering the early stage of the document preparation, there has been a good level of attendance at the various exhibitions held within the JCS area. The consultation period is due to end on 1 February 2010.
- 3.8 A new timetable for the production of the JCS was agreed with the Secretary of State in November 2009. The new timetable makes provision for the delayed publication of the RSS. The JCS authorities will be developing the preferred options document for publication in October 2010 and with pre-submission consultation in March 2011. This programme will permit submission and adoption to take place in June 2011 and December 2011 respectively. The revised programme is set out in Figure 2 below.

Figure 2: Revised programme for the Joint Core Strategy

Original JCS Programme	Original Milestone	Revised JCS Programme	Revised Milestone
Jan – June 2009	Targeted consultation. Preparation and alignment of evidence base, preparation and publication of Sustainability Scoping Report*, Development of vision, objectives and options for the Joint Core Strategy. Preparation of Infrastructure Delivery Plan	Jan – June 2009	Targeted consultation. Preparation and alignment of evidence base, preparation and publication of Sustainability Scoping Report*, Development of vision, objectives and options for the Joint Core Strategy. Preparation of Infrastructure Delivery Plan
Sept 2009	Public consultation on draft Joint Core Strategy	Nov 2009	Public consultation on 'Issues and Key Questions' for the Joint Core Strategy
Mar 2010*	Formal publication of Joint Core Strategy	Oct 2010	Public consultation on "Preferred Options" document
May 2010*	Submission of Joint Core Strategy	Mar 2011	Formal publication of the and pre-submission Consultation
Nov 2010*	Examination	June 2011	Submission
May 2011*	Adoption of Joint Core Strategy	Dec 2011	Adoption of JCS

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 have been "saved" – initially for 3 years from the date of adoption but subsequently extended until they are replaced by new policies within the LDF. Therefore, Cheltenham's AMR will report on saved policies contained within the Local Plan until they are replaced.
- 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 2005 and July 2008¹⁰ have 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 (SA) 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 Development Plan Document (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 The Joint Core Strategy (JCS) will set out a spatial vision for Gloucester, Cheltenham and Tewkesbury. This will be used to develop a set of objectives that the JCS will need to meet in order to achieve the vision. A draft vision and a set of draft objectives were included in the Joint Core Strategy Issues and Key Questions document which is currently out for public consultation until 1st February 2010.

¹⁰OPDM (July 2008), Regional Spatial Strategy and Local Development Framework Core Output Indicators 2/2008

However, as the vision and objectives remain in draft form, objectives in this AMR have been taken from Cheltenham's adopted Local Plan 2006. These will be replaced by objectives included in the Joint Core Strategy once it is published.

- 4.7 Targets have not been set in relation to the majority of policies in the adopted Local Plan. Some targets have been included in relation to housing and reference is also made to targets from the draft Regional Spatial Strategy.
- 4.8 Further work will be carried out to develop local output indicators. To ensure that these indicators are closely tailored to local policy it is expected that the adoption and implementation of policies within the LDF shall influence what indicators will be required for monitoring purposes. These indicators will develop over time and be considered in future AMRs.
- 4.9 Significant effects indicators are a product of the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) process. These enable a comparison to be made between the predicted effects of policies (determined through the SEA/SA process) and the actual effects (reported in the AMR). These indicators will start to be included once an SEA/SA on the LDF Joint Core Strategy is produced that predicts any significant effects of policies.
- 4.10 The new set of National Core Output Indicators published by Department of Communities and Local Government in July 2008 are used and monitored in this year's AMR.
- 4.11 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/SA process.
- 4.12 Due to being at an early stage of preparing the Joint Core Strategy, this section of the AMR does not fully make these links. The link between policies, objectives, targets and indicators will become clearer in future AMRs as LDDs are developed and implemented.
- 4.13 This section identifies existing information and provides a framework for future AMRs. Local Plan policies have been linked to "saved" Local Plan objectives, existing targets and National Core Output Indicators.

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

Business development and town centres

BD1: Total amount of additional employment floorspace – by type

	Gross (m²)	Net (m²)
B1a	2,977	1,958.3
B1b	0	-228.77
B1c	945	-4,655.85
B2	1,126.35	1,126.35
B8	1,963.5	341.5
TOTAL	7,011.85	-1,458.47

4.14 Between April 1st 2008 and March 31st 2009, 7,011.85m² of employment floorspace was developed in Cheltenham, all of which was on previously developed land (please see BD2).

BD2: Total amount of employment floorspace on previously developed land – by type

	Gross (m²)	% gross on PDL
B1a	2,977	100
B1b	0	0
B1c	945	100
B2	1,126.35	100
B8	1,963.5	100
TOTAL	7,011.85	100

BD3: Employment land available – by type

	Hectares
B1a	4.254
B1b	2.227
B1c	2.261
B2	3.638
B8	0.335
TOTAL	12.715

4.15 The total amount of employment land available where applications have been permitted is 12.715ha. This is an indication for the amount of future employment developments in Cheltenham.

BD4i: Total amount of floorspace for “town centre uses” completed (town centre)

	Gross (m²)	Net (m²)
A1	0	-2,180
A2	681	635
B1a*	1,157	889.3
D2	142	142
TOTAL	1,980	-513.7

* This contributes to the figure captured under BD1 and BD2

BD4ii: Total amount of floorspace for “town centre uses” completed (local authority area exc. Town centre)

	Gross (m ²)	Net (m ²)
A1	7,739.8	7,615.8
A2	0	-134.39
B1a*	1,820	1,069
D2	228.77	-728.23
TOTAL	9,788.57	7,822.18

* This contributes to the figure captured under BD1 and BD2

4.16 BD4i and BD4ii show the amount of completed retail, office and leisure developments in Cheltenham’s town centre and local authority area. Town centre is defined as the Core Commercial Area from Cheltenham’s adopted Local Plan 2006.

Objectives

- **Enhancing the towns reputation as a national and international centre of culture and tourism**
- **Promoting and supporting a healthy and sustainable local economy**
- **Maintain and enhance the economic vitality and diversity of the borough**

Policies
EM 1 Employment uses
EM 2 Safeguarding of employment land
PR 2 Land allocated for mixed use development

Targets	Provide for job growth in the Cheltenham travel to work area: 10,750 jobs by 2026 (Draft Regional Spatial Strategy, policy SR13)
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Housing

H1: Plan period and housing targets

	Start of plan period	End of plan period	Total housing required	Source of plan target
Gloucestershire Structure Plan, 2nd Review	01/07/1991	31/06/2011	7,350	Gloucestershire Structure Plan, 2 nd Review
Draft RSS, SOS Proposed Changes	01/04/2006	31/03/2026	8,100	Regional Spatial Strategy for South West – Secretary of State’s Proposed Changes

H2(a): Net additional dwellings – in previous years

Plan	Plan Period	Net additional dwellings
Gloucestershire Structure Plan, 2nd Review	1991 - 2009	7,130
Draft RSS, SOS Proposed Changes	2006 - 2009	2,223

4.17 Policy H2 of the Gloucestershire Structure Plan, 2nd Review required Cheltenham Borough Council to provide 7,350 dwellings from mid 1991 – mid 2011. Since mid 1991, 7,130 dwellings have been built, representing 97% of the borough's housing requirement. Against the Draft RSS SOS Proposed Changes (policy SR 13); this represents 27.4% of the borough's housing requirement.

H2(b): Net additional dwellings – for the reporting year

Monitoring year	Net additional dwellings
2008/09	282

4.18 In 2008/09, only 282 additional dwellings (net) were developed in the borough which is the lowest completion rate recorded since 1998. This is due to large sites being completed in the last two years as well as the current economic climate.

H2(c): Net additional dwellings – in future years

See Housing Trajectory

- 4.19 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.
- 4.20 Information contained within Cheltenham's housing trajectory (see pages 26 - 29) 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 and support" approach to housing delivery by showing past and estimating future performance. The Strategic Housing Land Availability Assessment (SHLAA) for Cheltenham was completed December 2009 and this was used to inform this year's trajectory. For further information on the SHLAA to view the document, please visit: <http://www.cheltenham.gov.uk/evidencebase>.
- 4.21 Please see Appendix 7 for information on NI 159 Supply of ready to develop housing sites.

H2(d): Managed delivery target

See Housing Trajectory

H3: New and converted dwellings – on previously developed land

	No. of dwellings
Gross	318
% gross on PDL	100%

- 4.22 318 dwellings (gross) were completed in 2008/09 and 100% of these were completed on previously developed land.

H4: Net additional pitches (Gypsy and Traveller)

	Permanent	Transit	Total
Pitches	0	0	0

H5: Gross affordable housing completions

	Social rent homes provided	Intermediate homes provided	Affordable homes TOTAL
No. of dwellings	29	14	43

Affordable Housing

- 4.23 43 affordable homes were completed in Cheltenham during 2008/09. A further 6 new dwellings, provided as Low Cost Market Housing, through historic s106 planning agreements, could not be counted, as they no longer satisfy the revised definition of affordable housing introduced by Planning Policy Statement 3. Those 43 affordable dwellings represent only 13.5% of the total of 318 dwellings completed across the borough in 2008/09. That figure of 13.5% contrasts with the proposed target figure in policy H2 of the draft Regional Spatial Strategy, as amended by the Secretary of State, that 35% of all dwellings completed should be delivered as affordable housing.
- 4.24 12 of the 43 affordable dwellings completed were built on a site owned by a Registered Social Landlord. The remaining 31 were completed on private developments, through section 106 planning agreements (17 for social rent and 14 as intermediate affordable, for shared ownership sale, all through Registered Social Landlords). Those 31 affordable dwellings were all on the GCHQ sites at Benhall and Oakley (phase 1), where the original outline planning permissions, which set the planning obligations relating to affordable housing, were issued some ten years ago.
- 4.25 Only 4 of the 79 planning applications approved for residential development in 2008/09 triggered a planning obligation to provide an element of affordable housing. Two of those four were reserved matters applications for phase 2 of the GCHQ Oakey site, where affordable housing provision was determined through the original outline planning permissions, as mentioned above. The remaining two approvals, securing 40% affordable housing, in compliance with current Local Plan policy HS4, were for the former Baylis, Haines & Strange garage site in Albion St. and the former pub site in Hesters Way Rd (granted on appeal). The latter scheme, for 22 dwellings, is the only planning approval issued as a result of the reduction of the dwelling threshold to 15 dwellings (from the previous figure of 25 dwellings), implemented through the Cheltenham Local Plan in July 2006 (and

subsequently included in PPS3, published in Nov 2006). These four schemes involve 93 potential affordable dwellings, but only 25 of those, at GCHQ Oakley, are actually under construction.

