

CHELTENHAM

Local development framework

Annual Monitoring Report

• **DECEMBER 2011**

Cheltenham Borough Council

Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

Telephone: 01242 774928 **Facsimile:** 01242 264360 **DX:** 7406 Cheltenham 1

Website: www.cheltenham.gov.uk

Email: ldf@cheltenham.gov.uk

Contents

	Page
Executive Summary	1 - 2
1. Introduction	3 - 5
2. Profile of Cheltenham – Key Contextual Characteristics	6 - 12
3. Local Development Framework	13 - 19
4. Policy Implementation	20 - 36
5. Conclusion	37
Appendix 1 Summary of terms	
Appendix 2 NI 159: Supply of ready to develop housing sites	

Annual Monitoring Report 2011

- Cheltenham Borough Council has a statutory requirement under the Planning and Compulsory Purchase Act 2004 to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31st December of each year.
- This is the seventh AMR to be produced by Cheltenham Borough Council. It covers the monitoring period of 1st April 2010 to 31st March 2011.
- The AMR includes: setting out achievement against nationally defined Core Output Indicators and locally determined indicators; report progress on the Local Development Framework (LDF) and; monitoring the use/effectiveness of existing planning policies and report on the replacement of “saved” policies.

Local Development Scheme Implementation

- The AMR looks at the progress the Borough Council has made in producing the LDF during the period 1st April 2010 to 31st March 2011.
- The 2009 Local Development Scheme (LDS) was published in November 2009. The LDS does not include Supplementary Planning Documents (SPDs) due to changes in the regulations therefore the LDS is focussed around the production of the Joint Core Strategy (JCS).
- The 2009 LDS will be reviewed in 2012.

Joint Core Strategy

- The local authorities of Gloucester City and Cheltenham and Tewkesbury Boroughs are preparing a Joint Core Strategy. This will form part of the statutory development plan for each local authority and will set out the strategic planning framework for the authorities from 2011 to 2031.
- Update on Programme and Evidence Base for the JCS are set out in Figures 2 and 3.

Progress

Local Development Framework

- The JCS Developing the Preferred Option document is currently out for public consultation between 13th December 2011 and 12th February 2012. Comments received will be used to inform the Preferred Option document – due to be published in summer 2012.*

In terms of development activity, the following key achievements can be reported:

Housing

- There were 136 net housing completions in 2010/11 (150 gross).
- 89.3% of net housing completions were on previously developed land.
- 23 affordable homes were provided in 2010/11. There were 15 social rented housing and 8 intermediate housing.
- Total housing completions since 1991 have been 7,535, an average of 376.

- No Gypsy and Traveller pitches were provided during 2010/11.

Environmental Quality

- There have been no planning applications granted contrary to Environment Agency advice on water quality grounds.
- There have been 2 planning applications granted contrary to Environment Agency advice on flood risk grounds.
- 43 projects involved renewable electricity generating a total of 0.006MW Onshore Wind and 0.106MW Solar PV.
- 50 projects involved renewable heat generating a total of 0.771MW Biomass, 0.773MW Heat Pumps and 0.089MW Solar Thermal.
- During 2010/11 there have been no changes in biodiversity habitats.

1.0 INTRODUCTION

What is an Annual Monitoring Report?

1.1 An Annual Monitoring Report (AMR) is a statutory document prepared by every Local Planning Authority. Its purpose is to:

- Set out achievement against nationally defined Core Output Indicators and locally determined indicators.
- Report progress on the Local Development Framework (LDF) and,
- Monitor the use/effectiveness of existing planning policies and report on the replacement of “saved” policies.

1.2 This year’s AMR covers the period 1st April 2010 – 31st March 2011, the seventh AMR published by Cheltenham Borough Council.

Purpose of the Annual Monitoring Report

1.3 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.

1.4 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 LDDs;
- 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 LDD 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.

1.5 The last three points are not fully addressed in this AMR due to the continuing development of the Joint Core Strategy. It is anticipated that the adoption and implementation of LDDs will influence the extent to which these areas are addressed.

Legislative Background

1.6 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. It includes information on the progress of the Local Development Scheme (LDS) and defining the extent to which the policies in the Local Development Documents (LDDs) are being achieved.

1.7 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 LDFs. Cheltenham Borough Council’s Local Plan has been saved as part of the LDF but its policies will be gradually replaced.

- 1.8 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 13).
- 1.9 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:
- Has met the LDS targets and milestones, is on target to meet them, is falling behind schedule or will not meet them;
 - Is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - 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.
- 1.10 The Localism Bill was introduced to Parliament on the 13th December 2010 and gained Royal Assent on 15th November 2011, becoming the Localism Act. The Act will shift power from central government back into the hands of individuals, communities and councils.
- 1.11 Where any document specified in the scheme has been adopted or approved within the report period, this will be recorded together with the relevant date. Future AMRs will also identify any policies (including 'saved' policies) that the council no longer wishes to include in the LDF, including the reasons for this and whether they intend to replace or amend the policy in due course.
- 1.12 Cheltenham's LDF will provide a portfolio of LDDs that will collectively provide a spatial planning strategy for the Borough. It consist of:
- Development Plan Documents (DPDs);
 - Supplementary Planning Documents (SPDs);
 - A Statement of Community Involvement (SCI);
 - Local Development Scheme (LDS); and
 - Annual Monitoring Report (AMR).
- 1.13 A three year work programme for the production of the LDDs that will make up the LDF is set out in Cheltenham's 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 SPDs. The LDS will be reviewed in 2012.

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

Structure of the Annual Monitoring Report

- 1.14 **Section 2** of the AMR describes the social, environmental and economic circumstances that exist in Cheltenham using a set of contextual indicators.
- 1.15 **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.
- 1.16 **Section 4** of this AMR monitors policy performance based on the objectives – targets – indicators approach to monitoring.
- 1.17 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.

Transition from Local Plan to Local Development Framework

- 1.18 As a consequence of changes to the planning system (see paragraph 1.7) Cheltenham is in a transitional phase between its 'saved' Local Plan and emerging policies within the LDF.
- 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 Until the Joint Core Strategy is sufficiently progressed Cheltenham Borough Council's adopted Local Plan (2006) remains the current development plan until the Joint Core Strategy is adopted. A recent appeal decision; 9th September 2011 – ref Appeal Ref: APP/B1605/A/11/2152718 made reference to the status of Cheltenham's Local Plan setting out "The relevant policies have been saved and the Local Plan is not unreasonably out of date".

Guidance

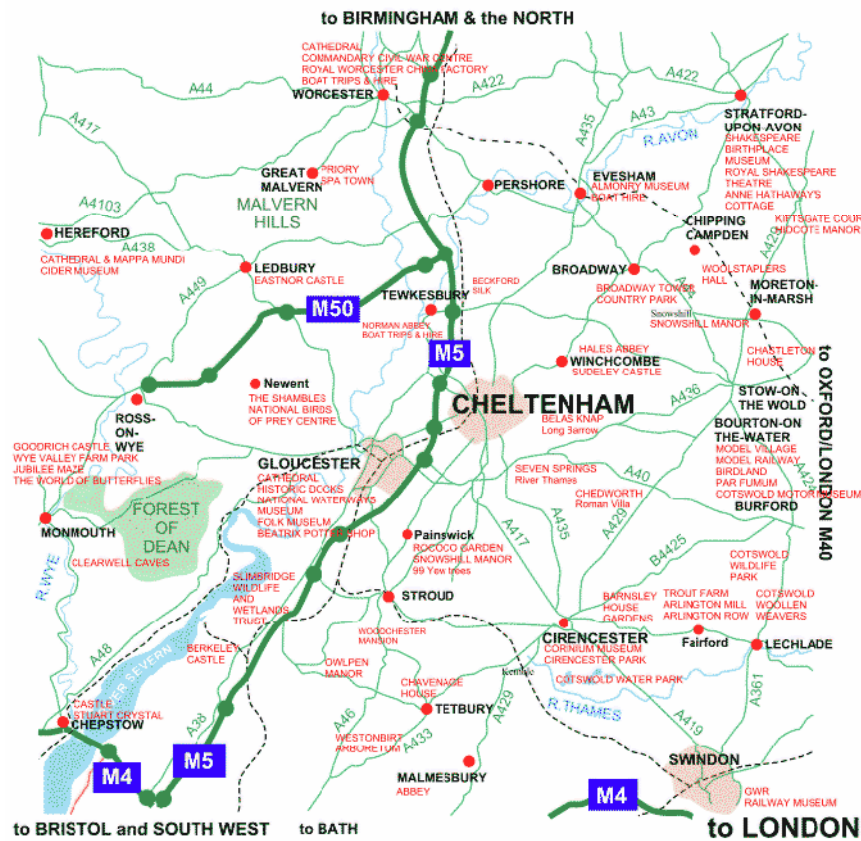
- 1.21 National guidance indicates that it is acceptable for AMRs to develop gradually to take account of ongoing discussions, tools to assist in monitoring being developed by statutory bodies, and emerging best practice. Progress with preparing LDDs that make up the LDF will enable the AMR to develop into an effective monitoring tool.
- 1.22 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'³.
- 1.23 The Minerals and Waste Planning function for Cheltenham Borough is undertaken by Gloucestershire County Council, indicators in this report relating to this function are reported in detail in the Gloucestershire County Council Minerals and Waste Annual Monitoring Report.

³ ODPM (March 2005) Local Development Framework Monitoring: A Good Practice Guide, Section 4
Cheltenham Borough Council

2.0 PROFILE OF CHELTENHAM – KEY CONTEXTUAL CHARACTERISTICS, ISSUES AND CHALLENGES

BACKGROUND OF CHELTENHAM

- 2.1 Cheltenham Borough is based on the town of Cheltenham and covers an area of 4,663 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

POPULATION

- 2.4 The population of Cheltenham borough is 115,300 (ONS 2010 mid-year estimates), an increase of 1,400 from the previous year (113,900). The population estimates (ONS) shows the population has risen by 5,300 since the Census in 2001. It is likely to continue to rise due to increasing life expectancy and birth numbers exceeding deaths.