- 4.26 Looking at the effect of current planning policy in the provision of affordable housing and the impact of the credit crunch, the conclusions are that:
- the small number of affordable homes completed, with a reliance on historic sites, such as GCHQ, reflects the continuing lack of planning approvals for larger housing sites (15 dwellings or more) which involve an affordable housing obligation;
 - the economic climate has delayed the progress of several larger sites, in both public and private ownership, through the planning and development pipeline and this continues to reduce the delivery of affordable homes;
 - the reduction of the affordable threshold from 25 to 15 dwellings has had minimal impact on the small number / proportion of approved sites which are subject to an affordable housing obligation under planning policy;

Housing Quality

- 4.27 A new National Core Output Indicator H6: Housing Quality – Building for life assessment) has been included in this year's AMR. The purpose of the indicator is to show the level of quality in new housing development. Only sites involving 10 or more new dwellings that have been completed will be assessed.
- 4.28 The CABA Building for Life criteria is a government-endorsed assessment benchmark developed by CABA. The assessment has been designed to ensure that it meets the criteria described for housing quality in PPS3. Each housing development (scheme) is awarded a score out of 20, based on the proportion of CABA Building for Life questions that are answered positively.
- 4.29 Anyone can make an informal assessment of a housing development but formal assessments can only be made by an accredited Building for Life assessor. CABA will train a Building for Life assessor in each English local authority by 2011. These assessors will help with the AMR assessments and will also conduct assessments at the pre-planning stage.
- 4.30 During 2008/09, 6 sites with a total of 655 dwellings were assessed. No new build completions on housing sites reached "very good", 2.44% reached "good", 88.7% reached "average" and 8.85% reached "poor" against the Building for Life criteria.

H6: Housing quality – Building for Life Assessments

	No. of sites with a Building for life assessment of 16 or more	No. of dwellings on those sites	% of dwellings of 16 or more	No. of sites with a Building for life assessment of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a Building for life assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a Building for life assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total no. of housing sites (for phases of housing sites)	No. of dwellings on those sites
H6	0	0	0	1	16	2.44	3	581	88.70	2	58	8.85	6	655

Objectives

- To meet housing requirements, including the need for affordable housing
- To secure a high standard of residential amenity

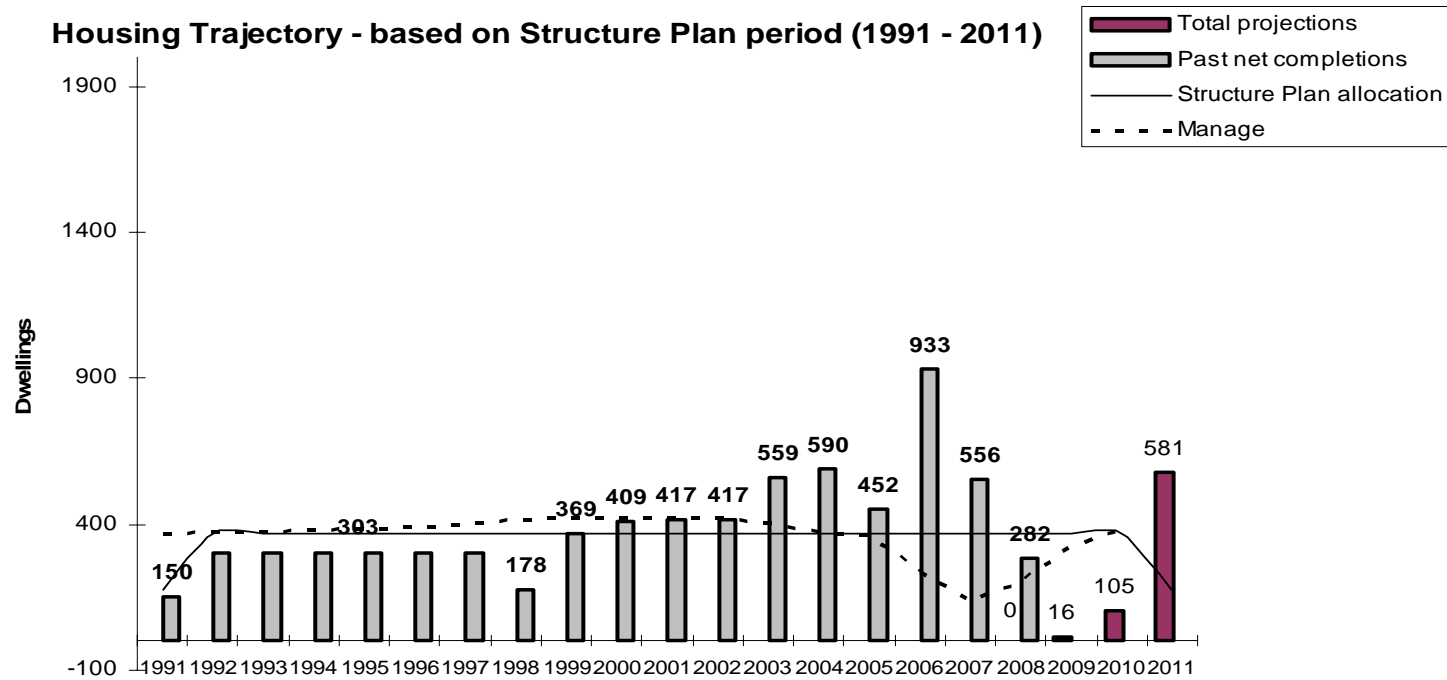
Policies
EP 6 Mixed use development
HS 1 Housing development
HS 4 Affordable housing
HS 6 Elderly persons housing
HS 7 Loss of residential accommodation
HS 8 House in multiple occupation
PR 1 Land allocated for housing development
PR 2 Land allocated for mixed use development

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)
	To develop 8,100 dwellings by 2026 (Draft Regional Spatial Strategy, SOS Proposed Changes)
	Provision for at least 30% of all housing development across the South West should be affordable (Draft Regional Spatial Strategy, SOS Proposed Changes policy H1)
	Identify and maintain a 5 year supply of deliverable land for housing (PPS 3 Housing)

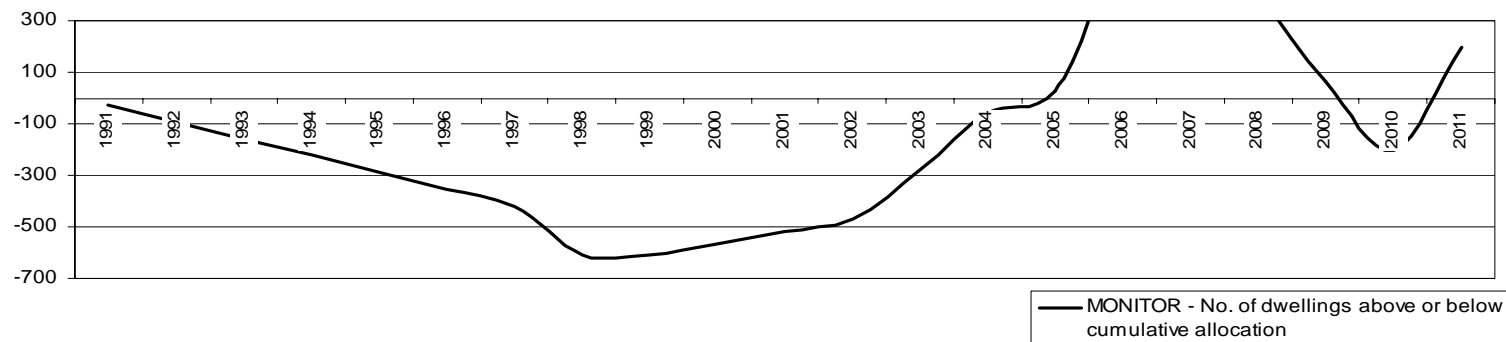
Housing Trajectory – based on Structure Plan period (1991 – 2011)

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	mid 2011	TOTAL	
Past net completions-allocated sites																						0	
Past net completions - unallocated sites	150	303	303	303	303	303	303	178	369	409	417	417	559	590	452	933	556	282				7130	
Projections - allocated sites																						25	25
Projections - unallocated sites																			16	105	581	702	
Total past net completions	150	303	303	303	303	303	303	178	369	409	417	417	559	590	452	933	556	282	0	0	0	7130	
Total projections completions																			16	105	606	727	
Cumulative completions	150	453	756	1059	1362	1665	1968	2146	2515	2924	3341	3758	4317	4907	5359	6292	6848	7130	7146	7251	7857	79204	
PLAN - strategic allocation (annualised)	179	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	179	7350
MONITOR - No. of dwellings above or below cumulative allocation	-29	-94	-159	-224	-289	-354	-419	-609	-608	-567	-518	-469	-278	-56	28	593	781	413	61	-202	200		
MANAGE - Annual requirement taking account of past/projected completions		369	373	377	381	386	392	399	416	420	422	422	423	404	376	362	235	143	201	324	381		

Housing Trajectory - based on Structure Plan period (1991 - 2011)

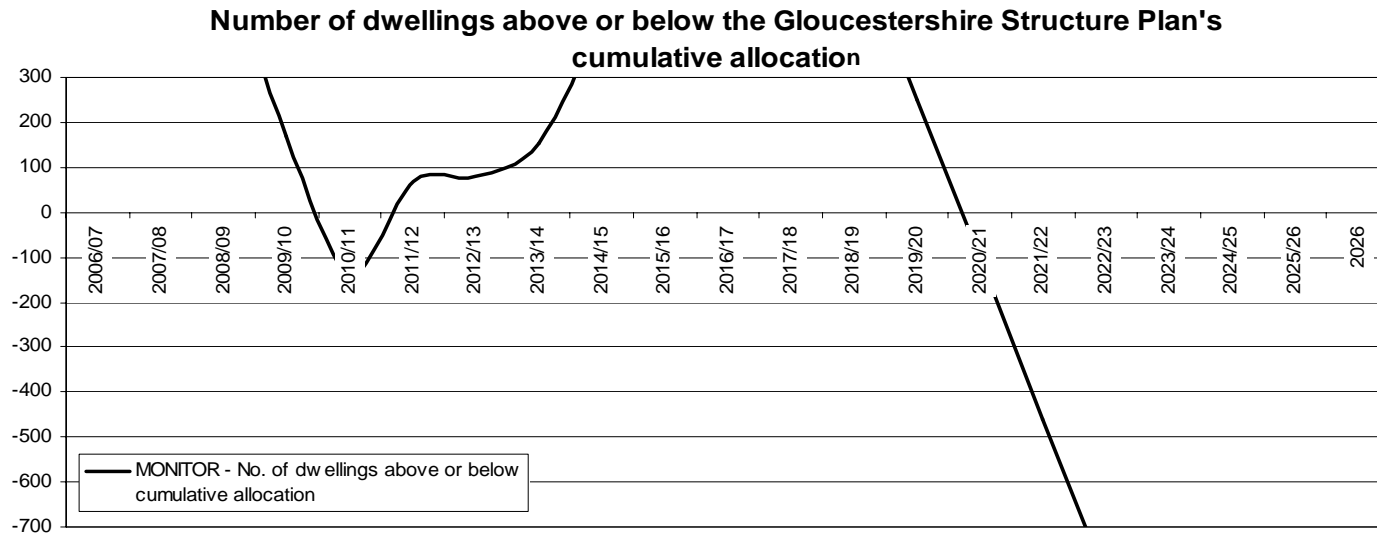
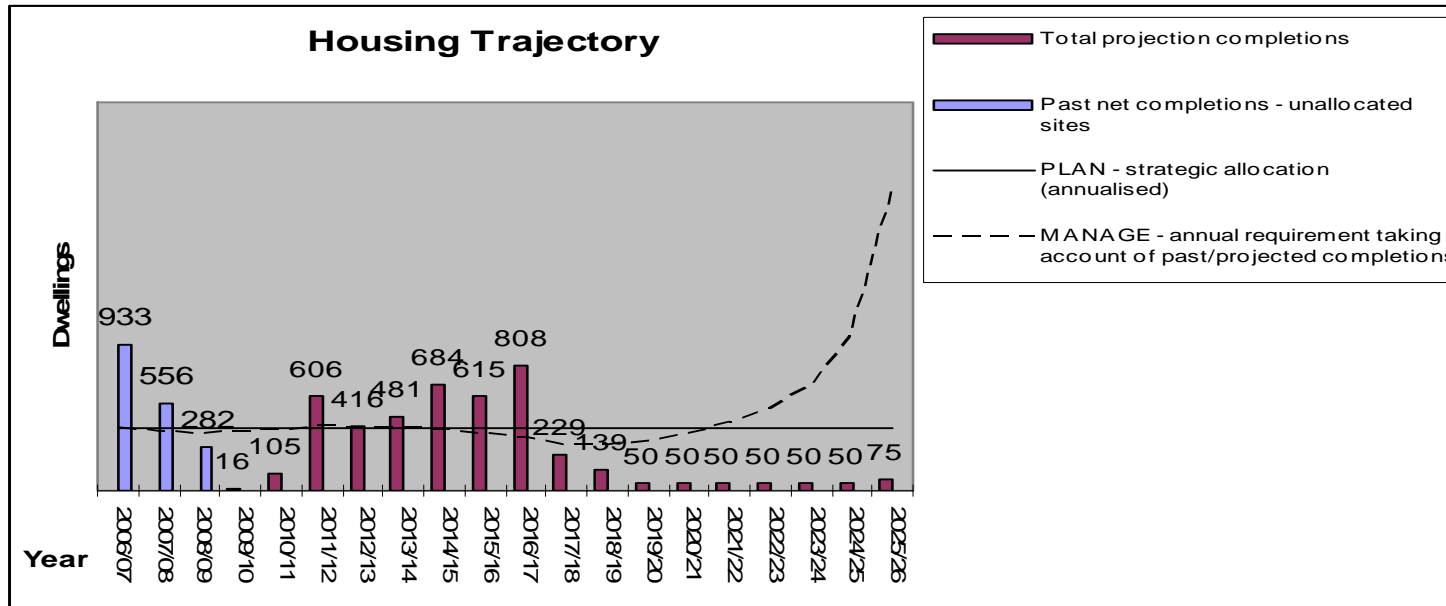


Number of dwellings above or below the Gloucestershire Structure Plan's cumulative allocation



Housing Trajectory – based on RSS period (2006 - 2026)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past net completions - allocated sites																				
Past net completions - unallocated sites	933	556	282																	
Projections - allocated sites						25	50	108	136	65	73	50	7							
Projections - unallocated sites				16	105	581	366	373	548	550	735	179	132	50	50	50	50	50	50	75
Total past net completions	933	556	282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total projection completions				16	105	606	416	481	684	615	808	229	139	50	50	50	50	50	50	75
Cumulative completions	933	1489	1771	1787	1892	2498	2914	3395	4079	4694	5502	5731	5870	5920	5970	6020	6070	6120	6170	6245
PLAN - strategic allocation (annualised)	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405
MONITOR - no. of dwellings above or below cumulative allocation	528	679	556	167	-133	68	79	155	434	644	1047	871	605	250	-105	-460	-815	-1170	-1525	-1855
MANAGE - annual requirement taking account of past/projected completions	405	377	367	372	395	414	400	399	392	366	341	289	296	319	363	436	520	677	990	1930



Housing Market Area: Housing Totals and Phasing

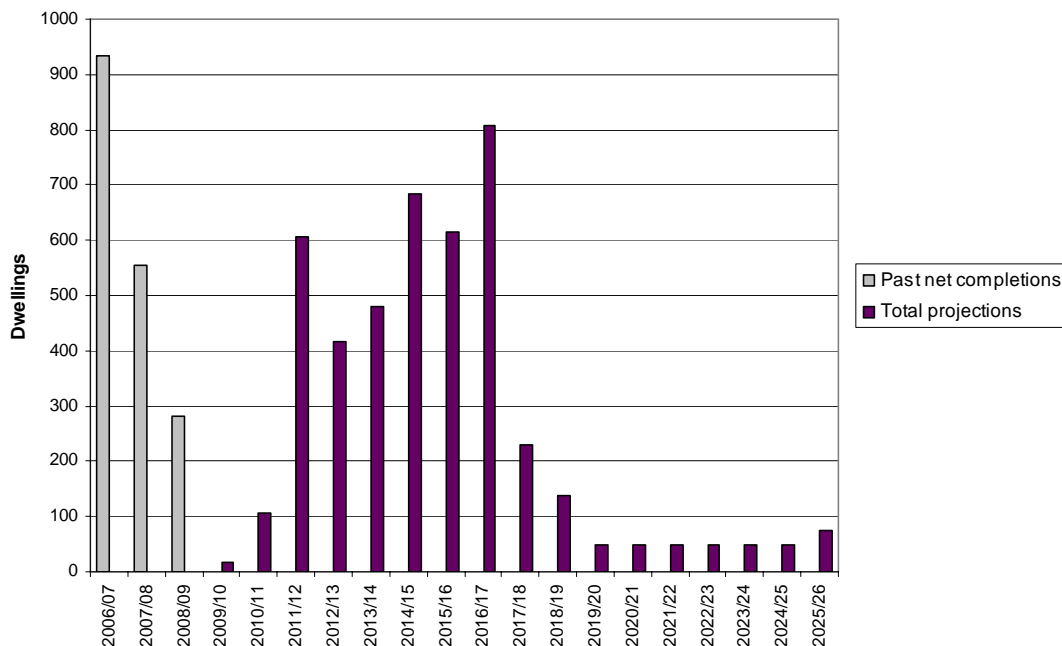
	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Annual Average Net Dwelling Requirement	2016-2026 Annual Average Net Dwelling Requirement
Gloucester & Cheltenham Housing Market Area	2430	2600	2260
Cheltenham	405	405	405
Gloucester	575	575	575
Tewkesbury	525	525	525
Cotswold	300	340	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	690

- 4.31 The Draft RSS for the South West was due to be finalised and published in June 2009 but this has been delayed. As yet, no revised publication date has been set. Once approved, 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 – including parts of Tewkesbury Borough Council's administrative area - to accommodate 13,800 dwellings over the period April 2006 to March 2026 (requirement of 690 dwellings per annum).

Past completions & draft RSS (SoS proposed changes) projections (Cheltenham SSCT)



4.32 The Gloucestershire Structure Plan forms part of the development plan for Cheltenham until the draft RSS for the South West is adopted. The above graph using data from the housing trajectory illustrates the estimated performance post 2011 and up to 2026.

Environmental Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

	Flooding	Quality	Total
No. of applications	0	0	0

4.33 No planning permissions were granted contrary to the advice of Environment Agency this year with relation to either flood grounds or water quality.

E2: Change in areas of biodiversity importance

	Loss	Addition	Total
Biodiversity habitat	0	0	0

4.34 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).

E3: Renewable energy generation

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0.006	0.071	0	0	0	0	0	0	0	0.077
Completed installed capacity in MW	0	2.087	0	0	0	0	0	0	0	2.087

4.35 Three schemes were permitted during 2008/09 creating a total of 0.077MW. Only one scheme was completed in the monitoring year creating 2.087MW from installing solar photovoltaics.

4.36 Not all schemes for renewable energy require planning permission as they are often permitted development, therefore the exact number of installations may never be fully recorded.

M1: Production of primary land won aggregates by mineral planning authority

Monitored by Gloucestershire County Council

M2: Production of secondary and recycled aggregates by mineral planning authority

Monitored by Gloucestershire County Council

W1: Capacity of new waste management facilities by waste planning authority

Monitored by Gloucestershire County Council

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

Monitored by Gloucestershire County Council

- 4.37 Gloucestershire County Council is the Minerals and Waste Planning Authority 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).
- 4.38 Core Strategies for Minerals and Waste are currently being produced by the County Council with the Preferred Options stage completed. These will replace the Waste Local Plan once adopted.
- 4.39 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's website: www.gloucestershire.gov.uk.

Objectives

- **Protect and improve biodiversity and geodiversity**
- **Minimising waste and encouraging re-use, recycling and composting**
- **Improve energy efficiency and encouraging renewable energy**

Policies
CP 3 Sustainable environment
NE 1 Habitats of legally protected species
NE 2 Designated nature conservation sites
NE 3 Biodiversity and geodiversity of local importance
UI 7 Renewable energy

Targets	
	A minimum of 509 to 611MWe of installed generating capacity across the south west by 2010, with Gloucestershire to contribute a minimum of 40-50 of MWe installed electricity generating capacity
	A minimum of 850MWe installed generating capacity across the south west by 2020 (Draft RSS, policy RE1)
	A renewable heat target of 100MWth of installed thermal capacity across the south west by 2010 and 500MWth by 2020 (Draft RSS, policy RE3)
	10% of UK electricity from renewable energy sources by 2010 and 20% by 2020 (2007 Energy White Paper)

5 Conclusion

LDF preparation

- 5.1 Section 3 of this AMR assessed whether the timetable and milestones in the 2009 LDS are being achieved. The 2009 LDS was approved by GOSW on 17th November 2009. This contains timetables for preparing LDDs that will make up Cheltenham's LDF. During 2008/09 progress has been made against the LDS; in particular preparation of the Joint Core Strategy. Focus is now on joint working with Gloucester City Council and Tewkesbury Borough Council in producing a Joint Core Strategy and developing a robust evidence base. Initial public participation on the Issues and Key Questions document had started in late November 2009 with consultation with stakeholders in the New Year. All this will feed into the preparation for the Developing the Preferred Options Joint Core Strategy document – due to be published in September 2010.

Contextual characteristics

- 5.2 This year's AMR did not provide a definitive set of contextual indicators. As the Joint Core Strategy progresses, a set of contextual indicators will be included which will help describe the wider social, environmental and economic background against which policies operate.
- 5.3 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

- 5.4 Where possible, Section 4 of this AMR has linked the Local Plan policies to "saved" Local Plan objectives, existing targets and national core output indicators. The implementation and effects of LDF policies will be linked more closely to objectives in the Joint Core Strategy as it and its Sustainability Appraisal progress.
- 5.5 Information provided for indicators within this AMR is an improvement from last year. All 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.
- 5.6 Despite all national core indicators being reported there were still difficulties in gathering data for specific indicators. Further work will be undertaken during 2010 to address these difficulties.
- 5.7 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. Development of a sustainability checklist will support this process.
- 5.8 From this AMR it is possible to refer to some key findings from information provided within Section 4.

Housing development

- 5.9 Cheltenham is likely to exceed its target of 7,350 dwellings by 2011, with a potential over provision of 200 dwellings based on the housing trajectory. Any over provision will be monitored further, and will inform the preparation of the Joint Core Strategy and contribute to the housing requirements of the RSS – once it is adopted. The new Strategic Housing Land Availability Assessment (SHLAA) has informed this year's AMR and the housing trajectory will be updated annually following the Residential Land Availability reports.
- 5.10 The draft RSS currently sets a requirement for the Cheltenham Strategy area to accommodate 12,500 dwellings by 2026. Further work will be undertaken to consider likely housing completions within the context of the draft RSS, whilst also recognising that housing provision may change in the final approved RSS. The identification of potential housing sites within the SHLAA will inform the preparation of the Joint Core Strategy and future trajectories.