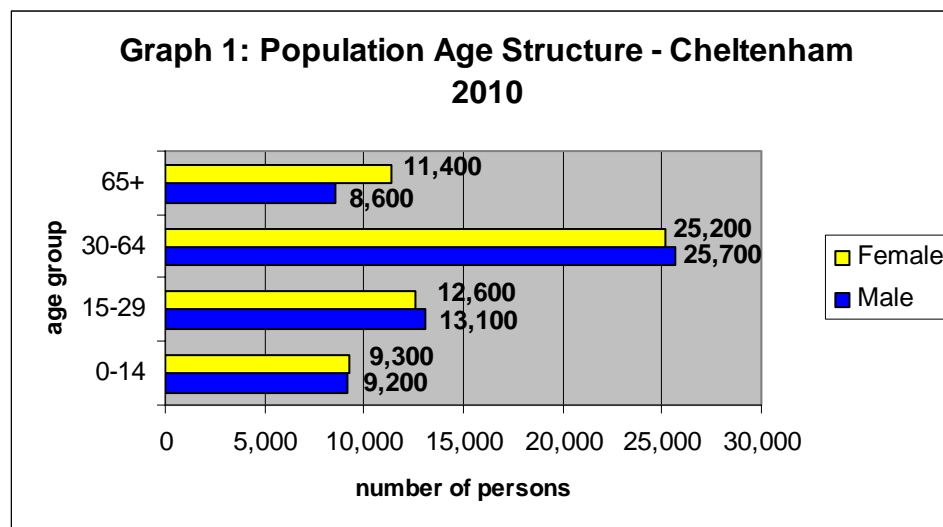
Table 1: Resident Population Estimates: All persons

All Ages	Cheltenham	South West	England
June 2010	115,300	5,273,700	52,234,000
June 2009	113,900	5,231,200	51,809,700
June 2008	112,700	5,210,400	51,464,600
June 2007	112,100	5,178,500	51,106,200
June 2006	110,900	5,123,800	50,763,900
June 2005	110,300	5,085,300	50,466,200
June 2004	109,300	5,039,600	50,109,700
June 2003	108,900	5,002,900	49,863,300
June 2002	109,600	4,972,500	49,649,100
June 2001	110,000	4,943,400	49,449,700

Source: Office for National Statistics 2011.

Nb: Population estimates between mid-2002 to mid-2008 have been revised by ONS

- 2.5 The population of Cheltenham has a slightly higher female population (58,600 females and 56,700 males). A breakdown of gender is shown in Graph 1.



- 2.6 A large proportion of Cheltenham's residents are in the age group of 30-64 with 44.23% of the total population belonging to this group. This is the same across the South West and England.

Table 2: Age structure

Age Group	No. of people in Cheltenham	% of people in Cheltenham	% of people in South West	% of people in England
0-14	18,600	16.33%	16.35%	17.52%
15-29	25,600	22.20%	18.73%	20.03%
30-64	51,000	44.23%	45.29%	45.98%
65+	20,000	17.35%	19.62%	16.48%

Source: ONS 2010 mid-year estimates

HEALTH

- 2.7 Life expectancy in Cheltenham for both males and females is slightly above regional and national levels, see Table 3. In general people are living longer compared to the previous years.

Table 3: Life expectancy at birth

Life expectancy at Birth (2007-2009)	Cheltenham	South West	England
Males (years)	80.2	79.2	78.3
Females (years)	83.9	83.3	82.3

Source: ONS Life expectancy at Birth (2007-2009)

- 2.8 In total 1,361 live births were gained in the borough during January to December 2008. There has been a minimal change (+0.07%) from the previous year which saw 1,360 live births whilst there has been higher increases in the South West (+3.05%) and England (+2.66%). However the number of live births in the town has been slowly increasing since 2005.

Table 4: Live birth rates

Live births 2010	Cheltenham	South West	England
No. of live births	1,385	60,144	687,006
% of change from 2009	+0.94%	+3%	+2.32%

Source: ONS Live births (2010)

SOCIAL

- 2.9 Table 5 provides details of the type and number of offences carried out in the borough.

Table 5: Notifiable Offences Recorded by the Police

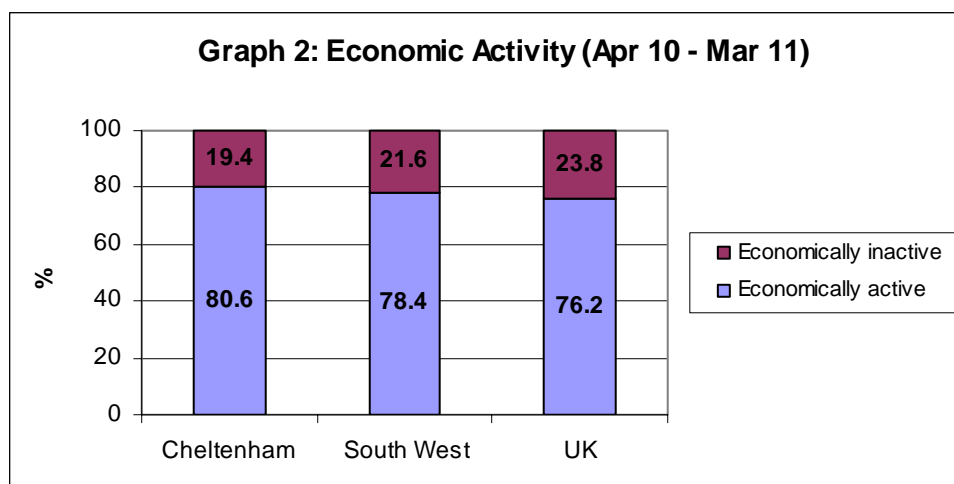
Offence	Cheltenham 2010-2011	Cheltenham 2009-2010
Violence Against the Person	1451	1702
Wounding or Other Act Endangering Life	31	26
Other Wounding	649	735
Harassment Including Penalty Notices for Disorder	271	400
Common Assault	430	416
Robbery	89	52
Theft from the Person	192	182
Criminal Damage Including Arson	1674	1782
Burglary in a Dwelling	1256	1056
Burglary Other than a Dwelling	699	841
Theft of a Motor Vehicle	256	215
Theft from a Motor Vehicle	814	836

Source: ONS Notifiable Offences Recorded by the Police (2011)

- 2.10 There are eight neighbourhoods within Gloucestershire which are amongst the most deprived 10% of neighbourhoods (Lower Super Output Areas) in England. Three of the neighbourhoods are within Cheltenham which are Hesters Way, St Marks and St Pauls.
- 2.11 When compared to the rest of England, Gloucestershire's neighbourhoods are most deprived in terms of 'geographical barriers to services'. Approximately a third of residents within Gloucestershire live in the national most deprived quintile for geographical barriers.

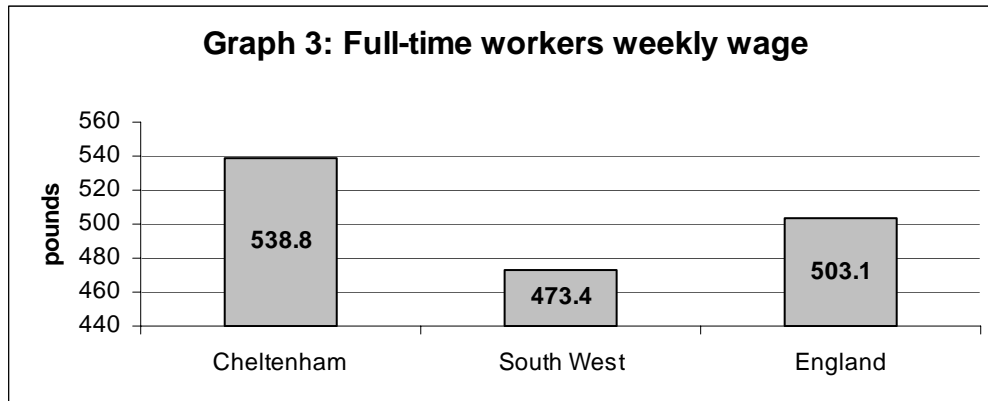
ECONOMY

- 2.12 80.6% of those that are of working age in the borough are currently economically active, either as an employee or self employed. This compares with 78.4% for the South West and 76.2% for the UK.



Source: ONS Annual Population Survey, Nomis, March 2011

2.13 Graph 3 clearly illustrates that average earnings for full-time workers in Cheltenham are above regional and national averages.



Source: Earnings by Residence (2011), ONS Annual Survey of Hours and Earnings, Nomis

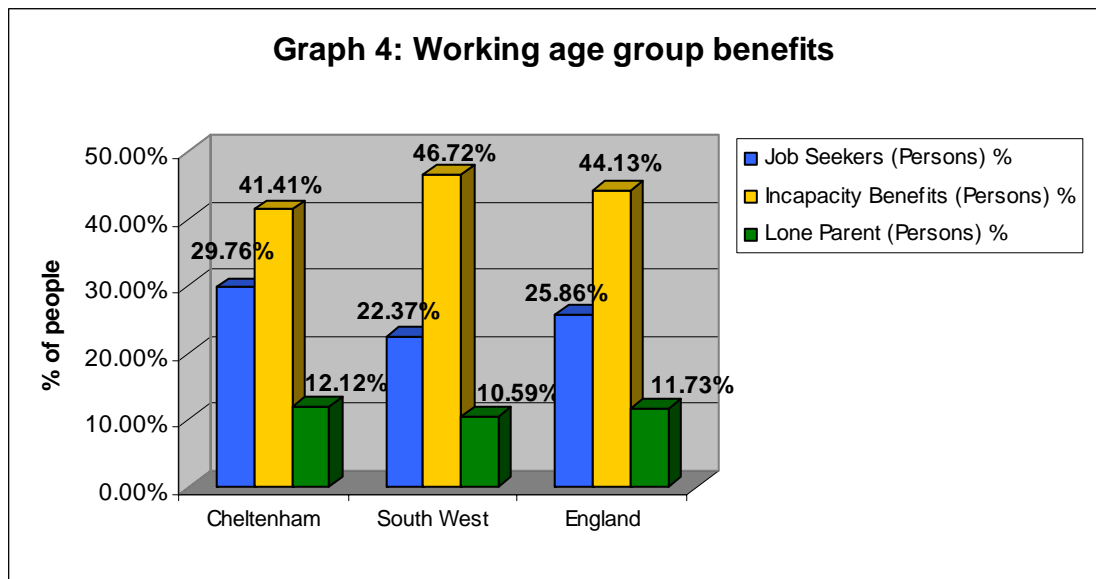
2.14 Unemployment rate has increased by 2.4% since 2005 compared to South West 2.5% and England 2.8%.

Table 6: Unemployment rate

	Cheltenham (%)	South West (%)	England (%)
Unemployment rate of working age population Apr 2010 - Mar 2011	6.6	6	7.6
Apr 2009 - Mar 2009	5.9	4.6	6.2
Apr 2008 - Mar 2008	4.5	3.8	5.2
Apr 2007 - Mar 2007	4.4	3.9	5.4
Apr 2006 - Mar 2006	4	3.4	5.1
Apr 2005 - Mar 2005	4.2	3.5	4.8

Source: ONS Annual Population Survey, Nomis, December 2011

2.15 The number of people in Cheltenham who are claiming working age group benefits are comparable to regional and national levels.



Source: ONS Benefits data 2011

EDUCATION

- 2.16 This year saw a slight fall in NVQ level 4 qualifications in Cheltenham from 47.6% to 45.2%. However there has been a slight increase in NVQ level 3 qualifications from 64.4% to 65.5%.

Table 7: NVQ Qualifications

Qualifications (Jan 2010 - Dec 2010)	Cheltenham (%)	South West (%)	England (%)
NVQ level 4 and above	45.2	31.5	31.3
NVQ level 3 and above	65.5	53.3	51
No qualifications	6.4	8.4	11.3

Source: ONS annual population survey, Nomis, December 2010

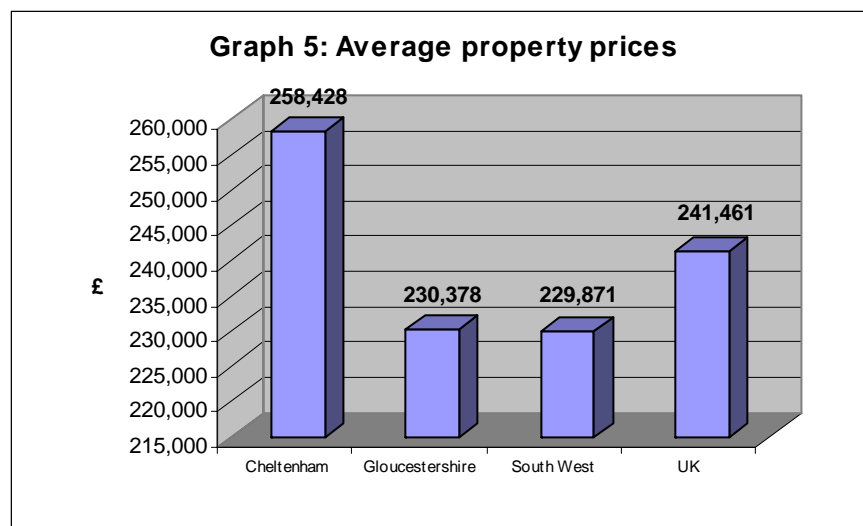
HOUSING

- 2.17 The current average property price in Cheltenham is £258,428 which has increased from £245,604 (+£12,824) in April - June 2010. This represents an increase of 5.2%. In comparison, there has been an increase of 1.9% in the South West and 4.7% for the UK.

Table 8: Cheltenham's Property Prices

Type	Cheltenham	South West	UK
Detached	422,318	330,510	342,576
Semi-detached	242,766	203,611	204,993
Terrace	229,319	178,348	198,065
Flat	178,746	160,483	229,690
Average	258,428	229,871	241,461

Source: Land Registry (July – Sept 2011)



ENVIRONMENT

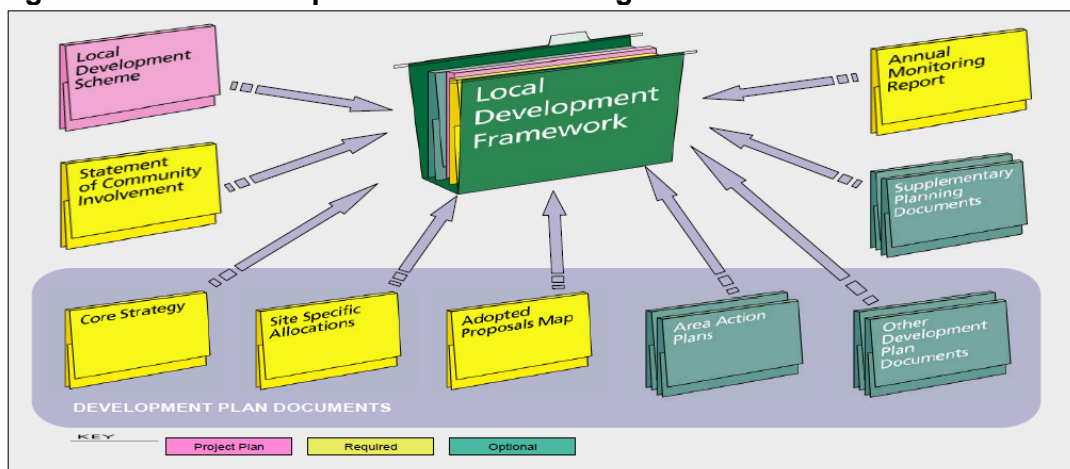
- 2.18 A Site of Special Scientific Interest (SSSI) at Leckhampton Hill and Charlton Kings Common covers a total 63.7 hectares. Approximately 36 hectares of the SSSI is within the Cheltenham boundary.
- 2.19 There is a designated Local Nature Reserve in Cheltenham, Griffiths Avenue which covers 0.76 hectares.
- 2.20 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.
- 2.21 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.

3.0 LOCAL DEVELOPMENT FRAMEWORK

Introduction

- 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.

Figure 1: Local Development Framework diagram



Source: Planning Portal website

Local Development Scheme

- 3.2 This is the project plan or programme for the preparation of the LDF. It details the timetable for the production of LDDs, allowing the public to find out what the Council is proposing to do and when, and at what stage they can expect to be involved in the process. The latest Local Development Scheme (LDS) was produced in 2009 following changes made since the 2007 LDS. A major change was the agreement in March 2008 between Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils to prepare a Joint Core Strategy (JCS). A new timetable was therefore agreed between the three relevant local authorities and Government Office for South West. Due to changes in the regulations about what needs to be included in an LDS, the timetable no longer includes Supplementary Planning Documents.
- 3.3 The 2009 LDS is focussed around the production of the JCS. The JCS is the key policy document in the LDF which will identify the key issues facing Gloucester, Cheltenham and Tewkesbury administrative areas and set out a vision and strategy for tackling them. Since the publication of the 2009 LDS the timetable for preparing the JCS has been revised due to the announcement by the new Secretary of State (May 2010) to revoke Regional Spatial Strategies (RSS) including the RSS for the South West. This has (amongst other matters) removed the strategic housing requirement within the JCS area. The current timetable for the JCS was agreed by all three local authorities is shown in Figure 2.

**Figure 2: Programme for the Joint Core Strategy
Joint Core Strategy Programme**

Period	Stage
December 2011 – February 2012	'Developing the Preferred Option' public consultation
Summer 2012	Preferred Option consultation
Early Spring 2013	Pre-submission public consultation
Summer 2013	Submission of the Joint Core Strategy
Autumn 2013	Examination
January 2014	Adoption

Joint Core Strategy

- 3.4 The Joint Core Strategy is a joint development plan being prepared by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council for the period from 2011 to 2031. It will form part of the statutory development plan for each council and provide the strategic planning framework for each council's future local plan. It will contain a number of strategic allocations and development management policies to guide future development in the JCS area.
- 3.5 Policies contained within the JCS will replace a number of development plan policies already within each council's existing local plans and provide the structure for the preparation of more detailed future local plan allocations and policies by individual councils. These will be prepared either individually or in partnership between the JCS councils. However, some existing local plan 'saved policies' will continue to be used until a new and complete suite of policies is finalised.
- 3.6 There is a functional relationship between the three council areas which ignores their administrative boundaries. For instance; the three councils make up a housing market area and an economic area (which also supports the wider Gloucestershire area), while communities choose to use each other's services such as shops, leisure and health facilities, amenities and countryside regardless of the administrative boundaries that exist. It therefore makes sense to work together to plan for the whole area in a more coherent way.
- 3.7 The decision to prepare a JCS has been critical in responding to changes brought forward by the Coalition Government in 2010, which included powers to revoke in turn Regional Strategies and Structure Plans. The Localism Act 2011 has resulted in a major reform to the way development plans are prepared, bringing strategic decision making to the local level. The proposal is that the JCS will reflect locally derived evidence.
- 3.8 The JCS authorities published the 'Developing the Preferred Option' document for consultation on 13th December 2011. This consultation document builds upon previous public consultations and sets out the vision for the JCS area to 2031 and a number of emerging options for how this can be achieved. Included within this document are the potential employment and housing requirements for the JCS area. A number of strategic allocations to meet development requirements from 2011 to 2021 are identified based on an assessment of consultation and evidence

3.9 base work carried out to date. Options for broad locations to deliver development requirements post 2021 across the JCS area are also identified.

3.10 Following consultation the three councils will carefully consider all representations received and where appropriate seek to resolve any objections. This will then be used to inform the Preferred Option document before the final Joint Core Strategy is submitted to the Secretary of State for independent examination.

Position regarding Regional Spatial Strategy (RSS)

3.11 On the 15th November 2011 the Localism Bill was given Royal Assent and became the Localism Act. The Localism Act is the vehicle through which Regional Strategies will be abolished, presenting a shift in power from central government back into the hands of individuals, communities and councils..

3.12 The AMR monitors the period 1st April 2010 to 31st March 2011, at this time the Draft Revised Regional Spatial Strategy for the South West incorporating the Secretary of State's Proposed Changes (July 2008) formed part of the emerging development plan for the area and therefore, as an interim approach, pending the completion of the local household projection work, the AMR will monitor performance against targets contained within it.

Figure 3: Update on Evidence Base (Cheltenham and JCS)

Evidence	Comments	Scheduled Completion	Completed
Cheltenham Borough			
Biodiversity Audit	The Biodiversity Audit is a borough-wide audit carried out by Middlemarch Environmental Ltd. The Audit forms part of the evidence base for the LDF and is used to inform the Green Space Strategy.	n/a	June 2008
Cheltenham's Core Strategy Sustainability Appraisal Scoping Report	This scoping report was put out for consultation with statutory consultees - English Heritage, Environment Agency and Natural England - and other local stakeholders in January and February 2008 and updated to account for their recommended changes. 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.	n/a	July 2008
Cheltenham Urban Extension Visioning Event	A report of the event was prepared by consultants.	n/a	Nov 2007
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.	On Hold	
Employment Land Position Statements	Employment Land Position Statements will continue to record the supply of employment land and monitor against the Structure Plan until it is replaced by the Gloucester, Cheltenham, Tewkesbury Joint Core Strategy	Ongoing	
Employment Land Review	Report produced by Nathaniel Lichfield and Partners to provide detailed evidence on the	n/a	July 2007

	need for employment land across the area to 2026.		
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.	Ongoing	
Gloucestershire Landscape Character Assessment	The purpose of the assessment is to observe, analyse, describe and classify the variations of characteristics and distinctive patterns.	n/a	Jan 2006
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.	n/a	March 2007
Green Space Strategy	This is the first time that a comprehensive strategy for the borough's green spaces has been developed and, as such, is a landmark document that joins-up the various elements of green space provision and management with strategic land management, sustainability, biodiversity, and resilience to climate change.	n/a	July 2009
Gypsy and Traveller Accommodation Assessment	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.	Oct 2007	Oct 2007
Housing Needs Assessment	Local housing authorities are required to produce robust and appropriate housing needs assessments on a regular basis. Produced jointly with Gloucestershire authorities.	Jan 2010	Nov 2009
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.	n/a	Oct 2007
Residential Land Availability Monitoring	Records the results of a survey of all sites with planning permission for housing in the Cheltenham Borough Council area between 1 April and 31 March of every year.	Ongoing	
Retail and Leisure Study	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	n/a	Dec 2006