Affordable housing completions

- 5.11 During 2008/09, there were 43 affordable homes completed which is a decrease of 47 dwellings from the previous year. The 43 affordable homes completed during 2008/09 represented 15.25% of the total 282 net additional dwellings for the monitoring year.
- 5.12 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 35% target of all housing developed annually to be affordable.

Employment

- 5.13 During this year's monitoring year, the AMR demonstrates that there is a continuing shortfall in employment land in the borough. Although 7,011.85sqm of employment floorspace was developed, there was a loss of 8,470.32sqm resulting in a net loss of -1,458.47sqm.
- 5.14 Planning applications for employment use permitted but not yet completed show a net commitment of 13,678.84sqm or 10.05ha of employment land, therefore employment use will eventually improve.
- 5.15 A joint Employment Land Review which will form part of the evidence base for the Joint Core Strategy is currently being produced by Nathaniel Lichfield and Partners. This will provide detailed evidence on the need for across the area to 2026.

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.
Joint Core Strategy	Sets out the long term vision for the districts of Gloucester, Cheltenham and Tewksbury, 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 21st December 2009)

(The LDF Evidence Base can be accessed by the following link: www.cheltenham.gov.uk/evidencebase)

Biodiversity Audit

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

- The potential distribution of protected species, UK priority habitats and species, and habitats and species identified within the borough;
- The probable function of the key areas of search for wildlife corridors and;
- Management recommendations for prioritised sites within CBC ownership.

The Audit forms part of the evidence base for the LDF and was used to inform the Green Space Strategy.

Biodiversity Audit is completed and available via website.

Cheltenham's Core Strategy Sustainability Appraisal Scoping Report

The purpose of this document is to explain the process of developing the sustainability framework that will be used to assess Cheltenham's Core Strategy. The Core Strategy is the key document in the Cheltenham Local Development Framework, which will establish the planning objectives for Cheltenham to 2026 and replace the adopted Local Plan.

The scoping report identifies the key plans and policies that will influence the core strategy, establishes a baseline of evidence for Cheltenham and identifies the key issues from Cheltenham's Community Strategy. These have been drawn together to identify a number of key sustainability objectives against which options for the Core Strategy will be assessed. The document also encompasses the requirements of the European directive on Strategic Environmental Assessment (SEA).

SA Scoping Report is completed and available via website.

Cheltenham Urban Extension Visioning Event

A visioning event was held on 8 November 2007 to consider the proposals set out in the draft Regional Spatial Strategy for the South West for an urban extension in the area of north west Cheltenham.

The purpose of the visioning event was not to replace later stages of consultation or the publication of the proposed modifications to the draft Regional Spatial Strategy. The purpose of the event was to raise awareness and ensure that the proposals for the extent of growth set out at the regional level are on the agenda of infrastructure and service delivery providers and partners.

A report of the event was prepared by consultants and available via website.

Comparative Site Assessment

This is an ongoing assessment, to inform the strategic environmental assessment process and inform the preparation of Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

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.

This is an ongoing assessment.

Demonstrating a five year supply of deliverable sites for housing

This briefing note is provided in light of the requirement within Planning Policy Statement 3: Housing, for local authorities to demonstrate a continuous five year supply of deliverable land for housing.

Briefing note available on website.

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.

This project is currently on hold in light of joint working with Gloucestershire County Council on the preparation of a countywide strategic infrastructure delivery plan. This will be a key piece of evidence which underpins the Joint Core Strategy.

Employment Land Availability reports

This survey monitors the availability of land for employment development within Cheltenham Borough. The survey monitors all sites with planning permission for employment use between 1 April and 31 March of every year.

The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the structure plan and LDFs evidence base. It will inform the emerging Regional Spatial Strategy for the South West.

All reports available via website.

Employment Land Review

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 review 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.

Employment Land Review is completed and available via website.

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Employment Land Review

The purpose of the Review is to update the findings of the three Councils' existing employment land information and provide detailed evidence on the need for employment land across the area to 2026. The Review will also make recommendations about the location of future employment land and the type of employment that the area should seek to attract and accommodate.

Assessment expected to be completed December 2009.

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Sustainability Appraisal Scoping Report

A Sustainability Appraisal Scoping Report was produced and consulted on in October 2008. The Scoping Report set out a framework of Sustainability Objectives that would be used to assess the Joint Core Strategy. This has now been revised to take account of consultation responses received and agreed with the statutory consultees for the Sustainability Appraisal process: the Environment Agency, English Heritage and Natural England. The revised Sustainability Appraisal Framework will now be used to appraise emerging policy options for the Joint Core Strategy.

SA Scoping Report is completed and available via website.

Gloucestershire Housing Monitor

This Monitor has been produced by Gloucestershire County Council and refers to the position at 1st April of every year as determined by surveys carried out by the 6 District Councils in Gloucestershire.

Report available via website.

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.

Assessment is completed and available via website.

Green Belt Review

The Council appointed planning consultants AERC Ltd at the end of October 2006 to carry out a detailed review of the Cheltenham Green Belt. The purpose of the review is to provide an independent assessment of the Cheltenham Green Belt. This review is now complete and the final report will form part of the evidence base which will underpin the LDF, particularly the Joint Core Strategy.

On 10 January 2007 Cheltenham Borough Council held a public forum at the Town Hall. The purpose of this forum was to debate the review of Cheltenham's Green Belt undertaken by consultants AERC. Cllr Duncan Smith welcomed a crowd of approximately 200 people and presentations were given by Tracey Crews, Strategic Land Use manager and the consultants Steve Baker and Jed Griffiths.

The forum was then opened to questions and generated a wide ranging discussion, covering issues such as maintaining the Green Belt boundaries in the long term and how they reflected sustainable development.

Green Belt Review is completed and available via website.

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. – COMPLETED
- 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 2008
- a Tree Strategy – to be completed by end 2008
- 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 – ongoing

Green Space Strategy part completed and is expected to be completed by Summer 2009.

Gypsy and Traveller Accommodation Needs Assessment

Gypsy and Traveller Accommodation Needs Assessments (GTAA) must be undertaken by local authorities under the terms of the Housing Act 2004.

Gloucestershire County Council and the six local housing authorities agreed to work in partnership to meet their combined duties. Research has led to the publication of a final GTAA that indicates the forecast pitch requirements for Gloucestershire.

Assessment is completed and available via website.

Housing Market Assessment

To deliver the policy objectives set out in PPS 3, 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.

Assessment is completed and available via website.

Housing Needs Assessment

Local housing authorities are required to produce robust and appropriate housing needs assessments on a regular basis. Gloucestershire's districts commission a single county wide assessment on a five year rolling programme. We will run slightly early this year in order to inform our strategic housing market assessment process.

Assessment is completed and available via website.

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.

A report of the event is and available via website.

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 LDF. 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 and available via website.

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.

All reports are available via website.

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 and available via website.

Strategic Flood Risk Assessment

Gloucestershire County Council and the six district Council's have worked together to produce a Strategic Flood Risk Assessment (SFRA) covering the whole of Gloucestershire. The SFRA identifies levels of flood risk from all sources of flooding within the County. The assessment will be used to inform the emerging LDF and as a material consideration in the determination of planning applications.

Level 1 – completed and available via website.

Level 2 – ongoing

Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment is a requirement of Planning Policy Statement (PPS) 3: Housing. The assessment seeks to identify and assess all potential sources of housing supply within Cheltenham borough to ensure that Cheltenham has a potential supply of appropriate land for housing over the Local Development Framework period. The information from the Assessment will inform the Local Development Frameworks documents, in particular the Joint Core Strategy and any subsequent the Site Allocations DPD. The Assessment does not allocate land for housing and must be considered in conjunction with all other evidence documents.

Assessment is completed and available via website.

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 and available via website.

Transport Modelling

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

Transport modelling work is ongoing.

Appendix 3 - Local Development Framework National Core Output Indicators

Business development and town centres	
BD1	Total amount of additional employment floorspace – by type ¹
BD2	Total amount of employment floorspace on previously developed land – by type
BD3	Employment land available – by type
BD4	Total amount of floorspace for “town centre uses” ²
Housing	
H1	Plan period and housing targets
H2a	Net additional dwellings – in previous years
H2b	Net additional dwellings – for the reporting year
H2c	Net additional dwellings – in future years
H2d	Managed delivery target
H3	New and converted dwellings – on previously developed land
H4	Net additional pitches (Gypsy and Traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation
Minerals (for minerals planning authority only – Gloucestershire County Council)	
M1	Production of primary land won aggregates by mineral planning authority
M2	Production of secondary and recycled aggregates by mineral planning authority
Waste (for waste planning authority only – Gloucestershire County Council)	
W1	Capacity of new waste management facilities by waste planning authority
W2	Amount of municipal waste arising, and managed by management type by waste planning authority

Notes

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

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

Appendix 4 - National Core Output Indicator data for 2008-09

Business development and town centres

		Gross (m ²)	Net (m ²)
BD1	Total amount of additional employment floorspace – by type	B1a = 2977 B1b = 0 B1c = 945 B2 = 1126.35 B8 = 1963.5	B1a = 1958.3 B1b = -228.77 B1c = -4655.85 B2 = 1126.35 B8 = 341.5
		Gross (m ²)	% gross on PDL
BD2	Total amount of employment floorspace on previously developed land – by type	B1a = 2977 B1b = 0 B1c = 945 B2 = 1126.35 B8 = 1963.5	B1a = 100 B1b = 0 B1c = 100 B2 = 100 B8 = 100
		Hectares	
BD3	Employment land available – by type	B1a = 4.254 B1b = 2.227 B1c = 2.261 B2 = 3.638 B8 = 0.335	
		Gross (m ²)	Net (m ²)
BD4	Total amount of floorspace for “town centre uses”	A1 = 0 A2 = 681 B1a = 1157 D2 = 142	A1 = -2180 A2 = 635 B1a = 889.3 D2 = 142

Housing

H1 Plan period and housing targets				
	Start of plan period	End of plan period	Total housing required	Source of plan target
Gloucestershire Structure Plan, 2nd Review	01/07/1991	31/06/2011	7,350	Gloucestershire Structure Plan, 2 nd Review
Draft RSS, SOS Proposed Changes	01/04/2006	31/03/2026	8,100	Regional Spatial Strategy for South West – Secretary of State’s Proposed Changes

H2a Net additional dwellings – in previous years		
Plan	Plan Period	Net additional dwellings
Gloucestershire Structure Plan, 2nd Review	1991 - 2009	7,130
Draft RSS, SOS Proposed Changes	2006 - 2009	2,223

H2b Net additional dwellings – for the reporting year	
Monitoring year	Net additional dwellings
2008/09	282

H2c	Net additional dwellings – in future years ¹	See Housing Trajectory
H2d	Managed delivery target ²	See Housing Trajectory

H3 New and converted dwellings – on previously developed land	
	No. of dwellings
Gross	318
% gross on PDL	100%

H4 Net additional pitches (Gypsy and Traveller)			
	Permanent	Transit	Total
Pitches	0	0	0

H5 Gross affordable housing completions			
	Social rent homes provided	Intermediate homes provided	Affordable homes TOTAL
No. of dwellings	29	14	43

H6 Housing Quality – Building for Life Assessment

	H6	No. of sites with a Building for life assessment of 16 or more	No. of dwellings on those sites	% of dwellings of 16 or more	No. of sites with a Building for life assessment of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a Building for life assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a Building for life assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total no. of housing sites (for phases of housing sites)	No. of dwellings on those sites
	0	0	0		1	16	2.44	3	581	88.70	2	58	8.85	6	655

Environmental Quality

E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds			
	Flooding	Quality	Total
No. of applications	0	0	0

E2 Change in areas of biodiversity importance			
	Loss	Addition	Total
Biodiversity habitat	0	0	0

E3 Renewable energy generation

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0.006	0.071	0	0	0	0	0	0	0	0.077
Completed installed capacity in MW	0	2.087	0	0	0	0	0	0	0	2.087

Appendix 5 – Cheltenham Borough Council Local Development Scheme 2009

The Council is currently in the process of drawing up a Local Development Framework (LDF), which will eventually replace the Second Review Cheltenham Local Plan. The Council has produced Local Development Schemes (LDS) which outlines a proposed timetable for the preparation of planning policies and priorities for bringing forward documents which will deliver the strategies of the Council where these relate directly to land use or influence the nature of places and how they function.

The LDS sets out the documents that will need to be prepared to address the long term needs of Cheltenham reflecting the Council's vision for Cheltenham in 2020, as set out in Cheltenham's Community Plan Our Future, Our Choice. This scheme establishes a project timetable for the preparation of Cheltenham's LDF.

On 17 March 2008 Cheltenham Borough Council agreed in principle to prepare a Joint Core Strategy with Gloucester and Tewkesbury. Please see the Joint Core Strategy website - www.gct-jcs.org - for further information.

The implications of this decision is that Cheltenham's LDS approved October 2007 in respect of the Core Strategy is now replaced and a new timetable has been agreed between the three relevant local authorities and Government Office for the South West. Please note that - in response to changes in the regulations about what needs to be included in an LDS - the timetable no longer includes Supplementary Planning Documents.

Document details	
Title	Joint Core Strategy
Role and content	<p>The Joint Core Strategy will set out the key elements of the planning framework for Cheltenham, Gloucester and Tewkesbury. It will set a long-term spatial vision for the Joint Core Strategy area that will include the entirety of the three administrative areas. The vision will be supplemented by a number of strategic objectives. It will also include a number of Core Policies designed to deliver the vision and strategy.</p> <p>The Joint Core Strategy will include strategic allocations together with development control policies which are generic to the whole of the Joint Core Strategy Area.</p> <p>The Joint Core Strategy will include a monitoring and implementation framework.</p> <p>The Joint Core Strategy will not duplicate policies and guidance which are set out in legislation or guidance such as Planning Policy Guidance and Planning Policy Statements.</p>
Status	DPD
Chain of conformity	Consistent with national policy and in general conformity with Regional Spatial Strategy and Regional Economic Strategy for the South West. Will also be consistent with and draw from the Cheltenham, Gloucester and Tewkesbury and Gloucestershire Sustainable Community Strategies.
Geographic coverage	Administrative areas of Cheltenham, Gloucester and Tewkesbury.
Timetable and milestones (* key milestone)	
Pre production period, including commencement of document preparation	SA Scoping Report Published *: October 2008
Preparation of sustainability report and draft strategy, including public consultation as required by Regulation 25	Preparation of DPD (including ongoing stakeholder and public engagement): June 2008 – October 2010
Public consultation, Developing Preferred Options	Initial public consultation: November – December 2009
Public consultation on proposed submission document sustainability appraisal report as required by Regulation 27	October – November 2010
Submission of DPD to Secretary of State and sustainability appraisal report as required by Regulation 30	Publication of DPD *: March - April 2011
Examination period, including commencement of the examination	Preparation for Submission: April 2011
Adoption and publication of document and revised proposals map	Submission*: June 2011
Arrangements for production	
Which organisation/department of authority will lead the process?	To be prepared jointly by the Policy Development Group (collaborative working group made up of officers from Cheltenham, Gloucester, Tewkesbury and Gloucestershire Councils).

Management arrangements (e.g. steering group)	The management of the Joint Core Strategy will be overseen by the Member Steering Group, Cross-Boundary Programme Board and Project Board and policy Development Group. Cabinet/Council
Resources required to produce the LDD, including specifying resources committed from external stakeholders	Internal resources in terms of officer time. Potential financial resources in terms of the preparation of evidence, the strategy itself and the consultation and examination process. Resources allocated in Strategic Land Use budget and Planning Delivery Grant. Budget contributions from each of the three local authorities.
Approach to involving stakeholders and the community	The Core Strategy will be subjected to community and stakeholder consultation in line with a Joint Statement of Community Involvement to be published jointly by the three Councils.
Post production	
Monitoring and review mechanisms	The impact of the Joint Core Strategy will be monitored through each Council's Annual Monitoring Report (to be submitted no later than the end of December each year). Triggers for reviewing the Joint Core Strategy are likely to include revisions to the Regional Spatial Strategy or failure to deliver core policies e.g. housing delivery.

Document details	
Title	<i>Proposals Map</i>
Role and content	To illustrate saved local plan policies and policies set out in DPD's on an Ordnance Survey base.
Status	DPD
Chain of conformity	Consistent with national policy. In conformity with saved policies of Cheltenham Borough Local Plan Second Review, Joint Core Strategy DPD and Regional Spatial Strategy for the South West. Consistent with and draw from the Cheltenham, Gloucester and Tewkesbury and Gloucestershire Sustainable Community Strategies.
Geographic coverage	Covering Gloucester, Cheltenham and Tewkesbury administrative areas
Timetable and milestones	
Pre production period, including commencement of document preparation	To reflect timetable of DPD's
Preparation of sustainability report and draft strategy, including public consultation as required by Regulation 25	
Public consultation, Developing Preferred Options	See above.
Public consultation on proposed submission document sustainability appraisal report as required by Regulation 27	See above.
Submission of DPD to Secretary of State and sustainability appraisal report as required by Regulation 30	See above.
Examination period, including commencement of the examination	See above.
Adoption and publication of document and revised proposals map	See above.
Arrangements for production	
Which organisation/department of authority will lead the	Cheltenham Borough Council, Strategic Land Use

process?	team/GIS officer. To be prepared jointly by the Policy Development Group (collaborative working group made up of officers from Cheltenham, Gloucester, Tewkesbury and Gloucestershire Councils).
Management arrangements (e.g. steering group)	See above for Joint Core Strategy
Resources required to produce the LDD, including specifying resources committed from external stakeholders	See above for Joint Core Strategy
Approach to involving stakeholders and the community	See above for Joint Core Strategy
Post production	
Monitoring and review mechanisms	To reflect timetable of preparation and review of DPD's as set out in current LDS.

Process	
Ongoing engagement	
Statutory consultation	

Appendix 6 – 2008/09 Completions and Losses

Completions

Site Ref	App No.	Date	Address	Site Description	Dwellings completed during year
ALS1007	08/00942/CLPUD	30/07/2008	28 Hewlett Road	Change of use from first floor rest area/storage area to self contained residential studio flat. COU	1
ALS1054	02/00779/COU	21/07/2005	64 Hales Road	C/U of lower ground floor from care home to 4 flats. COU	4
ALS1059	02/01916/COU	30/09/2003	31 High Street	C/U of upper floors from storage to 5 flats. COU	5
ALS1087	06/01395/FUL	31/10/2006	62 London Road	Alterations (including small extension) and conversion of Grade II listed coach house to form a one bedroom dwelling. CON	1
ALS1095	07/00913/FUL	26/09/2007	31 Grosvenor Street	Conversion of upper ground and first floor to 2 self-contained 1 bed apartments. CON	2
ALS1096	07/00836/COU	18/10/2007	North Hall Hotel Pittville Circus Road	Change of use from hotel and extension, to form 8No. residential units. COU	8
ALS1098	08/00256/FUL	09/04/2008	12 Gloucester Place	Conversion of two no. residential units to three no. flats (partially retrospective). CON	3
BAT1026	07/00095/FUL	22/03/2007	Land adj. 23 Ryeworth Road	Construction of detached dwelling with associated double garage-revised submission. INFILL	1
BAT1029	07/00334/FUL	07/06/2007	Hinton Oakley Road	Erection of replacement dwelling. RR	1
PIT1004	06/00380/REM	25/05/2006	GCHQ Oakley, Priors Road	Laing Homes - Residential development for Phase 1 consisting 103 dwellings. OR	34
PIT1004	07/01465/REM	17/04/2008	GCHQ Oakley, Priors Road	GEORGE WIMPEY - Residential development for Phase 2A consisting of 104 dwellings and associated works. OR	43
PIT1004	07/01296/REM	17/04/2008	GCHQ Oakley, Priors Road	CHARLES CHURCH - Residential units for Phase 2 consisting of 53 dwellings, including 2 bed apartments, 3 and 4 bed houses and associated works. OR	17
CHK1053	05/01773/FUL	10/02/2006	Springbank Church Walk (off Copt Elm Road)	Demolish existing bungalow and garage, erect new house and garage. RR	1
CHK1054	06/00930/FUL	21/09/2006	46 Maple Drive	Erection of 2no. 4 bedroom houses following demolition of existing chalet style bungalow. INFILL	2
CHK1055	06/00786/COU	12/10/2006	The Coach House 1 Water Lane	C/U of the coach house to a single dwelling. COU	1
CHK1060	08/00126/FUL	13/03/2008	Land adj. 25 School Road	Erection of a new dwelling and garage (revised proposal to previously approved scheme - ref: 07/00590/FUL). INFILL	1
CHK1061	07/01782/FUL	13/02/2008	62 East End Road	Additional floor to change a bungalow into a house. COU	1
CHK1063	07/01587/FUL	01/04/2008	Sunny Bank, London Road	Demolition of existing property and erection of a replacement dwelling. RR	1
CHP1012	06/00992/FUL	03/10/2006	Land To The Rear Of Bafford Cottage, Bafford Lane	Erection of 4no new dwellings. Amendments to the previous application 05/00853/FUL. INFILL	4
CHP1014	05/00555/FUL	09/08/2005	Land off College Gate (rear of 21& 23 Old Bath Road)	Construction of 2no. two bedroom flats with garages under. INFILL	2