	and Town.		
Strategic Housing Land Availability Assessment	<p>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</p> <p>SHLAA 2010 was published October 2010.</p> <p>Assessment to be updated annually along with Residential Land Availability Monitoring.</p>	Ongoing	
Strategic Housing Market Assessment	Produced jointly with other Gloucestershire authorities.	Winter 2008/09	Feb 2009
Sustainable Community Strategy 2008 - 2011	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.	n/a	Oct 2007
Transport Modelling	Strategic sites identified via the comparative site assessment will be subject to further analysis via transport modelling. Transport modelling work is ongoing.	Ongoing	
Joint Core Strategy			
JCS Broad Locations Report	This report assesses strategic Broad Locations in order to determine those which are capable of providing deliverable development to meet the needs of the Joint Core Strategy (JCS) area up until 2031.		Oct 2011
Gloucestershire Housing Evidence Review	<p>Research exercise to help determine the scale of development required.</p> <ul style="list-style-type: none"> • Housing and population projections including analysis of past trends. • Development of a Housing Affordability Model • Housing Background Paper (The final housing requirements have not yet been agreed) 		<p>May 2011</p> <p>Aug 2011</p> <p>Nov 2011</p>
Green Belt Review	Entec were appointed in December 2010 to carry out a detailed review of the Green Belt within the JCS area (Gloucester, Cheltenham, Tewkesbury). The findings of the review form a key component of the JCS evidence base.		September 2011
Employment Land Review	Produced by Nathaniel Lichfield and Partners		Mar 2011

	to provide detailed evidence on the need for employment land across the JCS area up to 2026.		
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.	Summer 2012	
Gypsy, Travellers and Travelling Showpeople Strategic Housing Land Availability Assessment	Local authorities are required to identify and allocate sites for gypsies, travellers and travelling showpeople accommodation to provide for local needs.		Dec 2011
Habitats Regulation Assessment Screening of JCS Developing the Preferred Option	The Habitats Regulations Assessment (HRA) is a statutory requirement that must be undertaken to assess the likely impact of plans or strategies, either alone or in combination with other plans or projects, on a designated European site. European sites are classified as Special Protection Areas (SPA), Special Area of Conservation (SAC), potential SPAs, candidate SACs and listed Ramsar sites.	Undertaken at each stage of the production of the JCS.	Dec 2011
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.		Aug 2009
Landscape Assessment	<p>The landscape appraisal will be in two phases.</p> <p>Phase 1 will focus on the hinterlands of the urban areas of Tewkesbury, Cheltenham and Gloucester. This will involve a characterisation process followed by an assessment which will identify and quantify the quality of the landscape. This will be used a tool for assessing potential development areas.</p> <p>Phase 2 will focus on the quality of the landscape in the JCS in general. This will form the basis for landscape conservation areas in order to protect the best landscapes from inappropriate development.</p>	Jan 2012	
Renewable Energy Viability Assessment	<p>This considers the potential to deliver certain types of renewable capacity as well as the viability of on site renewables on new development.</p> <p>Commissioned by Gloucestershire County Council.</p>		Jun 2010
Retail Study	A joint study has been commissioned to assess the demand for retail across the JCS area and to provide recommendations about how this demand can be accommodated. It shall also make policy recommendations to guide the retail strategy for the JCS area.	<p>Phase 1: January 2012</p> <p>Phase 2: Summer 2012</p>	
Settlement Audit	A study to audit the services within, and access to, all settlements in the JCS area and thereby achieve clarity on each settlement's		Nov 2011

	role within the study area.		
Settlement Strategy	A strategy drawing from the settlement audit which provides a settlement hierarchy and proposals for the wider rural area.	Summer 2012	
Strategic Flood Risk Assessment (SFRA) Level 1 (JCS)	Produced jointly with other Gloucestershire authorities.	Oct 2008	Oct 2008
Strategic Flood Risk Assessment (SFRA) Level 2 (JCS)	A Joint Core Strategy specific assessment was published in October 2011. Consideration is currently being given to the requirement for any further work relating to areas which have not been assessed.	Spring 2011	Oct 2011
Strategic Housing Market Assessment	Produced jointly with other Gloucestershire authorities.		Feb 2009
Strategic Infrastructure Delivery Plan Phase 1	Phase 1 establishes baseline information. Produced jointly with other Gloucestershire authorities.		Nov 2009
Strategic Infrastructure Delivery Plan Phase 2	Phase 2 sets out an initial schedule of infrastructure requirements. Produced jointly with other Gloucestershire authorities. There will be a refresh of this work as Gloucestershire Core Strategies progress-2011/12.		Oct 2010
Sustainability Appraisal Scoping Report	Sustainability Appraisal is a process that aims to ensure that plans achieve sustainable development. It does this by assessing how the plan's policies will impact on social, environmental and economic considerations and by recommending the most sustainable options available.		Oct 2008
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.		Aug 2010
JCS Infrastructure Delivery Plan	Viability testing will be linked to JCS Infrastructure Delivery Plan. Viability assessment will be undertaken in 2012 when development options are further worked up in regards to assessment of infrastructure and have been subject to public consultation.	Summer 2012	

4.0 MONITORING KEY OBJECTIVES AND INDICATORS

- 4.1 The Gloucester Cheltenham Tewkesbury Joint Core Strategy (JCS) is in preparation and until adopted, the Adopted Cheltenham Borough Local Plan to 2011 still constitutes the statutory development plan. 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.
- 4.2 The purpose of this section is to assess the extent to which policy objectives in the Adopted Cheltenham Borough Local Plan are being achieved. Government guidance advocates the objectives-targets-indicators approach to monitoring. This approach is based upon the principle that measuring the performance of policies requires a clear statement of their objectives, which in turn guides the selection of relevant output indicators and suitable targets. Once objectives, indicators and targets have been set, it is possible to measure movement towards or away from policy objectives over time.
- 4.3 Core Output Indicators are an integral part of the monitoring framework and are used to achieve consistent data collection and presentation across different local authorities and at a local and regional level. The indicators cover a number of national planning policy and sustainable development objectives appropriate to local and regional policy. The definition of National Core Output indicators as follows:

“A set of common requirements for local authorities to monitor the LDF and Local Plan policies. They have been taken from “Regional Spatial Strategy Local Development Framework – Core Output Indicators – Update 2/2008””.

- 4.4 There are five categories in which the indicators are split:

Business Development and Town Centres (BD):

Provides figures for employment land completed and available in the borough at the end of the 2009/10 monitoring year.

Housing (H):

Provides figures for the delivery of housing in the past, the current year and the future; set against housing targets. It also records the housing quality and numbers of new gypsy and traveller pitches. The figure for net additional homes is also reported in National Indicator 154.

Environmental Quality (E):

Provides figures for flooding risk, water quality, biodiversity and energy generation.

Minerals (M):

Provides figures for the amount of land won aggregate and secondary and recycled aggregate being produced. (for minerals planning authorities only)

Waste (W):

Provides figures for the capacity of waste sites and the amount of municipal waste arising. (for waste planning authorities only)

- 4.5 Other indicators required for the AMR are:

Contextual Indicators

These show the wider social, environmental and economic circumstances that provide the context in which planning policy has been developed and is operational. (see Section 2)

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

- 4.6 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.
- 4.7 The 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 JCS Issues and Key Questions document which was out for public consultation between late November 2009 and February 2010. This has been updated in the 'Developing the Preferred Option' document which is currently out to consultation. However, as the vision and objectives remain in draft form, objectives in this AMR have been taken from Cheltenham Borough Council's Local Plan to 2011. These will be replaced by objectives taken from the JCS once it is published.
- 4.8 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.
- 4.9 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.
- 4.10 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 JCS is produced that predicts any significant effects of policies.

- 4.11 The Government's LDF monitoring good practice guide 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 JCS, 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.

Business Development and Town Centres

BD1: Total amount of additional employment floorspace – by type

The purpose of the indicator is to demonstrate the amount, and type of employment floorspace completed between April 2010 and March 2011. Employment floorspace includes the Use Class Orders B1a, B1b, B1c, B2 and B8. The gross figure describes all new floorspace gains and the net figure removes the losses.

	Gross (sqm)	Net (sqm)
B1a	Data collection required	Data collection required
B1b		
B1c		
B2		
B8		
TOTAL		

- 4.14 Employment monitoring was not carried in 2010/11 there is no data available for the indicator. This will be updated in the 2012 AMR.

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

The purpose of the indicator is to demonstrate the amount and type of completed employment floorspace between April 2010 and March 2011 coming forward on previously developed land (PDL). PDL is defined in Annex B of PPS3 (November 2006) as "that which is or was occupied by a permanent structure, including the cartilage of the developed land and associated fixed service infrastructure".

	Gross (sqm)	% gross on PDL
B1a	Data collection required	Data collection required
B1b		
B1c		
B2		
B8		
TOTAL		

- 4.15 Employment monitoring was not carried in 2010/11 there is no data available for the indicator. This will be updated in the 2012 AMR.

BD3: Employment land available – by type

The purpose of the indicator is to demonstrate the amount of employment land available, which includes; sites allocated for employment uses in Development Plan Documents (DPDs) and sites which are not included in DPDs but have planning permission for employment uses. The figure includes both completed and commenced developments.

	Hectares
B1a	Data collection required
B1b	
B1c	
B2	
B8	
TOTAL	

- 4.16 Employment monitoring was not carried in 2010/11 there is no data available for the indicator. This will be updated in the 2012 AMR.

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

- i) Town Centre Areas
- ii) Local Authority Areas

The purpose of the indicator is to demonstrate the amount of completed floorspace for town centre uses Town centre uses are defined as A1, A2, B1a and D2. Town centre area is defined as the Core Commercial Area from Cheltenham’s adopted Local Plan 2006.

	Gross (m ²)	Net (m ²)
A1	Data collection required	Data collection required
A2		
B1a*		
D2		
TOTAL		

* This contributes to the figure captured under BD1 and BD2

- 4.17 Employment monitoring was not carried in 2010/11 there is no data available for the indicator. This will be updated in the 2012 AMR.

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

	Gross (m ²)	Net (m ²)
A1	Data collection required	Data collection required
A2		
B1a*		
D2		
TOTAL		

* This contributes to the figure captured under BD1 and BD2

4.18 Employment monitoring was not carried in 2010/11 there is no data available for the indicator. This will be updated in the 2012 AMR.

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 and 39ha of employment land by 2026 (Draft Regional Spatial Strategy, SOS Proposed Changes)
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Housing

H1: Plan period and housing targets

The purpose of the indicator is to identify the total amount of housing planned to be delivered over the housing target period, from each housing target source.

	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: Net additional dwellings

- a) In previous years
- b) For the reporting year
- c) In future years
- d) Managed delivery target

The purpose of the indicator is a) to describe recent levels of housing delivery from the previous five year period, b) to describe housing delivery for the reporting year, c) to describe the likely future levels of housing delivery to the end of the plan period, and d) to describe how the likely levels of future housing are expected to come forward taking into account the previous years performance.