Site Ref	App No.	Date	Address	Site Description	Dwellings completed during year
CHP1015	05/01186/FUL	23/09/2005	Land Adjacent To 222 Old Bath Road	Erection of a detached four bedroom house. INFILL	1
CHP1018	06/00264/FUL	20/04/2006	Casa Mia Daisy Bank Road	Demolition of existing house and garage. Erection of replacement house and garage. RR	1
CHP1021	07/00318/FUL	27/04/2007	Land adj. Goodwood Newcourt Road	Demolition of existing garage to allow erection of detached dwelling. RR	1
COL1028	05/01680/FUL	15/12/2005	Save Service Station, Montpellier Terrace	Erection of 10 flats with parking. OR	10
COL1039	04/00825/COU	01/07/2004	94 Bath Road	C/U from office to 3 flats. COU	3
COL1040	06/00890/FUL	24/11/2006	58 High Street	Development of 4 x 1 bedroom starter apartments and 1 x 1 bedroom semi detached house (C/U) behind 58 High Street. This is in addition to application 04/01534/COU: C/U of part premises to create 3 flats above shop plus 3 to rear of building. 3 flats above. COU	5
HEW1015	06/01908/FUL	19/03/2007	The Conifers, Fiddlers Green Lane	Single storey extension to existing double garage. Change of use of garage into dwelling. COU	1
HEW1001.C	06/00447/REM	27/12/2006	Equinox - GCHQ Benhall, Gloucester Road	Erection of a residential development comprising of 15 houses and 29 apartments, including associated car parking and landscaping - revised plans received 31/05/06. OR	3
HEW1001.E	05/01509/REM	20/12/2005	South Court - GCHQ Benhall, Gloucester Road	135 dwellings (including affordable housing) and public open space. OR	9
LAN1117	05/01463/FUL	17/11/2005	Douglas House, Parabola Road	Conversion of existing building from 7 bedsits to 6 flats and erection of 4 new build flats. CON	10
LAN1123	07/01081/LBC	28/09/2007	45-47 Clarence Street	Alterations to previously approved scheme of 4 no. one bed flats at second and third floors, conversion of first floor into 2 no. one bed flats. COU	6
LAN1139	07/00799/FUL	19/10/2007	13 Lansdown Place	Conversion of existing 5 flats to form 7 flats and internal alterations. CON	7
LAN1140	07/01231/FUL	04/01/2008	55 St. Georges Place	Change of use of part ground and upper floors to create six one bedroom/studio apartments (as amended by plans received 8 November 2007). COU	6
LAN1144	07/01540/LBC	14/02/2008	214-216 High Street	Internal alterations to 2 self-contained flats on first and second floors. COU	2

Site Ref	App No.	Date	Address	Site Description	Dwellings completed during year
LAN1147	08/00034/LBC	01/04/2008	17 Montpellier Terrace	Restoration of ground floor flat and conversion of first and second floor maisonettes into a single dwelling. CON	1
LEC1011	04/00758/FUL	01/07/2004	Long Acre, Kidnappers lane	C/U from garage to self-contained dwelling. COU	1
LEC1016	07/00810/FUL	13/07/2007	Ciceter, 9 Gordon Road	Erection of new detached dwelling. OR	1
LEC1021	06/01752/FUL	18/01/2007	12 Brizen Lane	Proposed new dwelling. INFILL	1
LEC1023	07/00147/COU	03/04/2007	Treelands, 138 Leckhampton Road	Change of use from use class C2 (Residential Institution) to use class C3- Dwelling Houses. COU	2
LEC1024	07/00641/FUL	09/07/2007	Land adj. 6 Allenfield Road	Rear extension to existing dwelling and erection of a new dwelling on adjacent land. INFILL	1
LEC1026	07/00879/FUL	13/08/2007	Land r/o 6 Merlin Close	Erection of one dwelling and alterations to existing drive. INFILL G	1
LEC1027	07/01323/FUL	21/12/2007	Unit A Liddington Industrial Estate, Old Station Drive	Mixed use development comprising eight two and three storey B1 office units and six two bedroom apartments following demolition of existing warehouse building. OR	6
PAR1037	07/00252/REM	31/05/2007	Land r/o 26 Moorend Park Road	Erection of a bungalow and double garage in rear garden. INFILL G	1
OAK1013	07/01401/FUL	12/12/2007	139 Prestbury Road	Subdivision of dwelling to form two flats. SUB	2
PAR1034	07/01070/FUL	27/09/2007	Land at Andover Walk	Construction of pair of semi detached dwellings with attached garage. INFILL	2
PAR1083	04/01098/FUL	17/08/2004	161 Bath Road	Redevelopment of bakery by 2 new dwellings, retention of existing retailing area. OR	2
PAR1100	06/00343/FUL	06/09/2006	8 Upper Bath Street	Demolition of single dwelling and erection of 3 no. town houses. RR	3
PAR1105	07/00531/FUL	07/08/2007	Land r/o 16 Tivoli Road	Proposed residential dwelling to rear of 16 Tivoli Road. INFILL G	1

Site Ref	App No.	Date	Address	Site Description	Dwellings completed during year
PAR1106	07/00966/COU	14/09/2007	Lewisham House, Suffolk Road	Change of use from Class D1 (holistic health centre) to Class C3 (dwelling house). COU	1
PAR1107	07/01411/FUL	17/01/2008	5 Polefield Gardens	Erection of two storey detached dwelling to replace existing bungalow. RR	1
PAR1110	06/01557/FUL	07/12/2006	Fountain Cottage, Commercial Street	Erection of pair of semi-detached, 2 bedroom houses in garden. INFILL G	2
PAR1111	08/00865/COU	25/07/2008	13 Upper Bath Street	Change of use from part clinic, part residential to a single dwelling. COU	1
PAR1113	08/01491/FUL	17/12/2008	Basement, 5A Suffolk Street	Conversion of existing basement accommodation to form self-contained flat and construction of balcony/verandah to rear. CON	1
PAR1114	08/01574/COU	23/12/2008	Land r/o 2 Suffolk Road	Change of use garage/ office to residential. COU	1
PIT1041	99/50576/FUL	11/12/2003	Albert House, Pittville Place	Construction of 2 buildings each comprising 8 no. flats and associated parking and landscaping (revised scheme). INFILL	16
PIT1063	06/01422/FUL	13/03/2007	Land r/o 58 Cleavelands Avenue	Erection of detached bungalow in rear garden of 58 Cleavelands Avenue, with new vehicular access off Tilney Road. INFILL G	1
PIT1071	07/01748/COU	07/02/2008	16 York Street	Change of use from a single dwelling to form two dwellings and first floor rear extensions at 16-18 York Street. COU	2
SPA1052	06/00368/OUT	03/05/2006	Land at Tilney Road	Construction of 2no. dwellings, approval of matters reserved in outline planning permission ref CB2187/00 (as renewed most recently under outline reference 06/000368/OUT dated 03.05.06). INFILL	2
PRE1024	08/00482/FUL 08/00855/FUL 06/01168/FUL	21/05/2008 24/07/2008 16/11/2006	The Willows, Swindon Lane	Erection of a semi detached chalet style bungalow. Site also includes 08/00482/FUL (1 dwelling) and 06/01168/FUL (2 dwellings) therefore resulting a total number of 4 dwellings. RR	2
PRE1035	06/01504/FUL	16/11/2006	Four Gables, Blacksmiths Lane	Construction of new two storey dwelling to replace existing bungalow. RR	1
PRE1037	06/01066/FUL	15/02/2007	Hillfield House, Idsall Drive	Demolition of existing house and development of 5 new dwellings on the site. RR	5
PRE1038	07/00076/FUL	22/03/2007	Land r/o 91 New Barn Lane	Demolition of commercial buildings (B1c) and erection of 8 x dwellings and associated works. OR	8

Site Ref	App No.	Date	Address	Site Description	Dwellings completed during year
PRE1039	07/00758/FUL	19/07/2007	Queenswood, Blacksmiths Lane	Demolition of existing dwelling and construction of three dwellings with associated garages. Revised application. RR	3
SPR1006	06/00350/FUL	02/05/2006	Land adj. 10 Thistledown Close	4 No. proposed dwellings (back to back). INFILL	4
SPR1008	06/00436/FUL	27/04/2006	2 Hazeldean Road	Proposed new house. INFILL	1
SPR1009	06/00604/FUL	15/06/2006	Holmlea Farm, Springbank Road	Replacement farmhouse and garage. RR	1
STM1026	04/01867/FUL	22/12/2004	Land Between 68 & 72 Rowanfield Road	Erection of end-terrace dwelling. INFILL	1
SPA1012	04/00086/FUL	01/08/2005	357/359 High Street	Redevelopment of shop & 11 flats by 9 flats. RR	9
SPA1025	06/01666/FUL	26/01/2007	Dunalley Street School, Dunalley street	Revised application: New 4 and 6 storey hotel with 132 guest rooms, 4 storey residential development (14 apartments), surface parking and amenity space. Amendments to the previous planning application 06/00928/FUL which included 14 apartments and 122 room. OR	14
SPA1131	08/00895/FUL	08/08/2008	Land r/o 17 St. Pauls Street North	Erection of 2no. dwellings to rear (Revision of approved application ref:06/00575/FUL). INFILL G	2
SPA1136	07/00797/FUL	08/08/2007	Land r/o 48 Marle Hill Parade	Erection of new dwelling to the rear. INFILL G	1
SPA1137	07/01303/FUL	15/11/2007	Land r/o 28 St. Pauls Street North	Erection of new dwelling following demolition of existing garage. OR	1
SPE1057	07/01324/FUL	16/11/2007	Former Cheltenham Sea Cadet Unit, Stoneville Street	Erection of 8no. terraced dwellings following demolition of existing buildings (D2) on the site. OR	8
SWV1019	07/01396/COU	30/11/2007	Salvation Army, Swindon Road	Conversion into five self-contained apartments. CON	5
SWV1020	07/01595/FUL	14/01/2008	Hyde View, Evesham Road	Alterations and extensions to existing bungalow to form two-storey dwelling. COU	1

Losses

Site Ref	App No.	Date	Address	Site Description	Losses During Year
ALS1098	08/00256/FUL	09/04/2008	12 Gloucester Place	Conversion of two no. residential units to three no. flats (partially retrospective). CON	2
BAT1029	07/00334/FUL	07/06/2007	Hinton Oakley Road	Erection of replacement dwelling. RR	1
CHK1053	05/01773/FUL	10/02/2006	Springbank Church Walk (off Copt Elm Road)	Demolish existing bungalow and garage, erect new house and garage. RR	1
CHK1054	06/00930/FUL	21/09/2006	46 Maple Drive	Erection of 2no. 4 bedroom houses following demolition of existing chalet style bungalow. INFILL	1
CHK1061	07/01782/FUL	13/02/2008	62 East End Road	Additional floor to change a bungalow into a house. COU	1
CHK1063	07/01587/FUL	01/04/2008	Sunny Bank London Road	Demolition of existing property and erection of a replacement dwelling. RR	1
CHP1018	06/00264/FUL	20/04/2006	Casa Mia Daisy Bank Road	Demolition of existing house and garage. Erection of replacement house and garage. RR	1
LAN1139	07/00799/FUL	19/10/2007	13 Lansdown Place	Conversion of existing 5 flats to form 7 flats and internal alterations. CON	5
LAN1147	08/00034/LBC	01/04/2008	17 Montpellier Terrace	Restoration of ground floor flat and conversion of first and second floor maisonettes into a single dwelling. CON	3
OAK1013	07/01401/FUL	12/12/2007	139 Prestbury Road	Subdivision of dwelling to form two flats. SUB	1
PAR1095A	08/00534/COU	27/05/2008	Basement 199 Bath Road	Change of use of basement from self-contained flat to additional clinic space (associated with existing clinic use on ground and first floors). COU	1
PAR1100	06/00343/FUL	06/09/2006	8 Upper Bath Street	Demolition of single dwelling and erection of 3 no. town houses. RR	1
PAR1107	07/01411/FUL	17/01/2008	5 Polefield Gardens	Erection of two storey detached dwelling to replace existing bungalow. RR	1
PIT1071	07/01748/COU	07/02/2008	16 York Street	Change of use from a single dwelling to form two dwellings and first floor rear extensions at 16-18 York Street. COU	1
PRE1035	06/01504/FUL	16/11/2006	Four Gables Blacksmiths Lane	Construction of new two storey dwelling to replace existing bungalow. RR	1