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

Plan	Plan Period	Net additional dwellings
Gloucestershire Structure Plan, 2 nd Review	1991 – 2011	7,535
Draft RSS, SOS Proposed Changes	2006 – 2011	2,175

- 4.19 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, 7,535 dwellings have been built, representing 102.5% of the borough's housing requirement. Against the Draft RSS SOS Proposed Changes (policy SR 13); this represents 26.8% of the borough's housing requirement.

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

Monitoring year	Net additional dwellings
2010/11	136

- 4.20 In 2010/11, only 136 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 three years as well as the current economic climate.

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

(See Housing Trajectory)

- 4.21 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.
- 4.22 The need to continue to provide a 5 year land supply was confirmed by the DCLG in a letter to Local Planning Authorities on the 6th July 2010 where it was confirmed that “although the overall ambition for housing growth may change, authorities should continue to identify enough viable land in their Development Plan Documents to meet that growth”.
- 4.23 The Coalition Government announced its intentions on the 27th May 2010 to abolish Regional Spatial Strategies through the Localism Bill (published 13 December 2010) and to make Local Planning Authorities responsible for establishing the right level of local housing provision for their area. <http://www.communities.gov.uk/news/newsroom/1794971>. The Secretary of State advised that local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the LDF examination process.
- 4.24 Information contained within Cheltenham's housing trajectory 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 2011 Strategic Housing Land Availability Assessment (SHLAA) for Cheltenham was published in December 2011 and this was used to inform this

year's trajectory. For further information on the SHLAA and to view the document, please visit: <https://www.cheltenham.gov.uk/shlaa>

4.25 Please see Appendix 2 on five year housing land supply.

H2(d): Managed delivery target

(See Housing Trajectory)

H3: New and converted dwellings – on previously developed land

The purpose of the indicator is to describe the gross number and percentage of new dwellings built on previously developed land (PDL).

	No. of dwellings
Gross	150
% gross on PDL	89.3%

4.26 150 dwellings (gross) were completed in 2010/11 and 89.3% of these were completed on previously developed land.

H4: Net additional pitches (Gypsy and Traveller)

The purpose of the indicator is to describe the number of Gypsy and Traveller pitches delivered; where a pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household.

	Permanent	Transit	Total
Pitches	0	0	0

4.27 In 2010/11 there were no net additional Gypsy and Traveller pitches provided in the borough.

H5: Gross affordable housing completions*

The purpose of the indicator is to describe the affordable housing delivery. The final number is composed of social rent and intermediate housing and is displayed as a gross figure which does not take into account any losses.

	Social rent homes provided	Intermediate homes provided	Affordable homes TOTAL
No. of dwellings	15	8	23

**based on Audit Commission FAQ guidance on the National Indicator Set (March 2010). Please note this figure includes Social rented units, Intermediate rent, Government mortgage to rent, Low Cost Home Ownership initiatives such as New Build HomeBuy, Open Market HomeBuy (including My Choice and Own Home), HomeBuy Direct, Social HomeBuy, First Time Buyers Initiative, Rent to HomeBuy and Mortgage Rescue (shared equity).*

Affordable Housing

4.28 A total of 23 affordable homes were completed in Cheltenham during 2010/11.

H5: Housing Quality – Building for Life Assessments

The purpose of this indicator is to describe the level of quality in new housing development on housing sites of at least 10 new dwellings. Building for Life assessment scores the design quality of planned or completed housing developments against 20 Building for Life criteria with; very good, good, average and poor ratings. Informal assessments can be done by anyone, but formal assessments can only be carried out by an accredited Building for Life assessor. A formal Building for Life assessment is not currently required by the Council so any assessments submitted are done so voluntarily.

- 4.29 The CABI Building for Life criteria is a government-endorsed assessment benchmark developed by CABI. 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 CABI Building for Life questions that are answered positively.
- 4.30 CABI 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.
- 4.31 The Building for Life Assessment was not carried out this year due to resource issues therefore no sites have been assessed.

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	0	0	0	0	0	0	0	0	0	0	0

Objectives

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

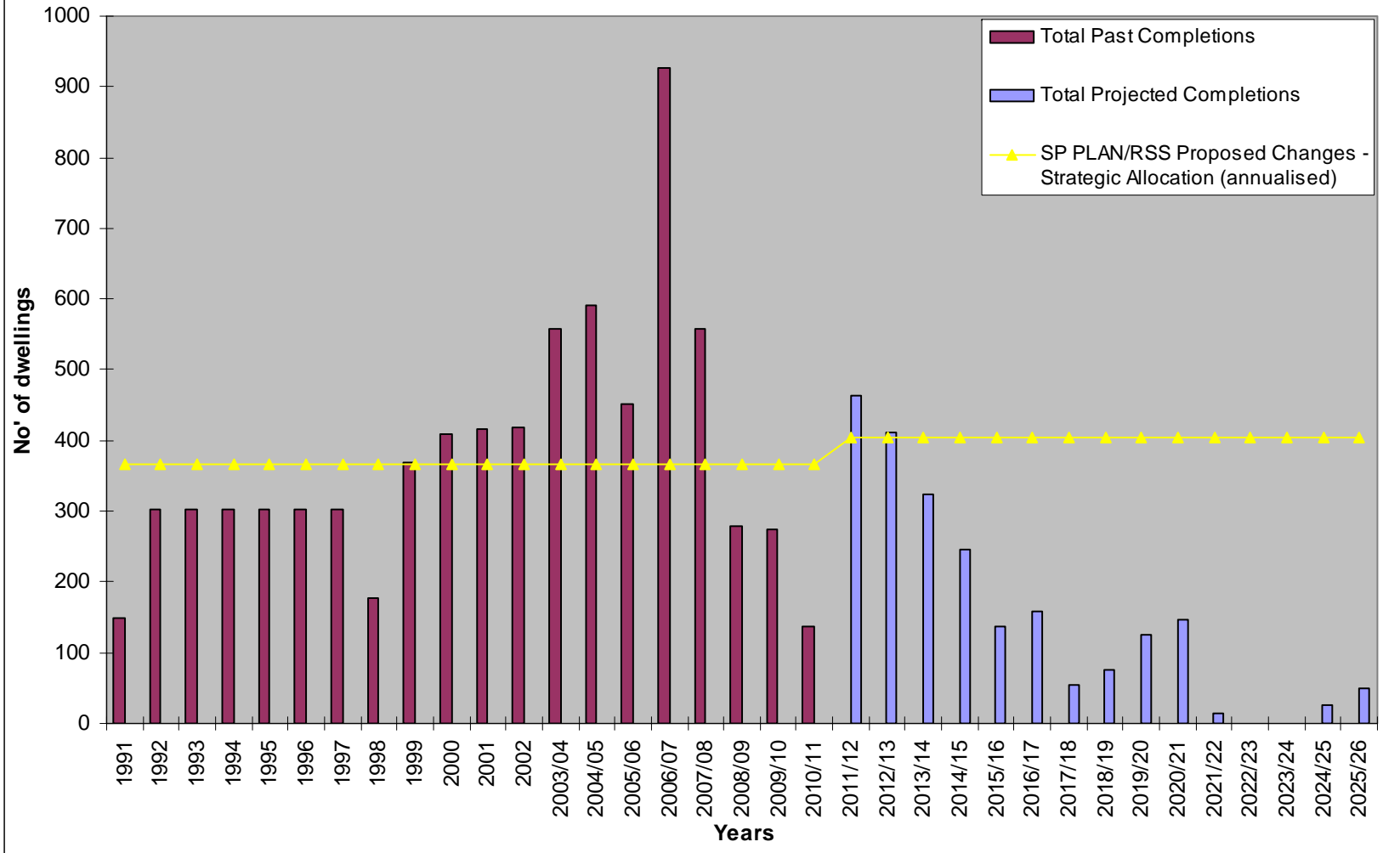
Policies
EP 6 Mixed use development
HS 1 Housing development
HS 4 Affordable housing
HS 6 Elderly persons housing
HS 7 Loss of residential accommodation
HS 8 House in multiple occupation
PR 1 Land allocated for housing development
PR 2 Land allocated for mixed use development

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 35% of all housing development across each of the Local Authority area and Housing Market areas 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	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 Completions - Allocated Sites																																				
Past Completions - Unallocated Sites	150	303	303	303	303	303	303	178	369	409	417	418	559	590	452	926	558	280	275	136																
Projections - Allocated Sites																					25	75	125	159	61	0	0	0	0	0	0	0	0	0	0	
Projections - Unallocated Sites																					439	337	198	86	77	158	55	75	125	146	15	0	0	25	50	
Total Past Completions	150	303	303	303	303	303	303	178	369	409	417	418	559	590	452	926	558	280	275	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Projected Completions																					464	412	323	245	138	158	55	75	125	146	15	0	0	25	50	
Cumulative Completions	150	453	756	1059	1362	1665	1968	2146	2515	2924	3341	3759	4318	4318	5360	6286	6844	7124	7399	7535	7999	8411	8734	8979	9117	9275	9330	9405	9530	9676	9691	9691	9716	9766		
SP PLAN/RSS Proposed Changes - Strategic Allocation (annualised)	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405		

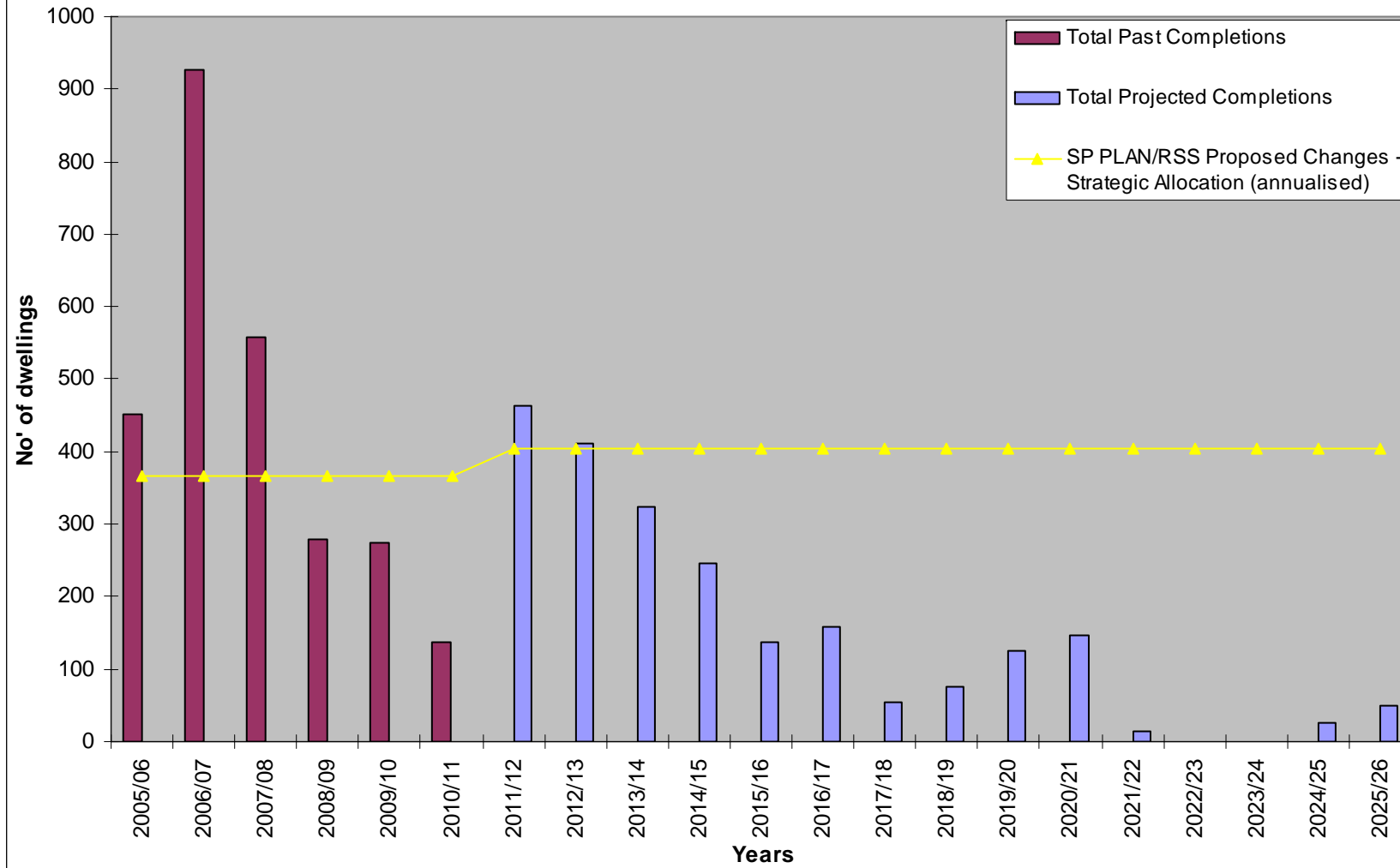
Housing Trajectory Chart



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

	2005/06	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 Completions - Allocated Sites																					
Past Completions - Unallocated Sites	452	926	558	280	275	136															
Projections - Allocated Sites							25	75	125	159	61	0	0	0	0	0	0	0	0	0	0
Projections - Unallocated Sites							439	337	198	86	77	158	55	75	125	146	15	0	0	25	50
Total Past Completions	452	926	558	280	275	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions							464	412	323	245	138	158	55	75	125	146	15	0	0	25	50
Cumulative Completions	452	1378	1936	2216	2491	2627	3091	3503	3826	4071	4209	4367	4422	4497	4622	4768	4783	4783	4783	4808	4858
SP PLAN/RSS Proposed Changes - Strategic Allocation (annualised)	368	368	368	368	368	368	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405

Housing Trajectory Chart



Environmental Quality

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

The purpose of the indicator is to show the number of developments which are potentially located where they would be at risk from flooding or increase the risk of flooding elsewhere or adversely affect water quality. The indicator is measured on the number of planning permissions granted contrary to the advice of the Environment Agency on flood risk and water quality grounds.

	Flooding	Water Quality	Total
No. of applications	2	0	2

4.32 Two 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

The purpose of the indicator is to identify losses or additions to biodiversity habitat.

	Loss	Addition	Total
Biodiversity habitat	0	0	0

4.33 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

The purpose of the indicator is to show the amount of renewable energy generation by installed capacity or type.

E3	Onshore wind	Solar photovoltaics	Hydro	Landfill gas	Advanced treatment of waste	Biomass	Heat pumps	Sewage gas	Solar thermal	Total
Completed installed capacity in MW	0.006	0.108	0	0	0	0.771	0.773	0	0.089	1.747

Source: RegenSW, 2011 Annual Report

- 4.34 There were 93 projects that have installed renewable electricity or heat during 2010/11 creating a total of 1.747MW.
- 4.35 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

The purpose of the indicator is to describe the amount of land won aggregate that is being produced.

(Monitored by Gloucestershire County Council)

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

The purpose of the indicator is to describe the amount of secondary and recycled aggregates being produced in addition to the primary won sources.

(Monitored by Gloucestershire County Council)

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

The purpose of the indicator is to describe the capacity and operational throughout of new waste management facilities as applicable. The definition for the management types represented can be found on page 31 of Planning for Sustainable Waste Management: Companion guide to PPS10.

(Monitored by Gloucestershire County Council)

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

The purpose of the indicator is to describe the amount of municipal waste arising and how that is being managed by type, using categories as used by DEFRA in its collection of waste data.

Monitored by Gloucestershire County Council

- 4.36 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).
- 4.37 Following the formal submission of the Waste Core Strategy to the Secretary of State, the Waste Core Strategy will be scrutinised by an independent inspector at a public examination in early 2012.
- 4.38 The Minerals Core Strategy has been through two rounds of public consultation and is now at a Sites Options stage which will focus on potential site options for aggregate minerals provision. This is expected in summer 2012.

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 reported on the progress made towards preparing the Joint Core Strategy (JCS). During 2010/11 further progress has been made towards the preparation of the JCS and in particular its evidence base. Focus has been on joint working with Gloucester City Council and Tewkesbury Borough Council in producing the JCS and developing a robust evidence base.

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 operates.
- 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.

Housing development

- 5.5 The 2011 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.
- 5.6 The identification of potential housing sites within the SHLAA will inform the preparation of the Joint Core Strategy and future trajectories.

Employment

- 5.7 Employment monitoring was not carried in 2010/11 there is no data available for the indicator. This will be updated in the 2012 AMR.
- 5.8 An Employment Land Review has been produced to provide detailed evidence on the need for employment land across the Joint Core strategy area up to 2031.

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 – NI 159 Supply of ready to develop housing sites

1st April 2012 – 31st March 2017

Introduction

Planning Policy Statement 3: Housing (PPS3) seeks to underpin the Government's step change in housing delivery through a more responsive approach to land supply at the local level. As a Local Planning Authority (LPA), Cheltenham Borough Council is required to identify and maintain a rolling five year supply of deliverable housing land, to ensure the continued supply of homes in the area. The Government has recently published for consultation the draft National Planning Policy Framework. The requirement for a 5 year supply as set out in PPS3 has been carried forward into the draft Framework. Consultation on the Framework ended 17th October 2011. A timetable for approval of the final policy framework has not been provided.

This document has been prepared in compliance with government advice set out in PPS3 and advice produced by the Department of Communities and Local Government (DCLG) to the Planning Inspectorate. Whilst the draft National Planning Policy Framework continues the policy on 5 year land supply, it goes further by proposing a 20% allowance. Cheltenham Borough Council is objecting to this element of the Framework and as such has not taken this into account in the preparation of this statement.

This document sets out the Council's assessment of the housing land supply position within Cheltenham Borough as of 1st April 2011, and presents an assessment for the five year period from **1st April 2012 to 31st March 2017**.

It should be noted that this is an interim position given that the Borough Council is working collaboratively with Gloucester City and Tewkesbury Borough on the preparation of a Joint Core Strategy (JCS). The JCS is approaching a key milestone with consultation on 'developing the preferred strategy' scheduled autumn 2011. The JCS will establish the strategic requirements for housing over a plan period 2011 – 2031. This statement will be reviewed in the context of the emerging JCS. Until that time there is no sound statistical basis for identifying the 5 year housing supply requirement for Cheltenham. In the absence of this, the Regional Spatial Strategy for the South West is used.

Monitoring and Review

The Council monitors housing delivery on an annual basis and will use this to inform and update the 5 year supply. The monitoring processes are reported through the Residential Land Availability (RLA) and Annual Monitoring Reports (AMR), both published every year in the summer and winter. These reports are available to view on the Council's website www.cheltenham.gov.uk.

Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment (SHLAA) is a study of sites that are considered to be *potentially* capable of delivering housing development over the next 15 years and beyond. The SHLAA has been prepared in accordance with PPS3 and SHLAA Practice Guidance, July 2007, produced by DCLG.

A Housing Market Partnership was established to assess the achievability of the sites. This partnership consisted of house builders, development agents and consultants, Registered Social Landlords as well as local authority Housing Enabling Officers. Two separate panel sessions were held on 20th April 2011 and 14th July 2011 to discuss and inform the deliverability and developability of sites and subsequent housing trajectory planning. This will be the third year that the Housing Market Partnership has been used to inform the SHLAA.

The Council published its SHLAA in September 2011, the report, maps, and appendices are available to view on the Council's website. This 5 year land supply statement has been informed by Cheltenham Borough's SHLAA 2011.

Development Plan

As set out above, Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils have been preparing a Joint Core Strategy (JCS). This is a co-ordinated strategy guiding how the three authority areas develop up to 2031. Until the JCS is sufficiently progressed Cheltenham Borough Council's adopted Local Plan (2006) remains the current development plan until the JCS is adopted. A recent appeal decision; 9th September 2011 – ref Appeal Ref: APP/B1605/A/11/2152718 made reference to the status of Cheltenham's Local Plan setting out "The relevant policies have been saved and the Local Plan is not unreasonably out of date".

Housing Requirement

PPS3 was published by the Government in November 2006. One of its key objectives is to ensure that the planning system delivers a flexible and responsive supply of land for new housing. From 1st April 2007, PPS3 requires all LPAs to assess the extent to which existing plans already fulfil the requirement to identify and maintain a 5 year land supply.

In recent years the Council has used the dwelling requirement for Cheltenham of 8,100 dwellings for the period between 2006 and 2026 taken from the Secretary of State's Proposed Changes to the Regional Spatial Strategy for the South West (July 2008).

The Coalition Government announced its intentions on the 27th May 2010 to abolish Regional Spatial Strategies (RSS) through the Localism Bill, published 13 December 2010 (now the Localism Act) and to make LPAs responsible for establishing the right level of local housing provision for their area. The Secretary of State advised that local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the Local Development Framework examination process.

Currently the RSS remains the most up to date planning strategy document and, except where more up to date or more detailed local evidence can be produced, the evidence base behind the RSS for the South West remains valid and should not be ignored.

Following the announcements made regarding the RSS, the JCS authorities have reacted positively and are continuing to progress with the JCS and working on the Evidence Base. In considering the development requirements for the Gloucester, Cheltenham and Tewkesbury JCS, the three Councils have chosen to review their requirement locally, including detailed analysis of trend projections and taking account of differences occurring between local projections and ONS projections together with econometric testing of options. This work is progressing in collaboration with all Gloucestershire Districts, co-ordinated by Gloucestershire County Council. This is the Gloucestershire Housing Evidence Review – a research exercise that investigates the housing market in Gloucestershire and its relationship to the nature of the local population, the local economy and the presence of housing need. The review examines key relationships and patterns of change in the recent past and will also allow forecasts of the future. This is available at www.gct-jcs.org/evidencebase.