Site Ref	App No.	Date	Address	Site Description	Losses During Year
PRE1037	06/01066/FUL	15/02/2007	Hillfield House Idsall Drive	Demolition of existing house and development of 5 new dwellings on the site. RR	1
PRE1039	07/00758/FUL	19/07/2007	Queenswood Blacksmiths Lane	Demolition of existing dwelling and construction of three dwellings with associated garages. Revised application. RR	1
SPR1009	06/00604/FUL	15/06/2006	Holmlea Farm Springbank Road	Replacement farmhouse and garage. RR	1
SPA1012	04/00086/FUL	01/08/2005	357/359 High Street	Redevelopment of shop & 11 flats by 9 flats. RR	11

Gross Completions	318
Gross Losses	36
Net Completions	282

Appendix 7 – NI 159 Supply of ready to develop housing sites

1st April 2010 – 31st March 2015

This note sets out Cheltenham Borough Council's supply of deliverable housing sites for the forthcoming 5 year period, 1 April 2010 to 31 March 2015, to meet the requirement as contained within the Draft Revised Regional Spatial Strategy for the South West, incorporating the Secretary of State's proposed changes, July 2008.

Regard has been had to the CLG note, 'Demonstrating a 5 year supply of deliverable sites' and PPS 3: Housing, in producing this note.

This note informs national indicator NI:159 Five-year land supply for housing.

As the RSS covers the period 2006 to 2026, completions since 2006 contribute to the housing requirement. From 1 April 2006 to 31 March 2009, 1771 dwellings have been completed within the borough. As this period looks forward, it is also necessary to include the projected 16 completions for 2009/10. This reduces the housing requirement, from 8,100 to 6,313 dwellings over the remaining plan period (16 years) and therefore revises the per annum requirement. The position on completions will be updated following the monitoring of housing completions in 2009/10 during April/May 2010.

<i>Requirement</i>	<i>Dwellings</i>
RSS Proposed changes – 405 per annum x 5 years	2,025
<i>Revised requirement</i>	
(6,313/16) – 395 per annum x 5 years	1,973
<i>Deliverable Supply</i>	
Dwellings on allocated sites with planning permission	75
Dwellings on allocated sites	319
Existing commitments*	698
Other Deliverable sites as identified in 2009 SHLAA	1,303
Total supply	2,395
Total, Less potential to expire (103 dwellings)	2,292
No of years supply	5.8
NI159 (X/Y*100)	
X: Deliverable supply within 5 years x 100 = 2292 x 100 = NI159	
Y: requirement over 5 years 1973	116.1%

*takes account of known losses

Potential sites have been identified from the 2009 SHLAA, a full list of sites can be seen in the appendix 7. The deliverability of sites has been considered through the SHLAA process and can be found within the *Demonstrating a five year supply of deliverable land note* and the *Strategic Housing Land Availability Assessment, 2009*

http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=378&pageNumber=21

Housing Trajectory - Taken from 2009 SHLAA

Appendix 7: Housing Trajectory

Assumption - sites under 100 dwellings assume 1 year to gain permission, sites over 100 assume 18 months. Build out rates assume 25 in first year and 50 thereafter

Source		5 year period 2010 - 2015																	Totals
		First 5 year of plan period							Second 5 year of plan period					Third 5 year of plan period					
		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Allocations and Development briefs																			
Land at Lansdown Road	HA01					25	50	15											90
Land at Albion Street/Gloucester Place (see below)	HA02																		0
Land at St Margaret's Road	HA03					25	50	50	50	50	7								232
Land at St. George's Place/St. James' Square	HA04					8													8
Land at Portland Street (see HA03)	-																		0
Cheltenham Spa Railway Station	HA06								23										23
Land at Midwinter	HA07			25	50	50	36												161
Outer West (September 2000)	DB01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Bence's Timber Yard, St. John's Avenue	DB02								25	4									29
Sherborne Place Car Park	DB03								25	23									48
Henrietta Street Car Park and Buildings (opposite Matalan) St Margaret's Road	DB04					14			24										38
Royal Well/Municipal Offices	DB05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Prestbury Road/Windsor Street	IC01				25	50	33												108
SHLAA Sites																			
Rodney road car park, Rodney Road	NLUD01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Axiom, Winchcombe Street	VDL&B01								14										14
Springbok, Albion Street	VDL&B02		12																12
Lynworth Hall, off Mendip Road	SPS01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Hesters Way Church, Barbridge Rd	SPS02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land rear of 30 -31 Pates Avenue	SPS03								4										4
Community Centre & Scout Hut, Brooklyn Road	SPS04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Penrith Road	SPS05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Great Western Road, land adjoining Great Western Road	SPS06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Old Gloucester Road	SPS07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0

Source		5 year period 2010 - 2015																	Totals
		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Land adjacent Leckhampton Road and two fields adjacent Pullen	SPS08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Chester Walk	SPS09				10														10
Land at Ellerslie	SPS10						25		20										45
Monkscroft School	SPS11			6							41								47
Land at Starvehall Farm	SPS12			25	50	50	50	50	50	25									300
Former Townsend Bakery, Townsend Street,	SPS13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Delancey Hospital, Charlton Lane	SPS14				25	50	19												94
Former Police Station, Waterloo Road	SPS15																		0
Rivershill House, St. George's Road	NRU01						21												21
Elim Pentecostal Church, St. George's Road	NRU02				13														13
Parker Court, Knapp Lane	NRU03				4														4
King Alfred Way	NRU04				15														15
Spirax Sarco, St George's Road	NRU05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Spirax Sarco, Tennyson Road	NRU06			25	4														29
2 Gloucester Road	NRU07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Springbank Shopping Centre inc. adjacent Springfield House, Pilgrove Way	NRU08								25	27									52
Land and Buildings at Coronation Square (inc. Edinburgh Place Car Park)	NRU09						25	50	27										102
B & Q Site	NRU10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Commercial Street Car Park	NRU11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
High Street Car Park and land at 453/456 High street	NRU12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Hardwick site, St Paul's Road	NRU13								25	50	41								116
Pittville Media Campus, New Barn Lane	NRU14						25	50	19										94
379 - 383 High Street (Widdows Garage)	NRU15				18														18
Prestbury Road	NRU16					10													10
Land adjoining Kyance, Church Road	AHO01			25	14														39
CBH Garage site, Imjin Road	AHO02			4															4

Source		5 year period 2010 - 2015																	Totals
		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
CBH Garage site, Burma Road	AHO03			4															4
CBH Garage site, Brook Road	AHO04			4															4
CBH Garage site, Malvern Street	AHO05			2															2
Brighton Road redevelopment of Prefabricated bungalows	AHO06			8															8
YMCA, Vittoria Walk Redevelopment	AHO07				25	50	25												100
Cakebridge Place	AHO08				15														15
St Paul's Neighbourhood Regeneration Area (Phase 1)	RR01		10	38															48
St Paul's Neighbourhood Regeneration Area (Phase 2)	RR02				25	25													50
Land at Sunnyfield Lane	OUA01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at the Reddings	OUA02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Timbercombe Lane	OUA03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land off Bamfurlong Lane	OUA04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Prestbury 1	OUA05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land off New Barn Lane (south of the racecourse)	OUA06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Fiddler's Green	OUA07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Glenfall Way	OUA08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Golden Valley	OUA09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Greenway Lane	OUA10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Oakley	OUA11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Old Gloucester Road	OUA12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land to the east of the racecourse	OUA13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Hyde Farm	OUA14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land at Hunting Butts	OUA15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Land to the north west of Cheltenham	SUE01				50	100	250	300	350										1050
Land to the south of Cheltenham	SUE02						25	50	50	50	50	50	50	50	50	50	50	75	600
																			0

5 year period 2010 - 2015

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments <i>net figures have been used and losses included</i>																			
Post Office Vehicle Depot Carlton Street	06/01919/FUL		6																6
66 & 70A Albion Street & 1A Gloucester Place	04/02155/FUL			19															19
41 All Saints Terrace	07/00060/FUL		1																1
18 & 18A Portland Street	07/00333/COU		2																2
10-12 Winchcombe Street	07/00651/COU		6																6
101 Hewlett Road	07/01541/COU		1																1
Rear of 58 Fairview Road	08/00685/FUL			4															4
Baylis Haines & Strange, Gloucester Place <i>(see above)</i>	08/00372/FUL					25	50	50	36										161
97 Albion Street	08/01632/LBC		1																1
20 Gloucester Place	08/01545/CAC	-1																	-1
2 North Place (lower ground+ground floors)	09/00038/COU			2															2
Land At Brigs Meadow Ashley Road	07/01757/FUL	1																	1
Land at Brigs Meadow, Ashley Road, PLOT 2	08/00209/FUL	1																	1
Land r/o 224 London Road	08/00216/OUT				0														0
Land adj. 12 Battledown Drive	08/01439/FUL		1																1
36 Beaufort Road	06/00771/FUL	1																	1
Land r/o 7-9 Ryeworth Road	08/00719/FUL		3																3
Land opposite 5 Coltham Fields	08/00923/FUL		2																2
Land adj. The Gray House (Kings Welcome), Harp Hill	08/00485/FUL		1																1
Land adj. Field House, Ashley Road	08/01633/OUT			1															1
GCHQ Oakley, Priors Road	06/00352/REM 07/01465/REM 07/01296/REM		19	50	50	13													132
Land To The Rear Of North Road East & Oakbrook Drive	06/01089/FUL		11																11
Kordofan, Old Reddings Road	07/00885/FUL			1															1
Land at 1 Beechurst Cottage The Reddings	07/01322/REM		1																1
Land at 1 Springfield Close, The Reddings	08/00310/FUL			1															1
The Hayloft, The Reddings	08/00296/COU			4															4

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments net figures have been used and losses included																			
Land adj. Glenleigh, The Reddings	08/00697/FUL			1															1
Coxhome Farm, London Road	02/00723/COU			4															4
Northern Part Of East Court Site East End Road	04/00730/FUL			23															23
Oak House, 57 Chase Avenue	06/00322/COU			1															1
Land at 36 Copt Elm Road	08/00041/FUL			1															1
Duke Of York, 315-317 London Road	08/00586/FUL		9																9
Land r/o 108 Charlton Lane	08/01098/FUL			4															4
Land r/o 174 Old Bath Road	06/01850/FUL			1															1
Land adj. 105 Charlton Lane	07/00895/FUL			1															1
R/O 172 Old Bath Road	07/01167/FUL			1															1
Co-op Store, Bath Road	04/01797/COU			2															2
54 - 56 Bath Road	05/00883/COU		7																7
Flat 14 Stagecoach House 3-4 Bath Street	06/00339/COU	-1																	-1
Micklinton Hotel, 12 Montpellier Drive	06/00593/COU			5															5
6-8 St. Lukes Road	05/01415/FUL			2															2
128 High Street	07/01059/COU			7															7
The Mews, Montpellier Retreat	07/01277/COU		1																1
5 Clare Street	08/00254/FUL			1															1
7 Suffolk Square	08/00627/FUL			1															1
Lonsdale Guest House, Montpellier Drive	08/01108/COU			1															1
The Forge, 2 Exmouth Street	08/01652/FUL			1															1
Equinox - GCHQ Benhall, Gloucester Road	06/00447/REM	9																	9
1 Ellison Road	07/00738/FUL			1															1
14 Montpellier Spa Road	04/00243/COU			2															2
2-3 Royal Crescent	05/00420/COU			9															9
Corner of Lansdown Place Lane/Lansdown Walk	03/01467/FUL			8															8
65-69 St. Georges Place	04/01314/FUL		9																9
Basement, Prospect House, Parabola Road	08/00759/COU			1															1

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments <i>net figures have been used and losses included</i>																			
Cantay House Yard, 62 - 64 St. Georges Place	05/00519/FUL			13															13
9 Clarence Street	05/01107/COU 06/01413/COU			2															2
The Coach House, Wyastone Hotel, Parabola Road	05/01291/COU	1																	1
Land At And Adjacent Pembury House, Lansdown Crescent	05/00415/FUL			1															1
Grosvenor House, 72 Lansdown Road	06/00558/FUL			10															10
Montpellier Exchange, Montpellier Walk	07/00161/COU			2															2
Gransden, Parabola Road	07/00143/COU			14															14
Atticus House, Lansdown Place Lane	08/00505/COU			1															1
14 Eldorado Road	07/01723/COU			2															2
Well Place, Well Place	08/00085/FUL			6															6
Fulshaw Lodge, 53 Christchurch Road	08/00106/COU			8															8
24 Lansdown Place	08/00208/LBC			1															1
College View, Douro Road	08/00444/COU	-1																	-1
9 Royal Parade, Bayshill Road	08/00857/FUL	-1																	-1
Overton Lodge, 88 St Georges Road	08/01027/COU			3															3
Basement Flat, 29 St Georges Road	08/01005/COU	-1																	-1
Old Fire Station, St. James' Square	92/00475/PC		1																1
The View, Leckhampton Hill	06/01652/FUL		1																1
273 Old Bath Road	06/01463/FUL		1																1
216 Leckhampton Road	08/01074/FUL			1															1
15 Leckhampton Road	08/01396/FUL	3																	3
32 Lynworth Court, Lynworth Place	05/01047/COU	-1																	-1
212 Hewlett Road	06/01308/FUL	8																	8
Land r/o 11 & 15 Cleeve View Road	07/00160/OUT			3															3
William Hill Ltd, 106 Whaddon Road	07/01334/FUL			1															1
Land at Medway Court, Whaddon Road	07/01700/FUL			4															4
5 Victoria Retreat	04/00855/FUL			1															1
Land r/o 47 Shurdington Road	07/00821/COU			1															1

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments net figures have been used and losses included																			
52 Painswick Road	04/02152/FUL			1															1
48 Lypiatt Street	06/01010/COU			1															1
Regent Place, 79 The Park	09/00011/FUL			8															8
60-62 Suffolk Road	08/01203/FUL	4																	4
Corner Cottage/Lawnswood, Wellington Square	05/00626/FUL	10																	10
Signcraft Ltd, Warwick Place	08/00868/FUL			6															6
Lower Ground Floor, 62 Prestbury Road	06/01134/COU		1																1
96 Winchcombe Street	08/00186/FUL			10															10
Second Floor Bishopsgate House 94 All Saints Road	06/01016/FUL		1																1
11-17 Prestbury Road	07/00084/COU			3															3
24 - 28 Sherborne Street	07/00378/OUT			6															6
Wellington Lodge, Wellington Square	07/00760/LBC	-1																	-1
Land r/o 22 Albert Place, Back Albert Place	08/01276/FUL	1																	1
35-37 Windsor Street	08/00475/REM			10															10
122 Winchcombe Street	07/01474/FUL			6															6
Glenfall Lawn Pittville Circus Road	07/01589/COU			1															1
R/O 98 Winchcombe Street	08/00213/COU			1															1
41 Selkirk Street	06/01626/COU			2															2
3-5 Prestbury Road	08/01245/FUL			2															2
Land at Subajan, Mill Lane	08/00332/FUL			2															2
The Willows, Swindon Lane	08/00482/FUL 08/00855/FUL 06/01168/FUL		1																1
Oakley, Swindon Lane	05/00526/FUL	0																	0
Spring Cottage, Blacksmiths Lane	04/00397/FUL			1															1
The Workshop, Blacksmiths Lane	08/00769/REM			1															1
Quince Cottage, Bay Tree Court	06/01398/FUL		3																3
101 New Barn Lane	06/01949/FUL			1															1
The Chestnuts, Cleavelands Drive	07/00592/FUL			8															8

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments <i>net figures have been used and losses included</i>																			
Land r/o Oak Cottage, Blacksmiths Lane	07/01113/FUL			1															1
Land r/o 7 Corfe Close	08/01164/FUL			1															1
Land r/o 6 Corfe Close	08/01208/FUL			1															1
Prestbury House, The Burgage	08/01699/COU			9															9
Land r/o 42 and 44 Linden Avenue	09/00084/FUL			1															1
36 Springbank Way	00/00601/FUL			1															1
Winners, 125 Hester's Way Road	07/01755/OUT				22														22
Arle Court House, Kingsmead Road	06/01879/COU			1															1
9 Peter Pennell Close	08/01361/COU	1																	1
The White House, Kingsmead Road	08/01503/FUL			4															4
4 Rowanfield Road	04/00309/FUL			1															1
1 Cornwall Avenue	06/01006/FUL			1															1
Cotterills Bar, 2 Devon Avenue	04/02027/FUL			21															21
Land r/o 4 Libertus Road	07/00296/FUL			2															2
Land r/o 21 Libertus Road	06/01906/OUT				1														1
St Marks Hall, Rowanfield Road	09/00058/REM			3															3
1 Oldfield Crescent	08/00729/FUL	1																	1
Land Adjacent To 88 Tennyson Road	06/00783/FUL			2															2
8 Libertus Road	08/00580/FUL			3															3
Murray House, St. Pauls Street South	08/00092/FUL			4															4
58-60 St. Paul's Road	05/01005/FUL	18																	18
56 Hanover Street	04/02173/FUL			1															1
Land adj. 32 Midwinter Avenue	07/00098/FUL			2															2
9 St. Pauls Lane	07/01389/FUL			1															1
Land r/o 21 St. Pauls Street North	07/01406/FUL			1															1
Land r/o 24 Marle Hill Parade	07/01445/FUL			3															3
2 Crabtree Place	07/01720/DEMCON	-65																	-65
Garden Cottage, Malthouse Lane	08/00339/FUL			1															1
46 Cleeveland Street	08/00403/FUL			8															8

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments net figures have been used and losses included																			
32 St. Pauls Street North	08/00573/FUL			10															10
Land r/o 249 Swindon Road	08/00479/OUT			10															10
16-20 Swindon Road	08/01550/FUL			14															14
Ellisa and Hazelmere, Hungerford Street	08/00408/FUL			2															2
Land adj. 24 Bloomsbury Street	07/00242/REM			1															1
Belmont, 102 Arle Road	06/00457/FUL			1															1
4 Gloucester Road	06/00658/COU			4															4
Former Alpha Filling Station, Queens Road	06/00983/FUL			14															14
5 Arle Road	07/00007/FUL			2															2
Land r/o 150 Arle Road	08/01484/FUL			1															1
Dorrin Court, 131 St. Georges Road	07/01099/COU			8															8
55A Alstone Avenue	06/01460/FUL			1															1
Former Excell Eggs Site, 29 New Street	07/00026/FUL			7															7
Land r/o 143 Gloucester Road	06/00866/FUL			1															1
Land adj. Former Fletcher And Hamilton Engineering, Grove Street	07/00803/FUL			13															13
29-31 Millbrook Street	07/01370/FUL			14															14
Land r/o 156A Arle Road	07/00975/FUL			2															2
360 High Street	07/01640/COU			2															2
The Bath House, 89 New Street	08/00471/COU	7																	7
Land adj. Grove House, Grove Street	08/00723/FUL			10															10
New Penny, 84 Gloucester Road	08/00903/FUL	12																	12
300 High Street	08/00749/FUL			2															2
220 Gloucester Road	08/01477/COU			3															3
Land r/o 83 Queens Road	08/01707/FUL			1															1
127 Windyridge Gardens	05/00489/OUT	1																	1
Aberdare, Church Road	06/01071/FUL	0																	0
Wymans Brook Shopping Centre, Windyridge Road	07/00165/FUL			10															10

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
Commitments <i>net figures have been used and losses included</i>																			
Apple Tree Cottage, Hayden Road	07/01236/COU	0																	0
Belmont, Hyde Lane	08/01378/FUL	0																	0
Land at Manor Farm, Chargrove Lane	T3143/G								22										22
Southgrove, Cold Pool Lane	06/01096/OUT				2														2
Land at Hampton Close	05/00770/OUT								2										2
56/62 Windermere Road	03/01024/FUL			2															2
62 Alma Road	07/01502/FUL			8															8
Land Between 56 & 62 Windermere Road	08/01096/FUL	10																	10
																			0
S106 commitments																			0
Studio 3 Sherborne Place	03/00398/COU								1										1
Cherry Tree House, 3 - 5 Hewlett Road	03/01903/FUL								2										2
298A Gloucester Road	01/01595/COU								1										1
Land adj. 1 Little Herbert's Close	00/00520/OUT								1										1
3 Ash Close	99/50572/FUL								12										12
122 Bath Road	99/50591/COU								5										5
Spa House, Oriel Terrace	02/00158/COU								1										1
Land r/o 60 Bath Road	02/01534/FUL								1										1
90 Bath Road	03/01751/FUL								3										3
121 Promenade	00/01119/COU								4										4
Highbridge, Malvern Road	01/00774/FUL								1										1
Ascot Court, Western Road	99/00696/COU								9										9
Land Adjacent To Medway Court, Whaddon Road	02/01010/OUT								2										2
Compass House, Lypiatt Road	01/00729/COU								1										1
259 Gloucester Road	02/00234/FUL								5										5
168 St Pauls Road	01/01361/OUT								0										0
Land Between 43 & 45 Market Street	03/00432/FUL								1										1
Market Street	99/50448/FUL								24										24
4 The Hawthornes	01/01201/OUT								1										1

Source		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals	
Commitments <i>net figures have been used and losses included</i>																				
		17	112	700	418	481	684	615	866	229	139	50	50	50	50	50	50	75	4636	
Potential expiries																				
		1	7	94	2	0	0	0	58	0	0	0	0	0	0	0	0	0	162	
Total																				
		16	105	606	416	481	684	615	808	229	139	50	50	50	50	50	50	75	4474	