Housing Supply

The Council's housing land supply consists of the following:

- Sites with planning permission but not yet complete
- Sites specifically allocated (not implemented) in the Local Plan/LDF
- Sites where planning permission has expired and is now considered through the SHLAA.
- Sites that are not allocated, but are identified in the SHLAA.

This document includes a full schedule of sites that are considered able to deliver housing in the next 5 years. In accordance with paragraph 54 of PPS3 all sites identified within the 5 year supply must be available for development, situated in a suitable location and achievable within 5 years. Sites have been assessed as:

- **Suitable** – The schedule of sites includes permissions and SHLAA sites within Cheltenham Borough Council's administrative boundary, thereby being within a suitable location to contribute to the creation of sustainable communities.
- **Available** – the schedule of sites includes those that are already in the planning system and have gained planning permission, as well as sites proposed by the landowner to the SHLAA process that could come forward quickly as considered by the Housing Market Partnership. SHLAA sites that are more advanced such as going through pre-application discussions or have been marketed are also recorded as available.
- **Achievable** – The schedule includes sites with permission, SHLAA sites and allocations considered by the Housing Market Partnership to have a reasonable prospect of being delivered within 5 years with any constraints being overcome in the short term.

Sites with planning permission

The Council's RLA annually records sites that have gained planning permissions for residential, the number of dwellings under construction or not yet started, as well as the number of completions. The latest RLA position from April 2011 is used to inform this 5 year supply. The latest RLA report is available at www.cheltenham.gov.uk/residentiallandavailability.

The latest RLA shows that there are 990 commitments (dwellings with planning permission that are either under construction or not yet started). However, only 630 dwellings are likely to be developed within the first 5 years.

Local Plan Site Allocations

Cheltenham Borough's adopted Local Plan 2nd Review (July 2006) allocated 6 sites for redevelopment. This consists of 558 dwellings. The deliverability of these sites have since been reviewed as a result of the SHLAA process, which estimates that 284 remain deliverable within the first 5 years. An allocated site has already gained planning permission for 161 dwellings and is included within existing commitments. See the SHLAA report for assessment details.

Local Plan allocations are currently saved indefinitely until replaced by the JCS.

Strategic Housing Land Availability Assessment Sites

SHLAA identifies and assesses sites for their potential to deliver housing. It contains specific, unallocated sites that could contribute to the 5 year housing supply. The potential housing sites have been identified, mapped, assessed by officers and the Housing Market Partnership.

The 2011 SHLAA considered that 668 dwellings will be deliverable within the first 5 years. This excludes the Local Plan allocation sites (284 dwellings). The 2011 SHLAA is available at www.cheltenham.gov.uk/shlaa.

Expiry Rates

In considering the existing commitments, it is likely that a number of them will not go on to be developed, but the permission will instead expire. The latest RLA shows that 20 planning permissions which include 93 dwellings have expired in 2010/11. Since mid-1991, planning permissions for 562 dwellings have expired, an average of 26 a year.

The rates of expired planning permissions since 1991 have been consistently low however this has significantly increased in the last 2 years. This is due to the continuing economic downturn where applicants are waiting for the market to improve as opposed to implementing the planning permission.

Expiry rates are expected to fall in the next coming years where newly submitted applications that gain permission are likely to be implemented. This is due to applicant's intentions in terms of confidence that it will be implemented as well as financial backing. The Housing Market Partnership Panel noted that Cheltenham has a strong and attractive market. The number of expiries will continue to be monitored; this will inform future updates of this statement.

The Council has taken a pragmatic approach in calculating a realistic expiry rate for the next 5 years. As a result a scale-down approach has been used which better reflect the recent economic climate and housing market. The expiry rate will vary from 45 dwellings in the first year to 10 dwellings in the fifth year. Please see Schedule of Sites and Housing Trajectory for expiry rates.

Housing Delivery

The distribution of housing delivery over time has been informed in the first instance by submissions to the SHLAA and monitoring contact with developers carried out as part of routine annual monitoring of planning consents. In addition, information regarding potential build out rates was gathered from the Housing Market Partnership, from developer meetings undertaken to inform the JCS Broad Location evidence base, development briefs, masterplans and planning officer information.

Where no other information was available, the following assumptions, agreed by the Housing Market Partnership, are made with regard to lead-in times and build out rates:

Lead-in times – for sites under 100 dwellings assume one year to gain planning consent. For sites over 100 dwellings assume 18 months.

Build-out rates – Assume 25 dwellings in the first year and 50 dwellings per developer, per annum thereafter, whether on single or multiple developer sites.

It is acknowledged that these assumptions on lead-in times in practice may be different however the SHLAA report is reviewed annually. The SHLAA for 2011/12 is therefore a snapshot in time. If sites are granted planning permission following the publication of the SHLAA, then delivery information will be provided in the review undertaken in 2012.

NI 159 Definition

$$\text{NI 159} = (X / Y) \times 100$$

X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)

Y = the planned housing provision required for the 5 year period (net additional dwellings)

NI 159 5 Year Supply Calculation

Until locally derived housing targets have been agreed there is no statistical basis available for the housing supply requirement.

The planned housing delivery in the calculation provided below is taken from the Secretary of States Proposed Changes to the South West RSS (8,100 dwellings between 2006 - 2026).

RSS Proposed Changes

1. Requirement (Y):			Totals
A	RSS Proposed Changes: Requirement between 2006 – 2026	8,100	
B	Net dwellings built 01/04/2006 – 31/03/2011	2,175	
C	Residual requirement up to 2026	5,925	
D	No. of remaining RSS years	15	
E	Annual requirement (C divided by D)	395	
F	Five year requirement (E x 5)		1,975
2. Deliverable Supply (X):			
A	Dwellings on allocated sites with planning permission	161	
B	Dwelling on allocated sites without planning permission	284	
C	Dwellings on unallocated sites with permission	469	
D	Other deliverable sites as identified by 2010/11 SHLAA * The SHLAA is a technical assessment and is independent of planning decisions. Inclusion in this category does not pre judge any decision to be taken by Cheltenham Borough Council.	668	
E	Less potential to expire	120	
F	Total Deliverable supply (A+B+C+D-E)		1,462
3. NI 159 (X/Y * 100)			
X	Total deliverable housing supply	1,462	
Y	Five year housing requirement (01/04/2011 – 31/03/2016)	1,975	
	NI 159 (X divided by Y x 100)		74.0%
	Number of years supply		3.7

5 Year Land Supply

DCLG guidance states that if LPAs cannot demonstrate an up to date 5 year supply of deliverable sites, then they should:

- **Consider planning applications for housing favourably, having regard to the policies in PPS3.⁴**
- **Consider options for increasing the supply of deliverable sites in the short term**
- **Consider the development of Local Development Documents that fully take account of PPS3 policies for developing a flexible and responsive supply of land, having regard to the level of housing proposed in the relevant emerging Regional Spatial Strategy***

**As noted previously, the Government's intentions are clear that RSS's will be abolished and this statement has therefore been superseded by more recent DCLG correspondence.*

The absence of a 5 year supply does not mean that unacceptable planning permissions should be granted, but that LPAs are expected to consider suitable applications favourably, taking into account local, regional and national planning policy and the individual merits of the application.

There will be a number of factors which need to be considered as part of an application, including:

- Consideration should also be given to the potential contribution that any development could make to the 5 year supply position,
- Would the scheme be able to contribute to immediate 5 year supply? For example, would the scheme be able to deliver before the local projections are available or a sufficient amount within the 5 year period?
- Would grant of consent be detrimental to established strategic policy?
- Would grant of consent be detrimental to the emerging strategic policy direction which will come from the JCS and the local housing projections?
- Would grant of consent set a dangerous precedent in advance of the local projections, JCS evidence base and JCS?

(PPS3: Housing, CLG paragraph 71)

Schedule of Sites and Housing Trajectory

	Ref	Site Name	NET Commitments to date	First 5 year period					Second 5 year period					Third 5 year period					15+ years	Total
				2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
C	ALS1041	Temple Garth, Oakley Road, Battledown	1		1															1
O	ALS1048	1 Berkeley Street	1	1																1
M	ALS1069	Former Post Office Vehicle Depot, Carlton Street	12	12																12
M	ALS1069A	Former Post Office Vehicle Depot, Carlton Street	6	6																6
I	ALS1099	Rear of 58 Fairview Road	4	4																4
T	ALS1100 (Local Plan allocation)	Baylis Haines & Strange, Gloucester Place	161		25	50	50	36												161
M	ALS1102	20 Gloucester Place	0																	0
E	ALS1103	2 North Place (lower ground+ground floors)	2	2																2
N	ALS1106	18 - 20 Albion Street	14	14																14
T	ALS1107	3A Sherborne Place	1	1																1
S	ALS1108	85 Hewlett Road	1	1																1
	ALS1110	17 Grosvenor Street	4	4																4
	ALS1111	2 North Place	1	1																1
	ALS1112	Mill House, 121 - 123 Albion Street	12	12																12
	ALS1113	21 Kings Road	1	1																1
	BAT1016	224 London Road	1		1															1
	BAT1023	Land adj. 12 Battledown Drive	1	1																1
	BAT1033	Land r/o 7-9 Ryeworth Road	3	3																3

			First 5 year period					Second 5 year period					Third 5 year period					15+ years
BAT1036	Ham Hill Farm North, Ham Road	0																0
BAT1037	116 Ryeworth Road	1	1															1
BAT1039	Holly Hill, Oakley Road	0																0
BAT1040	Sixways Hall, 278 London Road	1	1															1
BTR1009	The Hayloft, The Reddings	0																0
CHK0146	Land adj. The Gray House (Kings Welcome), Harp Hill	1	1															1
CHK1009	Land adj. Field House, Ashley Road	1		1														1
CHK1029	Middle Colgate Farm, Ham Road	1	1															1
CHK1038	Coxhorne Farm, London Road	4	4															4
CHK1043	84 Little Herberts Road	9	9															9
CHK1062	Land at 36 Copt Elm Road	1	1															1
CHK1066	Land Opp. The Lodge, Balcarras Road	1		1														1
CHK1067	5 Gravel Pitt Cottages, London Road	1	1															1
CHK1068	Buckle Grange, Brevel Terrace	1	1															1
CHK1069	42 Brookway Road	1	1															1
CHK1070	Land adj. Ledmore Road	3	3															3
CHK1071	9 Little Herberts Road	1	1															1
CHK1072	The Church Of The Holy Apostle, London Road	3	3															3
CHK1073	Wayside, Balcarras Road	0																0

			First 5 year period				Second 5 year period				Third 5 year period				15+ years	
CHK1074	Somerset House, 96 Horsefair Street	1	1													1
CHK1075	Rear of 261 Cirencester Road	1	1													1
CHP1014A	21 Old Bath Road	1	1													1
CHP1019	Land r/o 108 Charlton Lane	1	1													1
CHP1020	Land r/o 174 Old Bath Road	1	1													1
CHP1025	Land r/o 14 Old Bath Road	1	1													1
COL1040	58 High Street	5	5													5
COL1052	Karenza, Naunton Parade	12	12													12
COL1055	Flat 14 Stagecoach House, 3-4 Bath Street	0														0
COL1056	Micklinton Hotel, 12 Montpellier Drive	1	1													1
COL1064	16 Ormond Terrace	0														0
COL1065	5 Clare Street	1	1													1
COL1068	The Forge, 2 Exmouth Street	1	1													1
COL1071	3 Suffolk Road	1	1													1
COL1072	Montpellier House, Montpellier Drive	3	3													3
COL1073	Costa Coffee, 24 Promenade	3	3													3
COL1075	34 Rodney Road	1	1													1
COL1076	131 Old Bath Road	5	5													5
COL1078	Leeswood Hotel, 14 Montpellier Drive	1	1													1
COL1079	2 Fairhaven Street	1	1													1
COL1080	St Michaels, 4 Montpellier Drive	1	1													1
COL1081	3 Wolseley Terrace	1	1													1

			First 5 year period					Second 5 year period					Third 5 year period					15+ years
COL1082	Lonsdale Guest House, 16 Montpellier Drive	1	1															1
COL1083	4 Exmouth Street	5	5															5
COL1084	6 High Street	5	5															5
COL1085	56 High Street	1	1															1
COL1087	102 Bath Road	7	7															7
COL1088	3 Mead Road	1	1															1
COL1089	Regal House, 61 Rodney Road	3	3															3
HEW1008	Land r/o Elmhurst, Tanners Lane	6	6															6
LAN1112A	7 St Georges Terrace	1	1															1
LAN1114A	9 Clarence Street	1	1															1
LAN1134	Gransden House, Parabola Road	14	14															14
LAN1151	22 Montpellier Walk	0																0
LAN1152	14 Rotunda Terrace	1	1															1
LAN1154	70 Lansdown Crescent Lane	1	1															1
LAN1156	Maidstone, Parabola Road	2	2															2
LAN1157	Basement, 7 Post Office Lane	1	1															1
LAN1159	7 Clarence Parade	2	2															2
LAN1162	Bromley House, Lansdown Crescent Lane	1	1															1
LEC0002	Land at Hampton Close	1	1															1
LEC0027	Land at Manor Farm	22	22															22
LEC1031	Larchlands, Daisy Bank Road	0																0
LEC1032	Land off Thompson Drive	2	2															2
OAK1015	141 Prestbury Road	4	4															4

			First 5 year period				Second 5 year period				Third 5 year period				15+ years	
OAK1017	185 Priors Road	1	1													1
OAK1018	17 Hayes Road	1	1													1
OAK1020	Garages Off Imjin Road	4	4													4
OAK1021	Garages Off Burma Avenue	4	4													4
OAK1022	Greyhound Inn, 198 Hewlett Road	6	6													6
PAR1085	Land r/o 47 Shurdington Road	1	1													1
PAR1098	13/14 Suffolk Street	5		5												5
PAR1099	The Bakery, Bakehouse Lane	1	1													1
PAR1103	Regent Place, 79 The Park	8	8													8
PAR1108	213A Bath Road	3	3													3
PAR1116	119B Bath Road	1	1													1
PAR1120	14 Gratton Road	3	3													3
PAR1120	14 Gratton Road	2	2													2
PAR1122	Coach House, 87 Andover Road	0														0
PAR1124	1A Hatherley Road	8	8													8
PIT1004	GCHQ Oakley, Priors Road	281											25	50	206	281
PIT1043A	30 Albert Place	1	1													1
PIT1053	61 Fairview Street	1	1													1
PIT1061	12A Evesham Road	1	1													1
PIT1065	24 - 28 Sherborne Street	6		6												6
PIT1068	35-37 Windsor Street	10	10													10
PIT1074	3-5 Prestbury Road	2	2													2
PIT1076	18 Evesham Road	0														0
PIT1078	Regency Nursing Home, 98 Evesham Road	2	2													2

			First 5 year period					Second 5 year period					Third 5 year period					15+ years
PIT1080	29 Windsor Street	1	1															1
PIT1081	8 Prestbury Road	1	1															1
PIT1082	6 Prestbury Road	0																0
PIT1083	111 Winchcombe Street	1	1															1
PIT1084	1 Pittville House, Wellington Road	1	1															1
PRE1013	Subajan, Mill Lane	2	2															2
PRE1044	Prestbury House Hotel, The Burgage	1	1															1
PRE1046	Moat Corner, Spring Lane	0																0
PRE1047	Rear of Sandford Dene, Lake Street	1	1															1
PRE1048	Sandford Dene, Lake Street	0																0
PRE1049	Idsall House, 27 - 29 High Street	1	1															1
SPA0151	Old Fire Station, St. James' Square	1	1															1
SPA0197	Murray House, St. Pauls Street South	4	4															4
SPA1141	Land At Crab Tree Place, Hudson Street and Manser Street	0																0
SPA1142	Garden Cottage, Malthouse Lane	1	1															1
SPA1143	46 Cleaveland Street	8	8															8
SPA1144	32 St. Pauls Street North	10	10															10
SPA1145	Land r/o 249 Swindon Road	10		10														10
SPA1147	Ellisa and Hazelmere, Hungerford Street	2	2															2
SPA1149	28A Brunswick Street	1	1															1
SPA1151	Thomas House, St Margarets Road	12	12															12

			First 5 year period					Second 5 year period					Third 5 year period					15+ years	
SPA1153	2 Dunalley Parade	0																	0
SPA1154	20 Marle Hill Parade	0																	0
SPA1155	14 Granville Street	0																	0
SPA1156	Gable End, Wellesley Road	1	1																1
SPA1157	4 St Margarets Parade Bennington Street	1	1																1
SPA1158	54 Folly Lane	1	1																1
SPA1159	Amber House, Dunalley Street	1	1																1
SPA1160	35A St Georges Street	4		4															4
SPE1005A	69 Alstone Lane	1	1																1
SPE1045	Belmont, 102 Arle Road	4	4																4
SPE1049	5 Arle Road	2	2																2
SPE1050	Land r/o 150 Arle Road	1	1																1
SPE1055	Former Fletcher And Hamilton Engineering, Grove Street	13	13																13
SPE1061	Land adj. Grove House, Grove Street	10	10																10
SPE1063	300 High Street	2	2																2
SPE1069	Mark Baynes Motors, Grove Street	5	5																5
SPE1071	M And D Engineering, Grove Street	1	1																1
SPE1072	20 Arle Gardens	0																	0
SPE1073	Former Fletcher And Hamilton Engineering, Grove Street	12	12																12
SPE1074	36 Arle Gardens	0																	0
SPE1076	Grove House, Grove Street	7	7																7

			First 5 year period				Second 5 year period				Third 5 year period				15+ years	
	SPE1077	Land At Brook Road	4	4												4
	SPR1001	Winners, 125 Hester's Way Road	17	17												17
	SPR1012	The White House, Kingsmead Road	4	4												4
	SPR1014	2 Hallmead Close	1	1												1
	STM1038	Land r/o 21 Libertus Road	1		1											1
	STM1039	St Marks Hall, Rowanfield Road	3	3												3
	STM1041	88 Tennyson Road	7	7												7
	STM1043	4 Church Road	1	1												1
	SWV1021	Belmont, Hyde Lane	0													0
	SWV1022	33 Waterloo Street	6	6												6
	SWV1023	Best Mate Inn, 258 Swindon Road	7	7												7
	SWV1024	Garages Off Malvern Street	2	2												2
	UPH1004	Southgrove, Cold Pool Lane	1	1												1
S	AHO01	Land adjoining Kyance, Church Road	45		25	20										45
H	AHO07	Cakebridge Place	15		15											15
L	ALS1094	10-12 Winchcombe Street	6		6											6
A	DB05	Royal Well and Municipal offices	30					25	5							30
A	HA01 (Local Plan allocation)	Land at Lansdown Road	90							25	50	15				90
	HA03 (Local Plan allocation)	Land at St Margaret's Road	100		25	50	25									100
S	HA04 (Local Plan allocation)	Land at St. George's Place/St. James' Square	8			8										8

				First 5 year period					Second 5 year period					Third 5 year period					15+ years		
I	HA07 (Local Plan allocation)	Land at Midwinter	176	25	50	50	51														176
T	IC01	Prestbury Road/Windsor Street	42		25	17															42
E	LAN1098	2-3 Royal Crescent	9		9																9
S	LAN1111	Cantay House Yard, 62 - 64 St. Georges Place	13		13																13
	NRU01	Rivershill House, St. George's Road	14					14													14
	NRU04	King Alfred Way	15				15														15
	NRU06	Spirax Sarco, Tennyson Road	29		25	4															29
	NRU08	Springbank Shopping Centre, potentially inc. adjacent Springfield House, Pilgrove Way	20		20																20
	NRU09	Land and Buildings at Coronation Square (inc. Edinburgh Place Car Park)	25					25													25
	NRU13	Hardwick site, St Paul's Road	116						25	50	41										116
	NRU14	Pittville Media Campus, New Barn Lane	56		25	31															56
	NRU17	Telling and Coates Nursery, East End Road	7			7															7
	NRU18	Kier Moss Premises, 96 Leckhampton Road	24		24																24
	NRU19	Inland Revenue Office, Parabola Road Check	10		10																10
	NRU21a	Christ College site A, Arle Road	63		25	38															63

			First 5 year period				Second 5 year period					Third 5 year period					15+ years		
NRU22	Thirlestaine Hall, Thirlestaine Road	55		25	30														55
PRE1026	Oakley, Swindon Lane	0																	0
PRE1040	The Chestnuts, Cleevelands Drive	9		9															9
SPE1051	Dorrin Court, 131 St. Georges Road	8		8															8
SPS03	Land rear of 30 -31 Pates Avenue	2					2												2
SPS09	Land at Chester Walk	10		10															10
SPS10	Land at Ellerslie	45					25	20											45
SPS13	Land at Starvehall Farm	380			25	50	50	50	50	50	50	55							380
SPS15	Delancey Hospital, Charlton Lane	46			25	21													46
SPS17	Former Telephone Exchange, Kingsley Gardens	1			1														1
SPS18	47 – 51 Swindon Road	4		4															4
STM1032	Cotterills Bar, 2 Devon Avenue	21		21															21
VDL&B01	Axiom, Winchcombe Street	14						14											14
VDL&B03	Land adjacent to former Goat and Bicycle Public House	10						10											10
WAR1003	62 Alma Road	8		8															8
Total Net		2437	464	412	323	245	138	158	55	75	125	146	15	0	0	25	50	206	2437

Applications likely to lapse	45	35	15	15	10														
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Total (less applications likely to lapse)	419	377	308	230	128	158	55	75	125	146	15	0	0	25	50	206	
	1462						559					90					206

